

69995

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: IMADA Yoshitaro
 HOME ADDRESS: 18th Ave., Whonnock, B. C.
 REGISTRATION NUMBER 14421 SEX: male AGE: 53
 OCCUPATION: farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Suyeno ⁷⁻⁴⁸

ADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: Natsumi (F) George (M) Rense (M)

Sumiko (F)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 15, 14, 11, 9 yrs.

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

1. LOCATION AND DESCRIPTION: In the Mun. of Maple Ridge.

Roll #2157, Sub-div. 16, NW quarter, sec. 1st 15 twp. 12 ✓

Roll #2158, sub-div. 17, NW quarter, sec. 1st 15 twp. 12 ✓

Roll #2159, sub-div. 18, NW quarter, sec. 1st 15 twp. 12 ✓

2. BUILDINGS AND OTHER IMPROVEMENTS: "a" 3 roomed wooden frame
 dwelling house. 1 woodshed 1 barn 1 chicken house 1 picker house
 1 brooder house

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) "a" - \$18.66 "b & c" \$25.66 1941 paid at Dist.
 of Maple Ridge.

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

6. OCCUPANCY AND LEASES (If vacant so state) To be left in hands of Custodian.

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 strawberry, raspberry, fruit trees,
hops, peas, potatoes,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: see page 1
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
In Barn: 1 plough, 1 harrow, 1 cultivator, 3 shovels, 5 hoes,
4 rakes, 3 block & tackles, 1 stove, 1 heater.
and furniture for house.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
1 horse and chickens (to be sold)
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

TO BE INCLUDED IN THE REGISTRATION FORM OF:-

IMADA, Yoshitaro,
now at Hastings Park, Vancouver, B. C.
Formerly at 18th Ave., Whonnock, B. C.
Registration No. 14421.

Declaration made this 5th day of June, 1942.

This party rented his house at 18th Ave.,
Whonnock, B. C. to Mr. Johanson (exact spelling unknown)
for two months. The furniture is rented with the house
and the crops were sold to Mr. Johanson.

This man is now at Hastings Park, Vancouver,
B. C. but his wife (Sueno) and children, (2 boys and
3 girls) are still living at Whonnock, B. C.

SIGNED

Y. Imada

WITNESS

Rita Hilch

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)
\$5.00 War Savings Certificates (3 of them, belonging to children)

8. BANK ACCOUNTS: Bank of Montreal, Haney, B. C. \$400.00

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 30th day of April 1942.

(Signature)

J. J. Macdonald

J. J. Macdonald
Witness

FOR DEPARTMENTAL USE

1270
INFORMATION FROM R.C.M.P.

Date Nov. 13/43.

Our File No. 6995

Full Name IMADA, Yoshitaro
(Surname in Block Letters)

Registration No. 14421

Male - Female
(check)

Age Mar. 1, 1889

Former Address 18th Ave., Llanoch, B.C.

Date Evacuated July 13/42 Naturalized - Canadian-Born - National
(check)

90 Roy Harris Box 424 Taber, Alberta. 1/19/45
Present Address Leslie Creek, Llanoch, B.C.

Married - Single
(check)

Name of Wife nie (KUSUNOKI) Sugeno #15420

Name of Husband

Name of Mother nie (YAMAMOTO) Kisa

Name of Father

Names of Children under 16 (None)

See Over

Requested by CCP Registered with Custodian (Yes or No)

Additional Information Farmer (Berries & hop)
Owner of 15 acres, 1 house.

Matsuomi	(F)	18/7/26	# 15623
Serge	(M)	9/5/27	# 16159
Rendo	(M)	15/9/30	
Sumiko	(F)	4/8/32	

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshitaro IMADA Reg. No. 14421 File No. 6995.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/43-P. First Offer.

PROPERTY ADDRESS: 18th Avenue, R.R. No. 1, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 16 of the North West quarter of Section 15, Township 12, Map 1973,
Municipality of Maple Ridge, D. N. W.
AND
Lots 17 and 18 of the North West quarter of Section 15, Township 12,
Map 1973, Municipality of Maple Ridge, D. N. W.

TITLES: Registered in the name of Yoshitaro IMADA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25223, dated December 19th, 1942.

ASSESSED VALUES:

Lot 16	- Land	- \$380.00		
	Improvements	- \$700.00	- \$1080.00.	Taxes - \$20.46
Lots 17&18-	Land	- \$760.00		
	Improvements	- \$360.00	- \$1120.00.	Taxes - \$27.98
			\$2200.00	\$48.44

CLASSIFICATION: This is a small Fruit and Hop Farm with Dwelling and out-buildings.
Yoshitaro IMADA declared on his JP Form, signed April 30th, 1942, that
this property had an area of 15.704 acres, which was confirmed by the
1942 Maple Ridge Assessment Roll. IMADA also declared that there were
the following buildings on the property-
1 - 3 room dwelling, 1 woodshed, 1 barn, 1 chicken house, 1 pickers
house, 1 brooder house.

HISTORY OF
ADMINISTRATION: This property was leased by Yoshitaro IMADA on 19th May, 1942, to
John M. Jensen for the term of 9 months from 1st May 1942, with
option to extend lease for 1943 under arrangement with Maple Ridge
Co-Operative Produce Exchange. Consideration \$610.00 paid. Rental
for 1943 to be \$300.00.
House and buildings included. Term extended by Collateral Agreement
to October 31st, 1943. Consideration \$200.00, payable July 15th, 1943.
Lease and Collateral Agreement given to The Director, The Veterans'
Land Act, August 6th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$1,326.00 as at 1st
January, 1943.
Approval of Advisory Committee - 1st June, 1943.

EXHIBIT NO. 672-4

DATE Sept 15 1948

FILED BY

G. R. Price

1943.

Page 2.

File No. 6995.

Funds released to the credit of Yoshitaro IMADA as at May 10th, 1944, against which were charges for Registration Fees - \$6.00, Legal Fees - \$15.00, leaving a net credit of \$1305.00 from said transaction.

