

8864

FRASER VALLEY

FILE NO. 8664

Hammond B.C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: KAITA Takaji
HOME ADDRESS: Benn Rd., Pitt Meadows B.C.
REGISTRATION NUMBER 14250 SEX: Male AGE: 54
OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sue

ADDRESS OF WIFE OR HUSBAND: Benn Rd. Pitt Meadows B.C.

NAMES OF ANY LIVING CHILDREN: Sumire (F) Enpay (M) Hana (F)

Kazu (F) Uma (M) Fred (M)

ADDRESS OF CHILDREN: Benn Rd., Pitt Meadows B.C.

AGE OF CHILDREN: 19, 17, 15, 12, 11, 4.

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

1. LOCATION AND DESCRIPTION: Roll No. 144 Lot B. of Lot 2. Section 10, Municipality of Pitt Meadows B.C.

Roll No. 153, N.W. 1/4 of N.E. 1/4 of Section 11, Municipality of Pitt Meadows. B.C. District of New Westminster B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room dwelling house, 7 room dwelling house, 1 Garage, 1 Wood Shed, Tool Shed,

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

4. TAXES (Amount and where payable) Taxes \$47.35. Payable at Pitt Meadows B.C. 1941 Paid.

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

Lot B. \$500.00 Mortgage. This mgt. was paid off

in full see 7 Kaita letter Oct. 20/43

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present.

Undecided will Report to Custodian. When Arrangements have been made

Handwritten note: Mortgage not registered in R.R.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In declarant's possession

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

9. IF FARM LAND STATE CROPS SOWN Raspberries,, Gooseberries, Grapes,

2000--- Fruit Trees, Daffodils, 6000 New Plants
(Fruit Trees)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.

2. LANDLORD'S NAME AND ADDRESS: none

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

none

4. STATE WHEREABOUTS OF LEASE: none

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

none

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Will notify Custodian, Undecided might Sell Furniture.

~~XXXXXXXX~~

none

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

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: 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) None
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 9th day of May 1942

(Signature)

A. H. Haila

T. J. Williams
Witness

FOR DEPARTMENTAL USE

MEMORANDUM OF FURTHER PARTICULARS OF:

KAITA, Takaji
#51 Baynes Rd.,
Box 85, Pitt Meadows, B.C.

Submitted by son:

" 14250

KAITA, Enpay
#51 Baynes Rd., Pitt Meadows, B.C.
Reg. No. 14294

Declarant has leased property previously
registered at ^{Pitt Meadows} ~~Hammond~~, B.C. to Hoy Hong and Lucy L. Yip both
of 244 East Georgia St., Vanc'r, B.C. Nursery Stock will be
left in tact by terms of agreement and declarant will pay
someone to take care of ~~them~~ before his evacuation. Lease *and will not by*
drawn up by C. F. Campbell, Haney, B. C. who will be for- *Custodian*
warding Agreement to the Custodian. *of the name*
of such person

Signed, *E. Kaita*

INFORMATION FROM R.C.M.P.

Date

Nov. 2/43.

Our File No. 8664

Full Name KAITA, Takaji
(Surname in Block Letters)

Registration No. 14250

Male - Female
(check)

Age Oct. 18, 1887

Former Address

P.O. Box 85, Pitt Meadows, B.C.

Date Evacuated

30/5/42

Naturalized - Canadian-Born - National
(check)

Present Address

Tully Bros.,
Oakville, Man.

Married - Single
(check)

Name of Wife

(SUGIYAMA) Suey

Name of Husband

Name of Mother

KAITA

Kisa

Name of Father

Kensuke (died)

Names of Children under 16

(died)

(Seelver)

Requested by

Edg.

Registered with Custodian

(Yes or No)

Additional Information

Farmer. Owner of
26 acres & Hds., Pitt Meadows.

8664

October 20th, 1950.

Mr. Takaji KAITA,
R. R. #1,
Box 26,
Winnipeg, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 836

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 ... \$2,180.13.

Cheque in your favour is enclosed for \$2,054.02 and we have paid the Co-Operative Committee .. \$ 126.11 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 8664

MUNICIPALITY: Pitt Meadows.

Date: June 5th. 1942

NAME: KAITA. Takaji,

REGISTRATION NO. 14250.

ADDRESS: 51 Baynes Road, Pitt Meadows, B.C. (Road leads off main Road to this property)

PROPERTY:

ACREAGE: 10. At Baynes Road. & Lot B. 16⁵/₈ on Ford Road by Peat Bog.
(Comprises 8 acres orchard, all apples)

KIND OF CROPS: At Baynes Road, Raspberries, Goose B. Grapes, Fruit Tree bush

APPROXIMATE ACREAGE OF EACH: 2³/₄. 1¹/₂. 1.

HOUSE: Baynes Road VACANT:

OCCUPIED Yes. Lessees.

DESCRIPTION 1 Story wooden frame house

ROOF: Shingle.

SIZE: 24 x 34.

NO. OF ROOMS 5

CONDITION: Good.

OTHER BUILDINGS: Baynes Road. Garage, Woodshed, Shack, 2¹/₂ Story picker house.
Lot B. Ford road. a shack used as packing house.

NAME OF LESSEE OR RENTOR: Hoy Hong & Lucy L. Yipp, 244 East Georgia St. Vancouver

TERMS: \$1,400.00 Cash paid to KAITA, for crop on both places, and agreement includes all buildings and chattels, from May 1942 to Dec. 31st/42

WATER: Well.

ON:

OFF:

LIGHT: None.

ON:

OFF:

REMARKS: This property is kind of hidden from main road but can be found.
The enclosed list of estimated fruit trees was obtained from the Lessees, this covers the Baynes Road property of 10 acres, I would assume that quite a number of these would be seedlings. ICB.

INVENTORY OF CHATTELS LEFT ON PROPERTY

Agreement includes use of all chattels during life of lease, but the following items comprise what was found there and which they are responsible for:-

In the house.

~~Dining table & 6 chairs.~~

~~Book shelf.~~

~~Sanitary couch.~~

~~3 Heaters.~~

~~15 Kitchen chairs.~~

Sofa.

~~Gramophone & records.~~

~~End table.~~

Small table.

2 Kitchen tables.

~~Kitchen range.~~

~~cabinet.~~

Dresser.

~~3 Beds complete.~~

~~Side board.~~

Part of a sprayer.

Stored in shack, called a toolshed.

~~Hand cultivator.~~

~~Quantity garden tools.~~

~~Garage.~~

~~Harrow.~~

~~Cultivator. (Horse drawn).~~

Stored in Pickers house

2 Spray pumps.

Beam scale.

Small platform scale.

Babys crib.

4 Beds complete.

Kitchen utensils.

Dishes.

Bicycle.

Sold by Auction 23/5/46.
Haney 19.

Signed:

I. C. Bardwell.

REAL PROPERTY SUMMARY

JAPANESE NAME: Takaji KAITA Reg. No. 14250 File No. 8664.
CATALOGUE NO: Sold by Special Arrangement, The Director The Veterans' Land Act.
B.C. 416-P. First offer.

PROPERTY ADDRESS: 51 Baynes Road, Pitt Meadows, B. C.

LEGAL DESCRIPTION: No. 1 - The Northwest quarter of the Northeast quarter of Section 11,
Block 5 North Range 1 East Municipality of Pitt Meadows in the
District of New Westminster.

and

No. 2 - Lot "B" of Lot 2 of Section 10 Block 5 North Range 1 East
Map 5717 Municipality of Pitt Meadows in the District of New Westminster

TITLE: Registered in the name of Takaji KAITA.