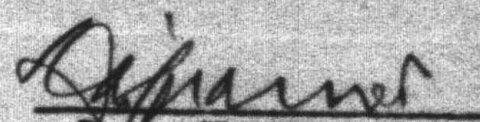
In view of the rents for 1943 having been collected by the Custodian, a cheque for \$200.00 covering same was paid to The Director, The Veterans' Land Act, November 17th, 1943.

Certificates of Title Nos. 169942-E and 169943-E in the name of The Director, The Veterans' Land Act.

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

March 28th, 1946.

DAC:JS


D. A. CRAMER.

BC-43-P
BC-2698-A
COPY

BC/43-P
BC/2698-A Page 1

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

Farm Appraisal Report

File No. J.L.254

Land Description Lots 16, 17 and 18 Subdiv. of Pt. of N.W. $\frac{1}{4}$ Sec. 15, Tp. 12, Map 1973, N.W.D.

Containing 15.704 acs. more or less. Acres

Owner's Name Y. Imada

Post Office Address R.R. #1, Haney, B.C.

Nearest Rail Point Haney on C.P.R.

Distance 3 miles

Market Town Haney - 3 miles : New Westminster

Distance 25 "

Church (give denomination) All Denominations - Haney

Distance 3 "

Nearest School Public School - 1 mile; Haney High - 3 miles

Distance

State how property was identified: Registered plan, road and owner.

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

Has approximately 800' frontage on a good gravel road (18th Avenue) along west boundary and lies in about $\frac{1}{4}$ mile south of the Dewdney Trunk Road.

Is this district a good one? Fairly good

Employment opportunity Fair though limited to 1 or 2 lumber mills, and Haney Brick Yard, etc.

Predominating Nationality and religion: British and Protestant with some Japanese.

Describe Fencing and its condition: Poor rail at east boundary only

Value \$

Water supply: About adequate from 4 seepage wells in clay; each about

Value \$

6'x6'x18.

BUILDINGS ON FARM

6995

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 24	Rough lumber	12	Shake	10	Post	Poor	\$ 250.00
Old woodshed	20 x 20	" "	8	"	10	"	"	"
Shack	12 x 13	Lumber	8	Shgle.	5	"	Fair	40.00
wood Old shed	26 x 36	Split cedar	10	Shake	30	"	Poor	"
Henhouse	20 x 40	Lumber	7	Shgle.	10	"	Fair	95.00
wood Brooder	12 x 14	"	6	"	10	"	"	15.00
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light installed in buildings

Total present day value \$ 400.00

Total Value Buildings add to farm

\$ 300.00

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Dwelling makeshift and poor construction, but would suffice for a time until a new

one built. Outbuildings poor although the henhouse & brooder could be recon- \$
ditioned at reasonable cost.

Describe the basement and chimneys: No basement or cellar, and stovepipe chimney only.

No. rooms downstairs? 3 Upstairs? Attic How finished V Joint and shiplap

Are buildings painted? No Condition of paint

Distance from nearest bush Unexposed

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
10	Slight slope south	Clay loam 8"-10"	Clay	4 ac. small fruits 2 " hops - in good cultivation and condition.	\$100	1000.00
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
5	Slight slope south	Clay loam 8"-10"	Clay	Clear scrub bush and stumps	\$150	\$10
						50.00
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	
0.704	Small gully and banks		Logged over small scrub No marketable timber left.		-	

Total value of Land \$ 1050.00

Total added by buildings to value of farm \$ 300.00

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

Total value of farm \$ 1350.00

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

Buildings makeshift and poor, but land in good condition and tillage. Has been occupied and developed from bush by the Japanese owner in the last 15 years.

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

Diversified farming with poultry and some small fruit.

Noxious weeds: Well controlled at present but some thistles and couch grass in spots.

Give approximate detail and 1942 taxes - \$55.48
 amount of all annual taxes and
 names of Taxing Authorities: Municipality of Maple Ridge.

Date: June 9th, 1942.

Place: New Westminster, B.C.

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

Inspector's Signature

"J.D. PATTERSON"