ENCUMBRANCES: Lot No. 1 - Dyking charge. No indication of any unregistered charges.
Vesting Order filed No. 25314, dated January 15th, 1943.

Lot No. 2 - Dyking Charge. No indication of any unregistered charges.
Vesting Order filed No. 25212, dated December 19th, 1942.

ASSESSED VALUES:	No. 1 - Land	\$800.00		
	Improvements	\$800.00	- \$1600.00	Taxes \$25.02.
	No. 2 - Land	\$1200.00		
	Improvements	100.00	- \$1300.00	Taxes \$19.80
			\$2900.00	\$44.82

CLASSIFICATION: This was a fruit and bulb farm with dwelling and out-buildings. Lots
1 and 2 were grouped together and rented as one property.
The Custodian's representative reported on June 5th, 1942, that these
properties covered the following areas - No. 1 - 10 acres, No. 2 -
16.79 acres - The No. 1 Lot was planted to the following crops: 2½
acres raspberries, 1½ acres gooseberries, 1 acre grapes - (Takaji KAITA
declared on his JP form signed 9th May 1942 that he also had 6000
Daffodil Bulbs planted).

Lot No. 2 - comprised 8 acres of orchard all apples, the balance being
bush. On Lot 1 - 1 storey 5 room dwelling 24 x 34 in good condition,
1 garage, 1 woodshed, 1 shack, 2½ storey pickers house.

On Lot 2 - There was a shack used as a packing house.

HISTORY OF
ADMINISTRATION:

Both of these properties were leased as one by Takaji KAITA on 19th
May 1942 to Hoy HONG and Lucy L. YIP, the term being from 19th May
1942 to December 31st, 1942 - consideration being \$1400.00 - paid.
House included, also all furniture, tools and equipment.

This lease was cancelled and replaced by Lease No. 104 to Handly
Joe for 13 months from 1st December 1942 to 31st December 1943 - Con-
sideration \$250.00 - \$150.00 cash and \$100.00 payable 2nd June 1943.

Lease handed to The Director The Veterans' Land Act July 22nd, 1943.
The chattels and tools were not included in Lease No. 104.

SOLD:

Lot No. 1 - Was sold to The Director The Veterans' Land Act for
\$1,178.00 as at January 1st, 1943.
Approval of Advisory Committee 1st June 1943.

SOLD:

Lot No. 2 - Was sold to The Director The Veterans' Land Act for \$279.00 as at January 1st, 1943.

Approval of Advisory Committee 1st June 1943.

Funds released to the credit of Takaji KAITA as at January 27th, 1944 -
vis: Lot No. 1 - \$1178.00
vis: Lot No. 2 - 279.00 = \$1457.00 -
against which were charges against Lot No. 1 - Registration fees \$3.00,
Legal fees \$15.00, arrears of Taxes \$89.16 = \$107.16.

against Lot No. 2 - Registration fees \$3.00, legal fees \$15.00, arrears
of Taxes \$117.75 = \$135.75 - a total of \$242.91, leaving a net credit
of \$1214.09 from said transaction.

Adjustments as at January 1st, 1943 to the amount of \$21.53 covering
unexpired Fire Insurance Premiums were placed to the credit of Takaji
KAITA'S account.

The following Fire Insurance Policy - North West Fire Insurance Co.,
policy No. 205968 - \$1200.00 covering on 1 storey frame private
dwelling was transferred to The Director The Veterans' Land Act.

In view of the Custodian having collected \$150.00 of the 1943 rental,
a cheque covering same was issued to The Director The Veterans' Land
Act as at November 17th, 1943.

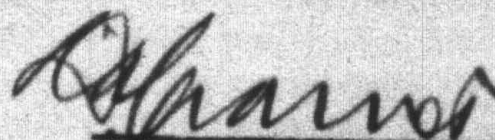
OLD CERTIFICATES OF TITLE
NO. 59004-E:

Covering Lot No. 1 and No. 11718-E covering Lot No. 2. Takaji KAITA
declared on his JP form signed 9th May 1942 that the Title Documents
were in his possession. There is nothing on file to show that the
Certificates of Title had been asked for by this office or that they
had been deposited in the Land Registry Office, New Westminster.

Certificates of Title Nos. 166104-E and 166105-E in the name of The
Director The Veterans' Land Act.

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

August 23rd, 1946.


D. A. CRAMER.

DAC:ML

TO MR. HUNTER

MEMORANDUM

March 17, 1948

LEASES: Mr. Takaji KAITA leased his farm property to Hoy Hong and L. Yip from May 19, 1942 to December 31st, 1942, lessees to have use of house, furniture, tools and equipment. The above lease was cancelled and a new lease entered into between the Custodian and Handley Joe from December 1, 1942 to December 31st, 1943. The chattels and tools were not included in this second Lease.

Chattels tools per

In his letter of November 8, 1942, Mr. Kaita advised the Custodian that Hoy Hong and L. Yip were leaving the property and going to Vancouver. He requested the Custodian to check and see if the Lessees left all the furniture, and in good condition. There is no evidence on file that a check-up of chattels was made by the Custodian before the second Lessee took over the property.

INVENTORY: An inventory of the goods found on this property was taken by Custodian representative, I. G. Bardwell, on June 5, 1942 as shown on the Analysis of Personal Property Claim.

E. J. Hunter

BC-416-P

BC/416-P

Page 1

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

Farm Appraisal Report

File No. JL 431

Land Description Lot "B" of Lot 2 of Sec. 10, Blk. 5 N., Rge. 1 E., Map 5717, N.W.D.

Containing 16.789 (more or less) Acres

Owner's Name KAITA, Takaji Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows on C.P.R. Distance 2 1/2 miles

Market Town Pitt Meadows 2 1/2 miles or New Westminster 16 miles Distance

Church (give denomination) Presbyterian & Anglican, Pitt Meadows Distance "

Nearest School Pitt Meadows Distance "

State how property was identified: Registered Plan, neighbours, and 2 corner posts located.

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

Very poor access by an unopened private road and in about 600' from the end of a narrow gravel side road.

Is this district a good one? No, somewhat isolated and shut in.

Employment opportunity Very limited.

Predominating Nationality and religion: British and European, Protestant.

Describe Fencing and its condition: N. & E. wire, only fair. Dyke ditch Value \$ at south and unenclosed at west.

Water supply: None developed but obtainable at 10' or so but Value \$ poor quality and water for domestic purposes has to be hauled from a community spring about a mile distant.

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X	No buildings of	any	Value.				
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

Cultivated Land

BC/416-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
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
8.0	pitted & hilly	cl. m.	clay	clear hidden roots & stumps	20.00	30.00 240.00
8.789	slightly undulating	" "	"	clear scrub bush & stumps	150.00	5.00 43.94
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

Total value of Land \$ 283.94

Total added by buildings to value of farm \$

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

Total value of farm \$ 283.94

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Farm in poor condition and tillage. 8 acres rough cleared from alder and
 cottonwood bush 7 or 8 years ago and planted to orchard among stumps and
 underground roots by Japanese owner who lived about a mile away.

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

Noxious weeds: Canadian thistle pretty bad in spots and the 8 acres rough
 cleared is in old sod and badly overgrown with nettles and annual weeds.

Give approximate detail and
 amount of all annual taxes and
 names of Taxing Authorities:

Pitt Meadows Municipality, 1942 land and school \$25.73
 NOTE: Dyke and drainage taxes in this case as listed
 on the roll are combined with part 10 acs. of NW₄ of
 the NE₄ Sec. 11, also owned by Kaita, and total \$58.68.

Date: July 4th, 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 3rd day of July, 1942

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

Remarks: Property somewhat isolated and not very accessible by a private (unopened) road and lies in about 600' from the end of a narrow gravel road. The Japanese owner and his family lived in a better developed place about a mile away. The 8 acre portion in orchard was planted by him on land which he rough cleared from alder and cottonwood bush 7 or 8 years ago and still has the underground roots left in as well as the odd fir stump. The ground is hillocky and pitted and is in old sod overgrown with nettles and other weeds. The fruit trees are in neglected condition, dying out owing to wet feet and high water table in winter and the orchard therefore is of no value. The remainder of the land is undeveloped scrub bush and stumps.

(FOR ORCHARD LANDS ONLY)

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

Lies directly north of the Fraser River dyke and a short distance south of Pitt Meadows peat bog. Fertile silty clay loam soil but water table close to the surface in winter and drainage outlet to dredge ditches difficult and likely to clog up.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

As shown on Page 1 and are combined with a 10 acre parcel of part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec.11, owned by Kaita.

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

Approx 8 acres poorly planted orchard on rough cleared alder or cottonwood land. Never plowed and roots and odd stumps left in. Trees neglected and in poor condition and of no value.

\$

\$

\$

\$

\$

\$

\$

Total \$

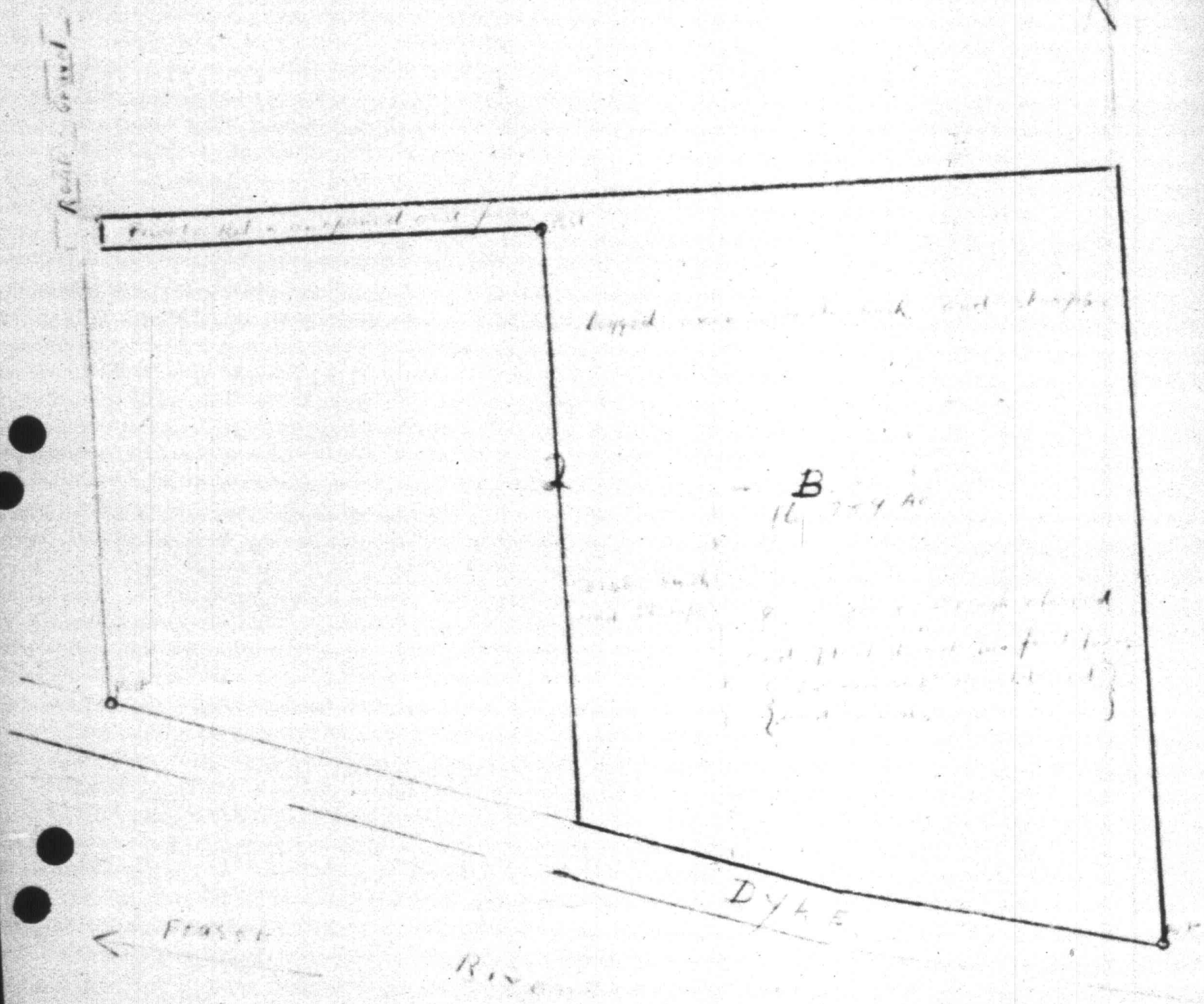
Amount fruit trees add to value of farm \$

Scale 1 in = 100 ft

Diagram of Property

T. KAITA

Lot B of Lot 2 of Section 21 N 1/2 E 1/4 M 1/2 N 1/2 E



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

value is \$ 500.00

Date 6th July, 1942.

"I.T. BARNET"
District Superintendent.

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Farm Appraisal Report

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

File No. **JL-451**

Land Description **N.W. 1/4 of N.E. 1/4 of Sec. 11, Blk. 5N, Rge. 1E, N.W.D.**

Containing **10, more or less.** Acres

Owner's Name **Takaji KAITA** Post Office Address **Pitt Meadows, B.C.**

Nearest Rail Point **Pitt Meadows on C.P.R.** Distance **1 1/2 m.**

Market Town **Pitt Meadows, 1 1/2 miles, or New Westminster, 15 miles**

Church (give denomination) **Pitt Meadows, Presbyterian and Anglican** Distance " "

Nearest School **Pitt Meadows** Distance " "

State how property was identified: **Map location, line fences and neighbours.**

Roads: State whether property has access to main road, the kind of road and its condition.
Access only to the N.E. corner by a 22' gravel road (Dale Road). Property lies at end of latter, 10 chains from a 66' gravel road (Baynes Road).

Is this district a good one? **Only fair.**

Employment opportunity **Very limited**

Predominating Nationality and religion: **British nationality, Protestant religion.**

Describe Fencing and its condition: **Old wire fencing around boundaries, overgrown with small scrub. Poor and about done. Value \$**
Old cribbed well about 14' deep at house but water in the neighbour-
 Water supply: **hood unfit for domestic use and is hauled from a** Value \$
community spring on higher land about 1/2 mile distant.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
#51								
HOUSE	24 x 30	Lumber	10	Shgl.	25 yr.	Post	Only fair	550.00
" Lean-to	16 x 24	"	8	"	" "	"	"	"
Shack	18 x 30	"	14	"	1 yr.	Cement sill	"	200.00
Shed	18 x 30	"	8	"	4 "	post	"	40.00
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

No electric light installed and nearest available on Ford Road, about 1/2 mile distant. House number 51.