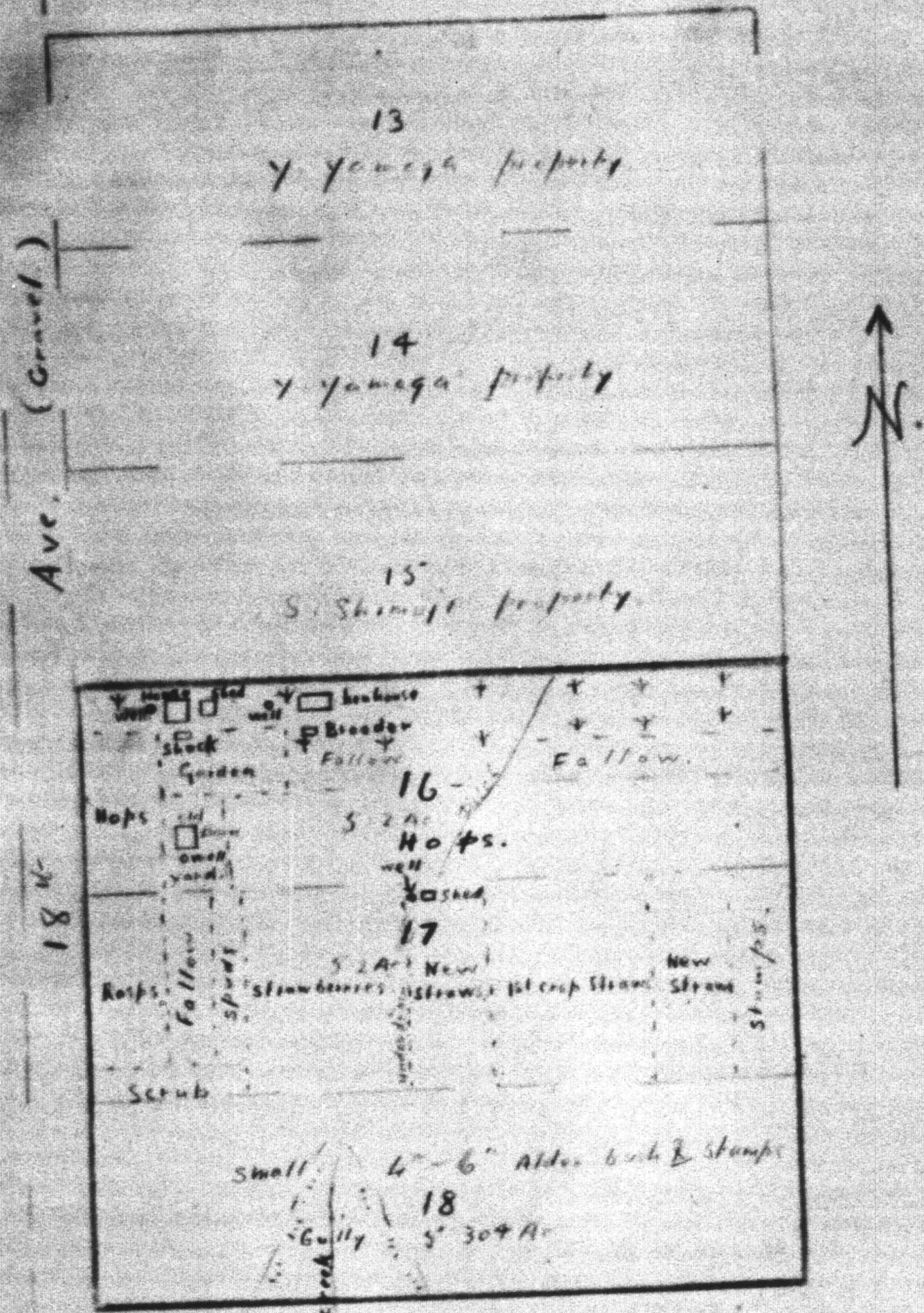
Note: (Use Form 43 (Sheet 2) in connection with this form.)

small fruit crop has been taken over this season by a tenant for \$600.

Amount fruit trees add to value of farm \$

Diagram of Property - In Red. Y. Imada.

lots 16, 17, & 18, sub Div. of Pt. of N. 1/4 Sec. 15,
T. 12, R. 17, S. 15, 1973, 1/4 D. Contg 15 704 ac.



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

value is \$ 1350

Date 15th June 1942.

"I.T. BARNET"

District Superintendent.

Canada

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No. 6775

Reg. No. 14421

Mr. Yoshitaro IMADA,
Lemon Creek,
Slocan, B. C.

MAY 26 1944

Dear Sir:

R.R. #1 - 18th Ave., Whonnock, B. C.
Lot 16 of the North West quarter of Section 15, Township 12,
Re: Map 1773, District of New Westminster, C. of E. 50864.
Lots 17 and 18 of the North West quarter of Sec. 15, Township
12, Map 1773, District of New Westminster, C. of E. 50863.

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	\$ 1326.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 1326.00

Less:

Tax arrears to December 31st, 1942	\$	
Registration fee	6.00	
Encumbrance—Principal		
—Interest		6.00
Net proceeds of sale	\$ 1320.00	b

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.

1943

		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Credit re Sale of Property	\$	\$1320.00	\$
	Land Registry Office C. of E. (2)	2.00		
Jan. 8	P.C.U. Cheque		207.14	
Feb. 18	Cheque to you	125.00		
Mar. 4	Western Hop Co-Op. Union		67.59	
Apl. 9	Cheque to you	50.00		
Dec. 14	Cheque to you	100.00		
	Dr. G. Morse payt. of account	15.00		
	M. Furuya Co. " " "	17.29		
		<u>\$309.29</u>	<u>\$1594.73</u>	

CR \$1285.44

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/43P
File No. (JL-254)

Vancouver, B.C.

IMADA, Yoshitaro

A.C. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

Dear Sir:-

Re: Lot 16 of the NW $\frac{1}{4}$ of Sec. 15,
Tp. 12, Map 1973 - C/T #169942-E
and Lots 17 & 18 of NW $\frac{1}{4}$ of Sec. 15,
Tp. 12, Map 1973 - C/T #169943-E
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. (See above) 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 \$ 19,068.69, in favour of The Secretary of State,
forwarded to you and dated March 13th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 1,326.00 ✓

Less arrears of taxes to
January 1st, 1943,

- \$ -

Amount paid to Secretary of State -

1,326.00 ✓

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

Yours truly,

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

MAY - 4 1944

Date

Solicitor for
The Secretary of State

Extract from Lease.

File #6995.

Lessor: Yoshitaro IMADA.

Lessee: John M. JENSEN.

Date: 19th May, 1942.

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

Consideration: \$610.00, paid. Rental for 1943 to be \$300.00.

Property:

Land: Blocks 16, 17 & 18 of N.W. $\frac{1}{4}$ of Section 15 Township 12. Municipality of Maple Ridge, N.W.D.

House: Included, also buildings.

Chattels: Live stock and farm implements. *L. schedule of chattels attached to Lease*

Term extended by Bullington to Oct 31st 1943
200-00 July 14/43
Lease to Bullington given to SSC Aug 1/43.

OFFICE OF THE CUSTOMER
JAPANESE SECTION

RECEIVED

MAY 20 1942

I TOSHIKARA IMADA of Whonnock

Blocks 17, 17 and 18 of the North West Quarter of
Owner of property

Section 15, Township 12.

in the Municipality

Maple Ridge
of Maple Ridge

hereby agree to let the

JOHN M. JENSEN for the sum of \$610.00 for the year
above described lands to 1942 and \$300.00 for 1943 and subsequent years until
my return.

giving him the right to carry on work immediately on my farm described
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 interfering 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.