Total present day value \$ **590.00**

Total Value Buildings add to farm \$ **450.00**

Is dwelling habitable without repairs? **If not what is your approximate estimate of cost to make it habitable? Habitable and would suffice for a time, but money would be better spent on a new house rather than improving the old one.** \$

Describe the basement and chimneys: **No basement. 2 brick chimneys on brackets.**

No. rooms downstairs? **5** Upstairs? **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	Slightly undulating	Black and chocolate loam about 12" deep.	Clay	Raspberries and or- chard; latter over- planted, over- grown and poor.	75.00	750.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 750.00

Total added by buildings to value of farm \$ 450.00

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

Total value of farm \$ 1200.00

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

Farm overplanted with tree fruit, extensively intercropped. Overgrown, weedy and in poor tillage except raspberries, which fair. Underland has been occupied by Kaita family for about the last 25 years.

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

Truck farming - vegetables, etc. on lower land, rasps, and straws. on higher with family cow and some poultry.

Noxious weeds:

Thistles and couch grass in spots, spreading, and orchard rank with annuals.

Give approximate detail and amount of all annual taxes and taxes, \$21.00.

names of Taxing Authorities: Municipality of Pitt Meadows - 1942 land and school Note re dyking and drainage taxes as per roll furnished. These are included along with Lot "B" Blk. 2, Sec. 10, Blk. 5N (16.79 acs.) also owned by Kaita and total \$58.68.

Date: July 8th, 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 3rd day of July 19 42. and 7th

Inspector's Signature

"J. D. PATTERSON"

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

Farm Appraisal Report

Considerable time and thought has been given to this appraisal. The property has also been looked over by Mr. Godfrey, and yesterday evening Messrs. Brown and Sinclair drove out with me and inspected it. The consensus of opinion is that it is too low lying to be suitable for high is proved by the fact that some of the "wet feet". The same

The afordescribed property and Lot "B" of Lot 2 of Sec. 10, also owned by T. Kaite is rented to Dec. 31st, 1942, to Hoy Hong and Lucy L. Yip, of 244 East Georgia St., Vancouver, for \$1400.00, and it is evident they had hoped to make a reasonable profit from retailing the fruit through their Vancouver store. However, owing to very wet unfavourable weather the fruit crop generally is poor and one of the Chinese operators interviewed seemed doubtful if anything over and above expenses would be made.

(FOR ORCHARD LANDS ONLY)

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

Lies about $\frac{1}{2}$ m. north of Fraser River within Pitt Meadows dyking area. Slightly undulating land and water table too close to the surface to be suitable for orcharding. Fertile loam soil subject to dyke and drainage taxes.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.
See page 1 - Including Lot "B", Blk. 2, Sec. 10 (16.79 acs.) also owned
by Kaite, Dyking and Drainage taxes total \$58.68.
(Give number, age, variety and condition of all tree fruits,
small fruits.)

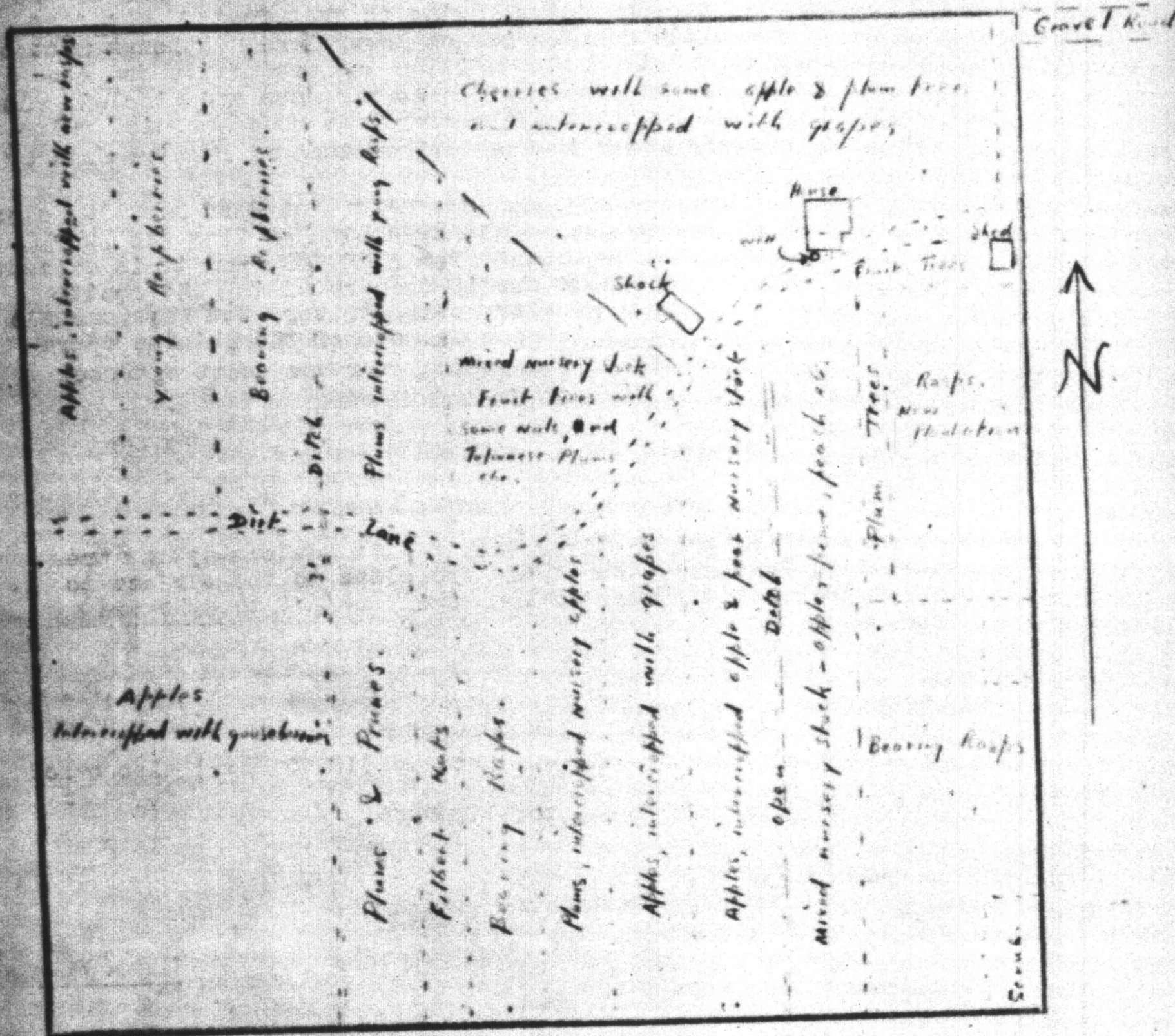
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Amount fruit trees add to value of farm \$

Scale 100' = 1 inch

Diagram of Property - In Red: - T. KAITA property

N.W. 1/4 of N.E. 1/4 of Sec. 11, Blk. 5 N. R. 1 E. N.W.D.



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

value is \$ 1200.00

Date 10th July 19 42.

"I. T. BARNET"
District Superintendent.

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 8664
Reg. No. 14250

506 Royal Bank Building,
Vancouver, B. C.

Mr. Takaji KAITA,
Tully Bros.,
Oakville, Manitoba.

Dear Sir:

Re: Lot "B" of Lot 2, of Section 10, Block Five North,
Range one East, Map 5717, District of New Westminster,
C. of E. 50852.
51 Baynes Road, Pitt Meadows, B. C.