J Imada

Witness :

[Signature]

Richardson

TO BE INCLUDED IN THE REGISTRATION FORM OF:-

IMADA, Yoshitaro,
now at Hastings Park, Vancouver, B. C.
Formerly at 18th Ave., Whonnock, B. C.
Registration No. 14421.

Declaration made this 5th day of June, 1942.

This party rented his house at 18th Ave.,
Whonnock, B. C. to Mr. Johanson (exact spelling unknown)
for two months. The furniture is rented with the house
and the crops were sold to Mr. Johanson.

This man is now at Hastings Park, Vancouver,
B. C. but his wife (Sueno) and children, (2 boys and
3 girls) are still living at Whonnock, B. C.

SIGNED

Y Imada

WITNESS

John M. M. M.

LIABILITY SUMMARY

File No. 6995.

Yoshitaro IMADA - Reg. No. 14421.

The above named Japanese declared on his JP Form, signed 30th April, 1942, that he had no Personal or Trade Debts.

However, the following claims were lodged with the Custodian:

Maple Ridge Co-Operative Produce Exchange -	\$97.86	Paid.
M. Furuya Company	17.29	30/5/42.
Dr. G. Morse	15.00	30/4/42.
The Gazette	3.00	15/4/42.

The Maple Ridge Co-Operative Produce Exchange account was paid direct by IMADA before evacuation.

The claims of M. Furuya Co., \$17.29 and Dr. G. Morse, \$15.00, were paid by the Custodian on December 10th, 1943, upon instructions received from Yoshitaro IMADA, December 3rd, 1943.

The claim of the Gazette was not paid. Yoshitaro IMADA in his letter of December 3rd, 1943, wrote as follows:

"Don't pay for the Gazette cause I don't know how many times I told them not to send it when they came to get the money for it. I even wrote to them too but still they kept on so it their fault if I don't pay."

Suyeno IMADA, File 7148, wife of Yoshitaro IMADA, died at Escondale August 4th, 1945. A claim of \$146.00 was made by Armstrong & Co., covering Funeral Expenses, August 29th, 1945. This was paid by cheque upon personal instructions from Yoshitaro IMADA, September 6th, 1945.

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

March 28th, 1946.


D. A. CRAMER.

DAG:JS

FIRE INSURANCE SUMMARY

File No. 6995.

Yoshitaro IMADA - Reg. No. 14421.

The above named Japanese declared on his JP Form, signed 30th April, 1942, that he carried no Fire Insurance.

The Custodian, on May 17th, 1943, placed a Policy in the North West Fire Insurance Company, No. 210057 - \$700.00, covering as follows:

\$400.00	- on Dwelling
90.00	- " Pickers house
50.00	- " Woodshed
15.00	- " Packing house
75.00	- " Chicken house
25.00	- " Store house
85.00	- " Barn
<u>\$700.00</u>	

As this Policy was placed after 1st January, 1943, the premium was paid by The Director, The Veterans' Land Act, and the Policy was transferred to him.

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

March 28th, 1946.


D. A. CRAMER.

DAC:JS

REG. NO. 14421		NAME IMADA, Yoshitaro		FILE NO. 6995		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Company	<i>Transferred to V.L.D.</i> 210057	\$700.00	May	17	1945	E. side 18th Ave. Lots 16, 17 & 18, NW 1/4 Sec. 15, Twp. 12, Rm. Maple Ridge, N.W.D.

Whidson

6995

May 8th, 1943.

Mr. Hal Kenzie,
Haney, B. C.

Dear Sir:

Re: Yoshitaro IMADA.

The above named is registered owner of property described as Lots 16, 17 and 18 of the North West 1/4 of Section 15, Township 12, in the Municipality of Maple Ridge, B.C. The file indicates that this property is located on 15th Avenue, two miles north of Albion.

The lessee is Mr. J. M. Jensen.

The Assessed Value of Improvements on the three lots is given as \$1,060.00.

The buildings on this property include a frame dwelling, wood shed, barn, chicken house, pickers house and brooder house.

At your first opportunity inspect these buildings, please, with a view to placing fire insurance in line with present insurable value. The owner has reported no fire insurance in force. We would like to have this inspection done right away and as soon as you are satisfied to have the risk, please have Cover Note issued to protect us until the policy is written.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAI.

6996 &
6995

May 13th, 1943.

Mr. Hal Wenzies,
Honey, D.C.

Dear Sir:-

Re: Fire, May 5th - Kaichi IMADA

I have now received from Messrs. A.S. Matthew & Co. Ltd. a copy of Michigan Fire Policy No. 6018832. You, no doubt, also have a D.R. covering this same policy in your office. You will notice that it covers in the name of Kaichi IMADA for \$1,000.00 on a dwelling located on Lot 21 of the North West $\frac{1}{4}$ Section 15, Township 12 in the Municipality of Maple Ridge.

The North West Policy No. 205366, copy of which I showed you in the office the other day covers for \$1,400.00 on a dwelling and \$600.00 on contents on the property belonging to Kaichi IMADA and described as being Lot 21 of the North West $\frac{1}{4}$ Section 15, Township 12.

You will see that the two policies referred to above both cover on the same property.

From what you told me during our conversation, I understood that the Michigan Fire & Marine Policy placed through your office was supposed to cover on property belonging to Yoshitaro IMADA but if so, apparently the wrong Japanese name has been used and the wrong legal description given because Yoshitaro's land is described as Lots 16, 17 and 18 of the North West $\frac{1}{4}$ of Section 15, Township 12.

The way matters stand now, the loss will have to be paid pro rata by the two companies insofar as the building is concerned and the loss to chattels will have to be taken care of under the North West Policy under which you will notice coverage to the extent of \$600.00 as mentioned above. On May 8th I wrote to you in connection with arranging for insurance on the property belonging to Yoshitaro IMADA, and providing that situation is as set out above, we will still need insurance arranged on the buildings of Yoshitaro IMADA on Lots 16, 17 and 18.

Please let me hear from you as early as possible in connection with this matter.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:NAI

Name: Kaichi IWADA

File: 6996

Reg. No.: 13674

? not relevant to this file

INVENTORY OF CHATTELS LEFT ON PROPERTY
AT 41 - 18th AVE. HANBY, B. C.

IN HOUSE:

- 1 6 Gal. & 1 10 Gal. crocks
- 2 Crtns. of books
- 1 Tin of dishes
- 1 Crtn. of clothes
- 1 Chest of pers. effects and dishes
- 1 Comforter wrapped
- 1 Few utensils and water troughs
- 1 Loose screen door
- 3 Beds complete
- 1 Folding wash stand
- 1 Folding cot
- 3 H. M. tables
- 1 Roll linoleum (old)
- 1 Cupboard & 1 gramophone case
- 2 Suitcases, 1 tin of gramophone records
- 1 Chair and 5 mattresses

BASMENT:

- 5 Old H. M. tables
- 2 Heaters (1 drum) and 1 old range

DOWNSTAIRS:

- Linoleum on floor
- 12 Chairs
- 1 Heater
- 1 Old davenport
- 1 Bed complete and 1 bunk
- 1 Dresser with mirror
- 2 Blinds and 5 curtains
- 1 Enamel sink

BARN:

- 33 Picker trays
- 1 Few garden tools
- 1 Drag harrow
- 1 Horse cultivator
- 1 Plow
- 1 Mounted Chevrolet motor
- 1 Box of car parts and old fish nets

OUTSIDE:

- 1 Large quan. of hopp poles and wire
- 1 Old hand pump
- 1 rasps

Appraisal Value: \$68.00

MEMORANDUM

File No.: 6996
6995

May 14th, 1943

To: Mr. Gibson

From: Mr. Green

Re: IMADA, Kaichi
IMADA, Yoshitaro

As far as I can trace from the files, the fire affected only the property of file 6996, Kaichi Imada, being the dwelling on Lot 21 etc. This Japanese declared a fairly imposing list of equipment including two chesterfields and a dining-room suite. This was registered on April 30th and on June 5th our investigator found the dining-room suite, washing machine, power pump etc. but no chesterfields. At that time the family was not evacuated and I think it is clear that before they did so, they disposed of these articles.

The most recent inventory we have on file was taken on February 9th by Messrs. Carlsson and Anderson (for my record, original does not appear on file, but I have found the duplicate among the duplicate copies) and is as attached. I have made two extra copies of this as requested for the insurance appraiser and you will see that the value put by our men is only \$68.00.

HFG:IF

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE No. 6995

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

May 21st, 1943

Mr. Yoshitaro IMADA,
Registration No. 14421,
#9 Fir Avenue,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: North West Fire
Policy No. 210057

EVACUATION SECTION	
Rec'd	JUN 7 1943
File No.	6995
Ans.	
Referred	Gibson

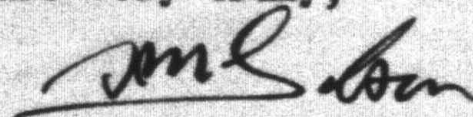
We have placed the above numbered policy to cover for \$700.00 on the buildings located on your property described as E. side of 18th Ave., S. of Dewdney Trunk Rd., on Lots 16, 17 & 18, NW $\frac{1}{4}$ Sec. 15, Twp. 12, Municipality of Maple Ridge, N.W.D., B. C.

The premium for three years, amounting to \$23.80, is being paid to the Insurance Company and charged to your account.

We trust that this arrangement is satisfactory to you, but if on the other hand you prefer that no fire insurance be carried on your property and if you are willing to take the risk yourself, then of course we will instruct the Insurance Company to cancel the policy and refund the premium.

We will not disturb the policy at present in force unless you expressly desire it to be changed or cancelled. If we do not hear from you at all, we will consider that you wish the coverage to remain in force.

Yours very truly,



S.M. Gibson
Insurance Department

SMG:KT

6995

26th May, 1943.

Mr. John M. Jensen,
2140 Pandora Street,
Vancouver, B.C.

Dear Sir:

re: Yoshitaro IMADA.

In reply to your enquiry about a spraying machine owned by Imada, it is our understanding that this equipment was left with the next door neighbour. We would suggest that in view of the large acreage that you have in potatoes this year, it would be advisable for you to contact the people who have the sprayer, and, if possible, get them to let you have it so that you might protect your crop against disease.

This office, as Custodian for the Japanese, is prepared to loan you the equipment providing you take the responsibility for returning it in as good a condition as when received.

Yours truly,

G. F. McKay,
Police Department.

GRMcK:GF

6995

June 11th, 1943

Mr. Yoshitaro INADA,
Registration Number 14421,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: North West Policy No. 210057.

We wrote you on May 21st advising that we had placed the above numbered policy to cover for \$700.00 on buildings located on the East Side of 18th Avenue, South of Dewdney Trunk Road on Lots 16, 17 and 18 of the North West $\frac{1}{4}$ of Section 15, Township 12, in the Municipality of Maple Ridge.

On June 2nd you wrote and returned our letter advising us that we referred to your brother's house. I understand your brother's house was located on Lot 21 of the North West $\frac{1}{4}$ of Section 15, Township 12 and it is the house on your brother's property that has been reported to us as destroyed by fire on May 5th.

According to the information on file you are the registered owner of property described as Lots 16, 17 and 18 of the North West $\frac{1}{4}$ of Section 15, Township 12 and it is your property thus described that we have had insured under North West Policy No. 210057.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAI.

MEMORANDUM

File No.: 7148
6995
6996

May 17th, 1944.

To: Mr. Moryson

From: Mr. Green

Re: Mr. and Mrs. Yoshitaro IHADA
Mr. Kaichi IHADA

The above were the brother and the wife of Yoshitaro, living at 18th Avenue, Whonock. I think the properties were adjoining and that on Lots 19 - 21 NW Quarter, Section 15, Twp. 12, Map 1973, was destroyed by fire in May last year. This was the property of Kaichi and as far as I can trace, Lots 16 - 18, being the property of Yoshitaro, were not affected. Mr. Jensen was the tenant in each case.