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	\$ 279.00
Add:	
Unexpired insurance premium as at January 1st, 1943	279.00
Less:	
Tax arrears to December 31st, 1942	117.75
Registration fee	3.00
Encumbrance—Principal	
—Interest	120.75
Net proceeds of sale	158.25

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.

$$\frac{77.77}{80}$$

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 8664

Reg. No. 14250

506 Royal Bank Building,
Vancouver, B. C.

Mr. Takaji KAITA
Tully Bros.,
Oakville, Manitoba

Dear Sir:

Re: Municipality of Pitt Meadows - The northwest quarter of the
northeast quarter of Section 11, Block 5 North Range 1 East,
District of New Westminster, C. of E. 50969

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	\$ 1,178.00
Add:	
Unexpired insurance premium as at January 1st, 1943	21.53
	<u>\$ 1,199.53</u>
Less:	
Tax arrears to December 31st, 1942	\$ 89.16
Registration fee	3.00
Encumbrance—Principal	
—Interest	
	<u>92.16</u>
Net proceeds of sale	<u>\$ 1,107.37</u>

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.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/4167
(JL-431)

Vancouver, B.C.

January 18th, 1944.

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

#8664 KAITA, Sakiji Reg # 14250

Dear Sir:-

Re: The NW 1/4 of NE 1/4 Sec. 11, Blk. 6, N.,
Rge. 1, E.
MUNICIPALITY OF PITT MEADOWS

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 166104E 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 \$ 18,223.64, in favour of The Secretary of State,
forwarded to you and dated January 12th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 1,178.00

Less arrears of taxes to
January 1st, 1943,

- \$ 89.16

Amount paid to Secretary of State -

1,088.84 ✓

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

Yours truly,

W.K. Chandler
W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

JAN 24 1944

Date

Solicitor for
The Secretary of State

Release
B.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. **EC/416P**
(JL-431)

Vancouver, B.C.
January 18th, 1944.

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

+ 8664 KAITA, Sakaji Reg = 14250

Dear Sir:-

Re: **Lot "B" of Lot 2 of Sec. 10,
Blk. 5, N., Rge. 1, E., Map 5717.
MUNICIPALITY OF PITT MEADOWS**

I beg to acknowledge receipt of Duplicate
Certificate of Title No. **1661082** 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 \$ **18,223.64**, in favour of The Secretary of State,
forwarded to you and dated **January 18th, 1944.** is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 279.00
Less arrears of taxes to January 1st, 1943,	- \$ 117.75
Amount paid to Secretary of State	- \$ 161.25 <i>br</i>

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

JAN 24 1944

Date

Solicitor for
The Secretary of State

Release

Richardson
C. F. Campbell, B.A. LL.B.

Barrister, Solicitor, Notary, Etc.

Haney, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 5 1942

Aug. 4th. 1942.

Custodian Japanese Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir;

... re Takaji Kaita... File 8684.

Your letter of 30th ult to Hoy Hong & Mrs L.L.Yipp has been brought to me, and I am asked to send you my copy of the agreement. Kaita was supposed to hand you a copy.

I already showed this to some one from your office who called here some time ago. However I now enclose my copy of the agreement as actually signed. I understand there is an error in the description of the land, but you have full information as to that.

Trusting this fulfils your requirements,

Sincerely,

C. F. Campbell

CFC/C.

142
THIS INDENTURE made in duplicate this 19th day of May 1942;
In pursuance of the "Short Form of Leases Act".

BETWEEN

TAKAJI KAITA, of Pitt Meadows, in the Province of
British Columbia, Farmer, hereinafter
called the "Lessor";

of the First Part;

AND

HOY HONG and LUCY L. YIP, both of 244 East Georgia
Street in the City of Vancouver, in said
Province of British Columbia, Merchants,
hereinafter called the "Lessees"

of the Second Part;

WITNESSETH that the said Lessor doth demise unto the Lessees
their heirs executors administrators and assigns, ALL AND SINGULAR
that certain parcel or tract of land and premises situate lying and
being in the Province of British Columbia and being Lot "B" of Lot
Two (2) of the N.W. 1/4 of the N. E. 1/4 of Section Ten (10) and Eleven
(11) Block Five (5) North Range One (1) East, Group 1. N.W.D.

TOGETHER with all buildings thereon, and all furniture,
tools and equipment, and all appurtenances thereto pertaining;

From the date hereof until December 31st 1942; and the
Lessor hereby sells to the lessees all crop now growing on said
lands;

Yielding during said term the rent and purchase price of
Fourteen hundred Dollars (\$1,400.00) Payable at or before the ex-
ecution hereof, the receipt whereof the Lessor doth hereby acknow-
ledge;

The said Lessees covenant with the Lessor to repair; and to
keep up fences; and not to cut timber; and not to sell or destroy
any nursery stock; and that he will leave the said premises in good
repair;

PROVIDE for re-entry by the Lessor on non-performance of
covenants;

The said Lessor covenants with the said Lessees for quiet

enjoyment;

IN WITNESS WHEREOF the said parties have hereunto set their
hands, the day and year first above mentioned.

SIGNED and delivered)
in presence of

Lease No. 104

File No. 6664

This Indenture,

Made in triplicate this 15th

day of January

A.D. 1943

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

THE SECRETARY OF STATE OF CANADA,
acting in his capacity as Custodian under and by
virtue of Order-in-Council P.C. 1665, and Amend-
ments thereto.

Hereinafter referred to as the
LESSOR OF THE FIRST PART.

And:

copy only
HANDLY JOE (Farmer) of Hammond
in the Province of British Columbia.

Hereinafter referred to as the
LESSEE OF THE SECOND PART.

Witnesseth, that in consideration of the rents reserved under the covenants and agreements hereinafter contained the Lessor doth demise and lease unto the Lessee, All and Singular that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Pitt Meadows, New Westminster District, in the Province of British Columbia, more particularly described as

- a. Lot "B" of Lot Two (2) of Section Ten (10) Block Five (5) North Range One East (1E) according to a registered map or plan thereof deposited in the Land Registry Office, City of New Westminster, in the Province of British Columbia, and therein numbered Five Thousand Seven Hundred and Seventeen (5717). Certificate of TITLE NO. 117181E.

- b. North West quarter (NW $\frac{1}{4}$) of the North East quarter (NE $\frac{1}{4}$) Section Eleven (11) Block Five North (5N) Range One East (1E). Certificate of TITLE NO. 59004E. (Also known as 51 Baynes Road.)

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining, saving and excepting thereout sufficient space to be reserved for the sole and exclusive use of the Lessor in storing certain chattels and effects now on the premises.

and reserved to the Lessor, and reserving also to the Lessor and to tenants of the Lessor occupying adjoining lands from time to time, their respective families and servants, and all other persons with the Lessor's or their permission, going to or from the said adjoining lands, free and uninterrupted right at all times hereafter and for all purposes to go, return, pass and repass with or without horses, cattle, and vehicles from and to any highway by crossing through and over the demised premises; and Doth Further Let on Hire the following chattels, namely:—

any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, or in the event of the Lessee failing to keep possession of any of the said chattels, then in any of such events the then current year's rent shall immediately become due and payable, and it shall also be lawful for the said Lessor, his successors in office or assigns, at any time thereafter, into and upon the said demised premises, or any part thereof, in the name of the whole to re-enter, and the same to have again, repossess and enjoy as of his or their former estate, anything herein contained to the contrary notwithstanding.

5. The Lessor covenants with the Lessee for quiet enjoyment.

The covenants of the Lessee and the reservations herein contained shall enure to the Lessor, his successors in office and assigns, and shall be binding upon the Lessee, his heirs, executors, administrators and assigns.

In Witness Whereof the Lessor as Custodian has executed these presents by his duly authorized deputy, and in witness whereof the hand and seal of the Lessee, all on the day and year first above written.

Signed by the said Lessor by his
authorized deputy, in the
presence of:—

Loisley Harris

F. G. Shears
(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian

Signed by the said Lessee
in the presence of:—

W. J. Brown

Handley Joe

Approved by the Director of Soldier
Settlement of Canada, as to land.