The chattels that were burned had been inventoried but I cannot trace that any inventory was ever taken of Yoshitaro's things though it is possible that these were included in that of Kaichi and destroyed at the same time. In case you have not the "JPS" handy, I am enclosing a list of what was declared by Yoshitaro and by his wife, the latter on September 18th and perhaps superseding that of the husband. Please see what you can find.

Enc.
BFG:IF



CANADA

DEPARTMENT OF LABOUR
JAPANESE DIVISION

EVACUATION SECTION	
Rec'd	SEP 10 1945
File No.	16995
Ans.	W.H.
Referred	Anderson

360 Homer Street,
VANCOUVER, B.C.,
Sept. 8th, 1945.

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

Dear Sirs:

Re: Yoshitaro IMADA #14421

The above incurred funeral expenses, in the amount of \$146.00, with Armstrong & Co., Vancouver, being cost of funeral, cremation, etc., in connection with his wife, Suyeno IMADA #14420, who passed away at Essondale on Aug. 4th. We are not sure as yet whether Mr. IMADA will pay this amount in cash or whether he will be drawing on his credit with you.

In the meantime, we would ask that this amount be registered as a temporary claim against the account in the event that Mr. IMADA asks that his entire balance be remitted to him. We will advise later as to final disposition of this matter.

Yours very truly,

DEPARTMENT OF LABOUR - JAPANESE DIVISION

M. L. Brown
M. L. Brown
Office Manager

Paid 6/9/45

MEMORANDUM

File No. 6995

25th October, 1946.

TO: Mr. W.E. Anderson

Re: Yoshitaro IMADA - Reg. No. 14421

The above Japanese declared leaving these chattels on his property at 18th Avenue, Whonnock. Please investigate and report for the file.

In Barn

1 plough
1 harrow
1 cultivator
3 shovels
5 hoes
4 rakes
3 block & tackles
1 stove
1 heater

Furniture for house.

/ha

MEMORANDUM

File No. 6995

17th June, 1947.

Re: Yoshitaro IMADA - Reg. No. 14421

TO THE FILE:

The property of the above Japanese was leased by him prior to his evacuation to John M. Jensen. IMADA was living on property across the road, and had moved all chattels over there, where they were destroyed by fire when the dwelling burned to the ground.

No fire insurance was carried on the chattels of this Japanese.

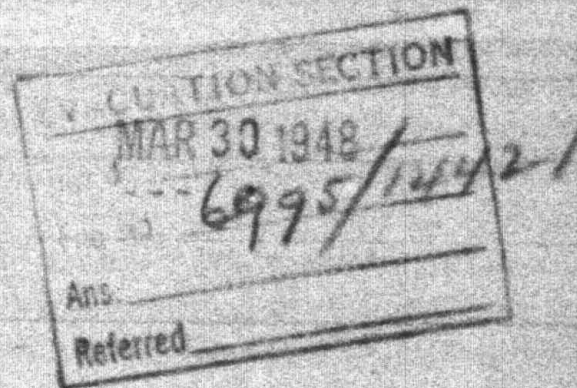
WEA:HA

W.E.G.

per 46

Taken Alta.
March 27 '48

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



Dear Sir

I'm enclosing two of my share certificates in which I have left series others have been destroyed by the fire in year 1935.

I had entitled to these shares issued from year 1929-35 which had been destroyed by the fire as I had mentioned on top. I haven't got any idea how many of these certificates I had but my wife knew how many of these certificates I had but since she had passed away, we often look up in the share book in your bond and check up on it.

Address,
Mr. Y Imada.
Y. Alex. Poutier.
Taken Alta.

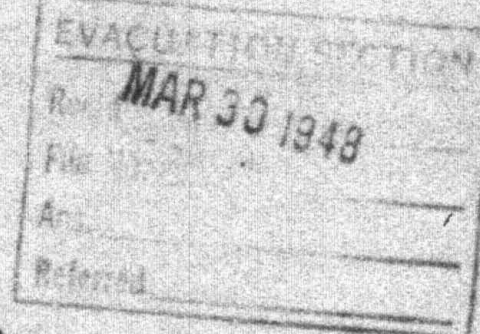
Yours truly
Y Imada.

Y Imada

97th
50th
24836
12392 MR

Attention; Mr C. H. Reed,
Custodian Office,
506 Royal Bank Building,
Vancouver, B. C.

Hope, B. C.
March 22 1948.



Dear Sir;

Re- Yoshitaro Imada,

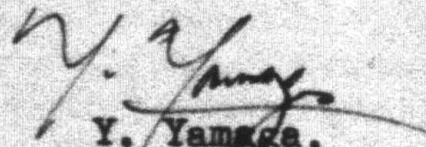
This is to state that Mr, Y. Imada, was my neighbor in Haney and personally known to me . He was a member of the Maple Ridge Co-op since its organized and had certain shares of the Maple Ridge Co-op. I recollect that he lost everything including his baby son when his house caught a fire on 12th, September 1935.

He claims that he has lost the share certificates of the Maple Ridge Co-op and asked me to reissue the shares. I have no recollection what has been done about it, whether issued new certificate underivered or left unissued I do not know.

If the share book in your hand does not indicate any change made he should be entitled to those shares issued from 1928 to 1935 which is lost by the fire, he holds shares certificates issued after 1935 which no doubt will be sent to you.

I am certain that he did not sell or transfer those shares to anyone because he was one that comes to me to discuss the matter of any business transaction in english. Therefore, I believe he is entitled the money redeemed the share issued to him between 1928 to 1935.

Yours truly,


Y. Yamaga,

6995

April 3, 1948.

Mr. Yoshitaro IMADA,
Reg. No. 14421,
Taber, Alberta.