T. Kita Property, Pitt Meadows

Land

10 Acres... N. W. $\frac{1}{4}$ of N. E. $\frac{1}{4}$ of Section 11, Block
5 NR 1 E.

Buildings

5 room house, garage, 2 packing houses.

Crop

Italian Plum.....	121
Yellow Transparent.....	432
Yellow Delicious	472
Red Delicious.....	282
Winter Banana	42
Wolf River.....	80
Wealthy.....	29
Slumy.....	86
Jonathon.....	51
Golden Plum.....	236
Santa Rosa.....	123
Damson Plum.....	33
Fissardi Prunes.....	138
Bartlett Pears.....	14
Bing Cherry.....	22
Black Tartarian.....	51
Chestnut.....	13
Walnut.....	
Hazelnut.....	90
Peach Plum.....	60
Winesap.....	35
Northern Spy.....	83

Raspberries.....	2 acres
Grape.....	1 acre
Gooseberries.....	1 acre
Raspberries (new).....	3/4 acre

8,000 young trees of Flowering Cherry, all varieties
of Pears, Apples and Plums.

Fire Insurance Summary

File No. 8664.

Takaji KAITA - Reg. No. 14250.

The above named Japanese declared on his JP Form, signed 9th May 1942, that he carried no Fire Insurance. After consultation, the Insurance Department placed a \$1200.00 Fire Insurance Policy on his dwelling with the North West Fire Insurance Company, policy No. 205968, charging the premium to his account. This policy was transferred to The Director The Veterans' Land Act as at May 1st, 1943, and a credit of \$21.53 covering the unexpired premium was placed to the credit of Takaji KAITA.

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

August 23rd, 1946.


D. A. CRAMER.

DAC:ML

REG.
NO.

14250

NAME

KAITA, Takaji

FILE
NO.

8564

PROPERTY

COMPANY

North West Fire
Insurance Co.

POLICY NO.

205968

AMOUNT

\$1,200.

EXPIRATION

MONTH

DAY

YEAR

Sept. 11 1945

51 Baynes Rd, Lot "B", of
Lot 2, Sec. 10, NW 1/4 of NW 1/4
Sec. 11, Mun. Pitt Meadows

LIABILITY SUMMARY

File No. 8664.

Takaji KAITA - Reg. No. 14250.

The above named Japanese declared on his JP form signed 9th May 1942, that he had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against him.

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

August 23rd, 1946.


D. A. CRAMER.

DAG:ML

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Seizure No.

FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date

19

RE: **KAITA, Takaji.** **Box 85 Flat Meadows, B.C.**
On **March 9** **1942**, **I** **H.P. Price RCMP**
Came into possession of the following goods by:-

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

NO. OF PAGES	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (41) CA 185 TIRE NUMBERS 4 MAKE & MODEL Chev. 36 1/2 ton SERIAL NO. 6150804170 ENGINE NO. 75592274 SPEEDOMETER READING 22238 25999 CONDITION appears good condition EXTRA EQUIPMENT NONE DESCRIPTION & CONDITION VERIFIED Signature of Owner <i>[Signature]</i> # 14250 Japanese Registration No. Handed over to representative of Custodian whose signature in receipt thereof appears hereunder <i>[Signature]</i> DATE: March 9/42
		EXHIBIT No 836-19 DATE 14 apr 1948 FILED BY <i>[Signature]</i> <i>[Signature]</i> SIGNATURE OF MEMBER SUBMITTING REPORT

**APPRAISAL MADE BY McDERMOTT MOTORS
Limited**

G. O. 190-2500 Bks. 5-41

USED CAR APPRAISAL RECORD

NAME <u>T 29</u>	
ADDRESS <u>good condition</u>	
Paint	\$ <u>✓</u>
Tires <u>4 good</u>	\$ <u>✓</u>
Body & Fenders	\$ <u>✓</u>
Glass	\$ <u>✓</u>
Top	\$ <u>✓</u>
Nickelling	\$ <u>✓</u>
Radiator	\$ <u>✓</u>
Running Boards	\$ <u>✓</u>
Mats & Kick Pads	\$ <u>✓</u>
Upholstery	\$ <u>✓</u>
Hardware	\$ <u>✓</u>
Motor Expense	\$ <u>12.50</u>
Transmission	\$ <u>✓</u>
Rear Axle	\$ <u>✓</u>
Universal Joints	\$ <u>✓</u>
Clutch	\$ <u>✓</u>
Steering	\$ <u>✓</u>
Brakes	\$ <u>8.50</u>
Tighten Up	\$ <u>10.00</u>
Muffler	\$ <u>✓</u>
Sundries	\$ <u>10.00</u>
Wash & Clean Motor	\$ <u>2.00</u>
Clean Interior	\$ <u>2.00</u>
Oil & Grease, Change	\$ <u>4.00</u>
Oil & Check Over	
Total \$ <u>41.00</u>	

Make	<u>blue</u>
16-21	
Body Style	<u>Platform</u>
State	<u>State</u>
Year	<u>36</u>
License	<u>6A185</u>
Serial	<u>61508</u>
Mileage	<u>04170</u>
Remarks	<u>25999</u>
	<u>750X16</u>

Mod. interested in ✓ Selling price \$ 425.00
 Salesman ✓ Less Repairs \$ 1
 Date H. G. G. Allowance \$ 1
 Appraised by H. G. G.
 For immediate acceptance only.

REGISTERED - PATENTED - BEST BUSINESS FORMS LIMITED 20422

EXHIBIT No. 836-18
 DATE 14 apr 1948
 FILED BY J. W. G. Hunter

May 19th - 1942
Pitt Meadows, B.C.

"Mr. Hoy Hong,
Lucy L. Yip".

"List of furnitures and tools to be looked after and repaired if broken".

broken". If any part of house like window, door etc. broken it must be repaired.

- No. 1. Large walnut dinning table with 6 chairs to match. "set" value about (\$22.00)
2. (1) Large kitchen range of 1941 model "Victory" with 4 covers and a side boiler value ("110.00) cream colour, enamel top.
3. (1) Medium size dinning room heater (17"x27") Good Cheer stove.
4. (2) Scale to weigh things. 1 weighs 240# other weighs 200#.
5. (2) Heater-tin, 1 large and 1 small black colour
6. (6) Beds with springs in good conditions
7. (3) Spray pumps 2 of which is a tank spray and one is a hose spray.
8. (15) Kitchen chairs brown colour
9. (3) " cupboard 2 small varnished cupboards and one large white painted cupboard.
10. (1) Gramophone - black with 4 legs
11. (2) Couch one of which is easily made into a couch
12. (1) Book shelf varnished
13. (3) Tables 2 square and 1 round table
14. (1) Camp stove made from oil drum
15. (2) Dressers one varnished & 1 black varnish
16. (1) Wheelhoe painted bee green.
17. (1) Step ladder (to pick apples & fruits"
18. (1) Hay hook
19. (1) "Sise" to cut grass in the lawn etc.
20. (1) Pruning shears with long handles.
21. (9) Garden hoes to weed with.
22. (4) " shovels used to dig ditches etc.
23. (2) " rakes
24. (2) Bended shovels for garden use
25. (1) Hand saw
26. (1) Axe to cut wood
27. (1) Cultivator to be used with a horse.
28. (4) Coal oil lamps, with glass chimneys.
29. (1) 40 Gal. oil drum
30. (2) Harrow (used for leveling the ground

29. (1) 40 Gal. oil drum
30. (2) Harrow (used for leveling the ground)
A house 18 ft by 30 ft with 3 floors (basement for storage and upstairs and attic for pickers. If you burn this house you must pay \$250.00. You are welcomed to use all these things on this paper on one condition that you do not exchange anyones item on the list.