Dear Sir:

We beg to acknowledge receipt of your letter of the 27th ultimo, enclosing certificates covering 30 shares of the Maple Ridge Co-operative Produce Exchange, and note that the remaining certificates covering 47 shares were destroyed by fire.

In view of this information, and the letter from Y. YAMAGA enclosed by you, we are remitting to you the full amount of \$123.92 for the redemption of 97 shares, at the rate of \$1.27755 per share. This amount is included in our cheque attached hereto for \$248.36, which is the balance of your account at this office.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (1)

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
September 15th, 1948.

IN THE MATTER OF THE CLAIM OF
YOSHITARO IMADA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

A.G. VIRTUE, Esq., K.C.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

Y. Imada,
In Chief.

THE SECRETARY: Case No. 672, Yoshitaro Imada.

YOSHITARO IMADA, the claimant herein,
being first duly sworn, testified
through the Interpreter as
follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q I show you a summary of evidence containing a
description of your lots near Port Haney,
consisting of 15.7 acres?

A Yes.

10 MR. REE: Your Honour, just for the purposes of the
record, I take it that this claim is for land
alone and not a chattel claim?

MR. VIRTUE: That is correct.

Q Do you speak a little English?

A Yes.

Q You paid \$2600.00 for that property?

A Yes.

Q At that time there were only three acres cleared?

A Yes.

20 Q And then you cleared another 7 acres; you planted
strawberries, raspberries, hops and fruit trees?

A Yes.

Q And that cost you \$2950, about?

A Yes.

Q And then you put on buildings which cost \$1850.00?

A Yes.

30 Q And that brought the total cost of your land,
what you paid in the first place, clearing and
cultivating, and the buildings, that brought the

total cost up to \$7400.00?

A Yes.

Q But you only claim that your land at the time of evacuation was worth \$4500.00, that is all you claim?

A: Yes.

Q How are those fair values?

A Yes, the price of \$4500.00 is the amount that I could have sold it for just prior to evacuation.

Q And are these statements you have made in this claim true statements?

A: Yes.

Q They sold that property for \$1300.00?

A Yes.

Q Was that fair?

A: No, unfair.

Q You are claiming a loss of \$3200.00?

A Yes.

Q Is that a reasonable amount?

A I have received from the Custodian \$1,848.00.

Q Yes, but the amount that you are claiming now as your loss is \$3200.00?

20 A Yes.

Q And is that a fair amount?

A: Yes.

Q Is that your signature (indicating)?

A Yes.

MR. VIRTUE: I tender that.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: If my learned friend has the assessment notice handy, I will ask him to give it to me now or else he can put it in. I will put it in myself. My learned friend is producing that, this notice, so that I will just file it as an

I. Dada,
In Chief.

Cross-Exam.

exhibit. The assessment on this property for 1943
\$2200.00.

(NOTE MARKED EXHIBIT NO. 2).

MR. VIRTUE: All right.

MR. RICE: I am submitting, your Honour, that the real
estate was sold for its fair market value.

I wish to tender as an exhibit a farm appraisal
report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3).

10 MR. RICE: I also wish to tender as an exhibit
a real property summary.

(SUMMARY MARKED EXHIBIT NO. 4).

MR. RICE: I also tender as an exhibit claim on real
property.

(DOCUMENT MARKED EXHIBIT NO. 5).

CROSS-EXAMINATION BY MR. RICE:

Q How many acres of fruit trees were on this land?

A Three acres.

20 Q What kind of fruit?

A Apples, pears, Italian prunes; that is all.

Q Well how many apple trees would there be, do you
know?

A: An acre and a half of
apple trees.

Q How many pears? A: Half an acre.

Q And prunes? Would there be an acre of prunes?

A Yes.

Q How old were these trees?

A The apple trees were planted in 1932, the Italian
prunes were planted in 1936.

T. Inada,
Cross-Exam.

Q And the pears? A: The pears at
the same time as the Italian prunes.

Q 1936? A: Yes, 1936.

Q How how do you arrive at the value of \$500.00
for these three cases of fruit trees?

A The small apple trees at the time of planting
cost about seventy or eighty cents, from seventy
and eighty cents to one dollar.

Q And how many apple trees were there?

10 A About eighty.

Q Eighty? A: Yes.

Q And how many pear trees? A: About
twenty.

Q Twenty? A: Yes.

Q What did they cost? A: About eighty
cents.

Q And the prunes, did they cost the same?

A Yes.

Q How many prune trees were there?

20 A About fifty.

Q You paid \$2600.00 for this property, did you,
when you bought it? A: Yes.

Q When did you buy it? What year did you buy it?

A 1926.

Q And then the house burnt down in 1935?

A Yes.

Q How much was the house worth that burnt down?
How much did you lose?

A About \$1500.00.

30 Q Pardon? A: About \$1500.00.

Q \$1500.00?

A: Yes.

Q Was it insured?

A: Insured for

\$1000.00.

Q \$1000.00?

A: Yes.

Q So that you were paid \$1000.00 for it then?

A Yes.

Q But your total loss, you say the house was worth \$1500.00 that you lost?

A Yes.

10 Q Why haven't you deducted \$1500.00 from the amount of your claim?

MR. VIRTUE: Excuse me. That is very unfair. He says that the property cost \$7500.00 and he only claims the present value of it of \$4500.00 and my learned friend says "you haven't deducted that burnt building", although he says in his own claim that the building was burnt down.

20 THE SUBCOMMISSIONER: Of course, I was taking myself, Mr. Virtue, the difference between the valuation placed on it about two or three months after the man was evacuated and the cost at \$2600.00, and I cannot understand it when it was assessed at \$1200.00, I couldn't understand it, but when the house was worth \$1500.00 that explains it.

MR. VIRTUE: He shows that right in his own claim form that the house burnt down.

THE SUB-COMMISSIONER: Yes, but there is nothing in here to show the difference in the value.

30 MR. VIRTUE: It shows it as having been burnt down in there.

MR. RICE: It also shows that the claim was boosted by \$3671.00.