"L. Gone"

"L. Yip"

"T. Kaita"

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

May 28/48

836 - 5

EXHIBIT No. 14 Apl. 1948
DATE
FILED S. M. Cherniack

Dear Valley

MEMORANDUM OF FURTHER PARTICULARS OF:

29/5/42

KAITA, Takaji
#51 Baynes Rd.,
Box 85, Pitt Meadows, B.C.

Submitted by son:

KAITA, Enpay
#51 Baynes Rd., Pitt Meadows, B.C.
Reg. No. 14294

Declarant has leased property previously
registered at ^{Pitt Meadows} ~~Hammond~~, B.C. to Hoy Hong and Lucy L. Yip both
of 244 East Georgia St., Vanc'r, B.C. Nursery Stock will be
left in tact by terms of agreement and declarant will pay
someone to take care of ~~it~~ before his evacuation. Lease
drawn up by C. F. Campbell, Haney, B. C. who will be for-
warding Agreement to the Custodian.

*and will notify
Custodian
of the name
of such person*

Signed, *E. Kaita*

8664 OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 22 1942
Oakville Man.
July 2nd 1942
Anderson

Dear Sir -

I am very sorry that I have delayed in sending my list of nursery stock. That is because we have been busy getting settled.

The list of our nursery stocks are as following.

Kind	Age	Total
Apples	1 to 4 yrs.	1551
Pears	1 to 4 yrs.	2022
Japanese Pears	2 to 3 yrs.	1142
Japanese Flowering cherries	1 to 5 yrs.	368
Gold Plums	1 to 5 yrs.	82
Santa Rosa Plums	1 to 5 yrs.	69
Ornamental Plums	1 to 5 yrs.	259
Plums mixed	1 to 5 yrs.	80
Peaches	1 to 3 yrs.	400
Cherries	1 to 4 yrs.	29
Hazel Nuts	1 to 4 yrs.	1758
Walnuts	2 to 3 yrs.	189
Seedlings mix.	1 to 3 yrs.	2260

EXHIBIT No. 836-7
DATE 14 Apr 1948
FILED BY J. W. G. Anderson

Mr. A. Wiens of Pitt Meadows on Baynes Rd. are taking care of these

nursery stocks only and 'ares of 1/2 old Raspberry
to be bred. I have arranged with him that
we will pay him, at end of each month,
the average wages per. hr. that average
person are getting out there

These are the following things we
were told to let you know by the
custodian at Powell.

Thank you.

Yours very truly
J. Kaita.



BOWELL, Mc DONALD MOTOR COMPANY, LIMITED

615 BURRARD STREET

VANCOUVER, B.C.

TELEPHONE
TRINITY 3311



July 24th, 1942.

Mr. C.W. McPherson,
Authorized Deputy of the Secretary of State,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Enclosed please find our cheque for \$19.50, being 10% of the
Amount of our tender on Automobile,

✓ #129, Location A, 1936 Chevrolet Pick-up

\$195.00

Yours truly,

BO ELL, MCDONALD MOTOR CO. LTD.,

JGMCD/jw

Mr. C.W. McPherson,
Authorized Deputy of the Secretary of State,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Enclosed please find our cheque for \$19.50, being 10% of the
Amount of our tender on Automobile,

68

STATEMENT

July 24

M

In a/c With

TERMS

Dr.

Truck No. T 29 ✓

Bid \$376.95

Certified cheque for
10% enclosed \$37.70

Thank You

J. Merin
425 622 Georgia E.
Van.

hint

321 ✓

JOHNSTON MOTOR CO. LIMITED*Authorized Dealers Plymouth and Chrysler*

TELEPHONE: FAIRMONT 0424



SEVENTH AND MAIN STREET

VANCOUVER, B.C.

July 25th, 1942

T#29

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

Dear Sir:

We wish to submit our tender for purchase
of the following unit listed in your catalogue covering
Japanese Vehicles.

MAKE	LOCATION	MODEL	YEAR	STYLE	CUSTODIAN NO.	OUR OFFER
Chevrolet	A	15-03	1936	Pickup Del.	T29	\$300.00

Enclosed please find certified cheque to
cover 10% of our offer.

Yours very truly,

JOHNSTON MOTOR CO. LTD.

Receipt
500

POSTAL ADDRESS:
BOX 726
VANCOUVER, B. C.

TELEPHONE DEXTER 1100

REGISTERED OFFICE:
706 ROYAL TRUST BUILDING
VANCOUVER, B. C.

FOREST LAWN DEVELOPMENT LIMITED

DEVELOPING

Forest Lawn Memorial Park

CORNER OF GRANDVIEW HIGHWAY AND
ROYAL OAK AVENUE, BURNABY, B. C.

Vancouver, B. C.
July 25th, 1942.

Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Gentlemen:

First Choice: We herewith make an offer of
\$525.00 to purchase the 1938 Ford one ton truck, model
number 91Y81 contained in your catalogue of trucks under
custodian number T27; and we herewith enclose our cheque
for \$52.50 being 10% of the tendered price, and we are
prepared to pay cash on acceptance of this offer.

Second Choice: We herewith make an offer of
\$475.00 to purchase the 1936 Chev. pick-up delivery one
ton model number 15-03 contained in your catalogue of
trucks under custodian number T29.

We are desirous of purchasing one truck only and
if either of the above bids are accepted the cheque en-
closed herewith may be applied on either one.

Yours truly,

FOREST LAWN DEVELOPMENT LIMITED,

A. H. Arnold
Manager.

AFA:EF
Enc.

475
52.50
422.50

445

3664

30th July, 1942.

Mr. A. Wiens,
Pitt Meadows, B.C.

Dear Sir:

re: Takaji KAITA.

We are in receipt of advice from Mr. Kaita that you are taking care of the nursery stock owned by him. We would appreciate hearing from you as to just what your caretaking activity covers.

For your information, please be advised that in the event of your selling any of the nursery stocks and having any money due to the Japanese, it is to be paid to this office for disbursement from here, cheques to be made payable in the name of the Custodian of Enemy Property.

Trusting to hear from you in the very near future, we are,

Yours truly,

Manager,
Farm Department.

WEA:GF

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. 445

August 18, 1942.

Forest Lawn Development Ltd.,
Grandview Highway & Royal Oak Ave.,
Vancouver, B. C.

Dear Sir:-

Your tender for \$475.00 on the following
motor vehicle has been accepted.

52.50
\$422.50

Custodian Number:

T 29

Would you be good enough to let me have
a marked cheque for the balance of your tender as quickly
as possible.

Yours faithfully,

Edgar T. Read
Edgar T. Read,
General Manager
Custodian's Office
Vancouver, B. C.

8664

31st August, 1942.

Mr. George A. Shewfelt,
P.O. Box 314,
Haney, B.C.

Dear Sir:-

Re: Takaji KAITA

I wish to acknowledge receipt of your letter of August 27th in reply to ours of the 25th, and am attaching hereto receipt covering the \$19.20 which you sent to this office.

Regarding the \$2.00 charge against this Japanese account, would you kindly send us a separate statement in duplicate for that.

I would appreciate it very much if you would advise me as to just what coverage Mr. Kaita asked you to put on his property. I notice by your letter you state the amount is \$1200.00 for three years, but I would like to know whether the whole \$1200.00 is to be placed on the dwelling or whether part of that is to cover on other buildings on that property. I note from our file that there is also a garage, woodshed, 2 $\frac{1}{2}$ -storey pickers' house and a packing house, as well as the dwelling.

An early reply to this would be very much appreciated.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

Enc.