MR. VIRTUE: The claim has a total cost as being \$7400.00 and he is only claiming \$4500.00, so that there is a drop there in value of \$2900.00.

THE SUB-COMMISSIONER: That is why I think that a person is aroused as to what the difference there is.

1 MR. VIRTUE: But when my learned friend says to this
10 man attacking his credibility, that "You have not allowed anything for the house that has burnt down", that is plainly not right because there is a statement there to that effect.

MR. RICE: Yes, the house was burnt down and nothing taken off.

MR. VIRTUE: The form is clear, I think. There is a generous amount made or allowed for that, a very generous amount, I think.

MR. RICE: Yes, they have been very generous in all
20 these claims.

THE SUB-COMMISSIONER: Here is the point that strikes me, whenever a man comes in saying that he is claiming \$2600.00 for the house or for the property, they should be particularly careful to show the Commission that there was a house on there worth \$1500.00 and that that house was burnt down and how that was arrived at.

MR. VIRTUE: That is in his claim form, your Honour,
30 and it gives all the details in there including the improvements and everything else, and it

shows clearly on that form that the house had
been burnt down in 1935.

THE SUB-COMMISSIONER: Yes, but what is the value of it?
not
He has/given the value of the house.

MR. VIRTUE: He has been perfectly frank.

THE SUB-COMMISSIONER: That is what makes it difficult
to arrive at what is a fair value.

10 MR. VIRTUE: When my learned friend makes a statement to
a witness attacking his credibility, he should
be very careful about his foundation.

MR. RICE: I think if my learned friend places a witness
in here who says that certain property is worth
\$7400.00, I think he should be very careful.

MR. VIRTUE: And it shows that the house was burnt
down.

MR. RICE: And there was nothing taken off for it,
\$1500.00 should be taken off.

MR. VIRTUE: I think this man has made a very fair
statement in his summary of the evidence.

20 MR. RICE: As a matter of fact, the claim originally
filed for this land amounted to \$3790.00 and
today it is boosted up to \$7400.00 or an increase
of \$3610.00 and my learned friend says that "All
we are claiming now is \$4500.00".

MR. VIRTUE: Yes.

MR. RICE: But he boosted the claim from \$3790.00
to \$7400.00. \$3790.00 is what it was originally
filed at.

30 THE SUB-COMMISSIONER: I see by the original claim
that it was filed on the 17th day of November,

1947, and the buildings are valued at \$1650.00 and the claim as filed now, Exhibit 1, is \$1850.00.

MR. VIRTUE: Yes.

THE SUB-COMMISSIONER: And one begins to wonder. That is all. Anything else, Mr. Virtue?

MR. VIRTUE: That is all, thanks. I want to call your Honour's attention to the farm appraisal report. With regard to the question,
10 "Is this district a good one", the answer is, "Fairly good". "Electric light installed in buildings." Reclamation cost per acre, \$150.00 per acre, although ten acres cleared and planted with fruit trees and so on are valued at only \$100.00 an acre. "Describe condition of farm buildings, makeshift and poor", but the land
20 "in good condition and tillage; has been occupied and developed from bush by the Japanese owner in the last 15 years." And over on the next page, "Small fruit crop has been taken over this season by a tenant for \$600.00". That is the small fruit crop on this land, \$600.00. In the Remarks, "Lies on a slight southerly slope about a mile north of Kanaka Creek. Pretty good fertile loam soil with good open ditches at boundaries, and some cedar underdrains." And then he goes on to the heading under orchards, and says, $3\frac{1}{2}$ acres of strawberries all in good condition, half an acre raspberries in
30 good condition, two acres of hops in good condition,

Y. Imada,
Discussion.

and 100 fruit trees in fair condition.

By the way, I want to recall this man for a minute. Is he still here? Come up for a moment. I want to ask you one question.

Q When you were answering my learned friend you spoke of the cost of the fruit trees and I think you said the apple trees cost about, was it \$1.00 each?

MR. REE: Eighty cents to a dollar.

10 A Eighty cents to a dollar.

MR. VIRTUE: Q: Eighty cents to a dollar. Was that the price when the trees were tiny and you had just first planted them?

A Yes, when they were small saplings.

Q When they are grown up, 15 years or so old, they are worth more than that?

A Yes, of course.

Q The Eighty cents or one dollar price didn't allow you anything for your work in planting the trees or taking care of them for 10 or 15 years, is that right?

20

MR. REE: There is no credit given either for the fruit taken off in that time.

A Yes.

MR. VIRTUE: All right, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript,
"S.R. HOWARD": Official Reporter *[Signature]*

30

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

SUB-COMMISSIONER.

Defence Brief

Yoshitaro IMADA

File No. 6995

Case No. 672

LETHBRIDGE
15 September 1948
V.L.A.
Sheet A.10-4

REAL PROPERTY CLAIM

(All claims shown are Gross)

Lots 16, 17 & 18 of NE 1/4 of Sec.15, Township 12, Map 1973

<u>Amended Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$4500.	\$1350.	\$1326.

Witness: Appraiser, J.D. Patterson.

Claimant originally claimed \$3790. for this property and said that he now considers it to be worth \$7400., the house which was on the property when purchased for \$2600. was burned down in 1935, claimant receiving \$1000. from the Insurance Co.

Claimant now claims \$4500. stating that in this amended claim he is making an allowance for the house destroyed.

Appraiser (Patterson) reports - Dwelling makeshift and of poor construction, but land in good condition.

Appraiser (~~Barnett~~) reports - Ten acres cleared and under cultivation. 100 Fruit Trees; only fair condition.

It is submitted that the real estate was sold for its fair market value.

Summary of Defence Witnesses

J. D. Patterson

Where required.

1

Appraiser.

BMP/mw

Name of Claimant **IMADA, Toshiro**
 Custodian File **6995**

Case **672**

<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		
					1326	1567.13				1567.13
<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			
<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			
TOTAL RECOMMENDATION										1567.13