8664

Gibson

sent to Anderson

GEO. A. SHEWFELT

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 3 1942

Real Estate

Insurance

Notary Public

HANEY, B.C. Sept. 1st. 1942

The Custodian

Vancouver, B.C.

Dear Sir

Re : Takaji Kaita

In reply to yours of the 31st. Ult. I am enclosing two copies of my account against the above Party as per your request.

In regard to the Buildings I had written up at that time the dwelling was the only one I insured for \$1200.00 for a term of three years.

The rest of the buildings he did not want insured at the time of my visit.

Thanking you for your consideration I am,

Yours truly

Geo. A. Shewfelt

Geo. A. Shewfelt

GAS/AF

8684

9th September, 1942

Mr. George A. Shewfelt,
Haney, B.C.

Dear Sir:

re: Taka 11 KAITA

I wish to acknowledge your letter of September 1st, and dealing in particular with your bill for \$2.00 enclosed.

As much as you may feel entitled to collect \$2.00 for your trouble, yet I do not see where this \$2.00 charge is justified. As I understand the situation, Mr. Kaita asked you to see him in connection with placing Insurance on his dwelling at Pitt Meadows. You, acting as an Insurance agent, called on Mr. Kaita, took an application for Insurance, and you were given \$19.20, being the Premium that you calculated to cover the policy applied for.

After submitting the application to your Company, it was turned down. You endeavored to place the Insurance with other Companies with the same result, not being able to place the policy. I think you have no right to be paid any part of the money given to you to pay for the Premium. The trip that you made to inspect the property was, as I understand it, entirely in connection with insuring that property, and as you know, as one Insurance man to another, we don't get commission on Insurance we don't write.

If I have sized up this situation wrongly I stand to be corrected.

Yours very truly,

S.M. Gibson
Insurance Department

SMG:PC

Richardson
Sept. 9, 1942.

Dear Sir:-

We have not taken over anything to sell from Keata's nursery. We have just promised them to clean it twice. Once in the spring and once in the fall. We have cleaned in the spring but we don't think we will be able to do it in the fall because daddy was sick and is back to work now. Right now mother is sick and we are all back to school so there is nobody left to do it.

I am just writing for my father because he can't write english.

Yours sincerely
O. Weiss.

8664

9th September, 1942

McGregor, Johnston, & Thomas Ltd.,
414 West Pender Street,
Vancouver, B.C.

Attention Mr. Gavin

Dear Sirs:

re: Takaji KAITA

The above named Japanese made a request some time ago that \$1200 Fire Insurance coverage be placed on his dwelling, located at 51 Baynes Road, Pitt Meadows, B.C. The legal description of the land on which this dwelling is situated is as follows:

Lot "B" of Lot 2, Section 10, and the Northwest half of the Northeast quarter of Section 11., the Municipality of Pitt Meadows, B.C.

On our file, the dwelling is described as being a one-storey building frame with shingle roof, size 24' x 34'. It is reported to be in good condition.

The property is leased to Hoy Hong and Lucy L. Yip (Chinese)

As requested by the Japanese above will you arrange to have coverage placed on this dwelling to the extent of \$1200? I would suggest that you have your local agent, if any in that district, inspect the property

We previously had applied for Insurance on this place through George A. Sheffelt, the Insurance agent living at Baney, B.C., but on August 20, last

-2- File #6664

advised us that his company does not want any Japanese insurance during the war. He also mentioned that he had offered the risk to several companies, but was unable to get the protection requested. I am giving you this information because I don't wish to ask you to cover the risk blindly and as suggested above, I would much prefer that you have your local agent inspect the property.

Yours very truly,

S. W. Gibson
Insurance Department

SMG:PC

File #8664.

16th September, 1942.

MEMORANDUM TO SOLDIER SETTLEMENT OF CANADA.

Attention Mr. McKay.

re: Takai KAITA.

Block "B" Lot 2 N.W. $\frac{1}{4}$ N.E. $\frac{1}{4}$ Sections 10
& 11, Block 5 North Range 1 E. is under lease to
Hoy Hong and Lucy L. Yipp, including portion of
land planted in nursery stock.

We are enclosing copy of a letter from
the caretaker of the nursery stock.

WEA:GF

8664

17th September, 1942.

Mr. Takaji KAITO,
c/o Mr. Colin H. Burnell,
Oakville, Manitoba.

Dear Sir:-

With reference to your letter of August 9th, Mr. Shewfelt was unable to place the insurance on your property with companies that he represents, which fact he reported to us. He also reported that he had a bill for \$2.00 which you owed him in connection with inspecting his property.

I understand that you left \$19.20 with Mr. Shewfelt being the amount which he estimated the premium on the insurance to be.

We have had Mr. Shewfelt remit the full \$19.20 to us and asked him for a separate bill in explanation of the \$2.00 charge against you. As this \$2.00 charge was made to cover his expenses in connection with a trip to your place to inspect your buildings for insurance, we felt that he was not entitled to it and have advised him to that effect.

We have had to place the insurance with another company and today have received Policy No. 205968 in the North West Fire Insurance Company covering for \$1,200.00 on your dwelling at 51 Baynes Road, Pitt Meadows. The rate charged by this company is 2% and the premium for three years is \$24.00, which we will remit to the Fire Insurance Company.

The amount that you left with Mr. Shewfelt which we now have, being \$19.20, is short \$4.80 of the amount required to meet this premium. We would ask you, please, at your convenience to remit to this office that amount.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

8664

8th October, 1942.

Mr. Takaji KAITO,
c/o Mr. Colin H. Burnell,
Oakville, Manitoba.

Dear Sir:-

We wish to acknowledge with thanks your letter of the 27th ult. enclosing \$4.80 to cover the balance of your fire insurance premium. Please find our receipt for this amount enclosed herewith.

With reference to your life insurance Policy with Sun Life Assurance Company, we regret that we are unable at this time to give you any information, as our Mr. Gibson is absent from the office at this time.

We would suggest, however, that you get in touch with the Sun Life Assurance Company, Royal Bank Building, Vancouver, who no doubt will be glad to assist you in any way possible.

Yours very truly,

Insurance Department

FM

Enc.

729

REED, PHIPPS and DAVIES Ltd.

Telephone
MArine 1245

839 West Hastings Street
Vancouver, Canada

November 5th, 1942.

G. W. McPherson, Esq.,
Authorized Deputy of the Secretary
of State & Authorized Custodian,
675 West Hastings Street,
VANCOUVER, B. C.

Dear Sir:

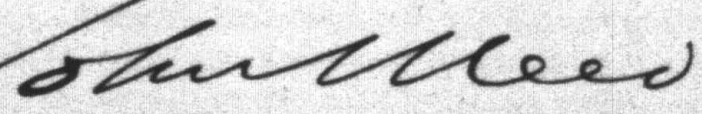
Enclosed please find loss draft of the New England
Fire Insurance Company in your favour for \$7.50 in full
settlement of claim under Automobile Fire and Theft Policy
No. A.623112, which theft claim occurred on August 31st, 1942.

Payment of claims to our clients is the purpose of
our business and we endeavour always to maintain an unexcelled
record for prompt and just settlements. If you have found sat-
isfaction in the way your claim has been handled, we will be
happy to discuss your insurance programme with you and give you
the benefit of our specialized insurance knowledge with a view
to reducing your costs and making your coverage more complete.

We assure you of our attention to any future insurance
requirements you may have.

Yours very truly,

REED, PHIPPS & DAVIES LTD.


JOHN R. REED

JRR:R
Encl.

✓

Oakville, Manitoba.

Nov. 8th, 1942.

Dear Sir:-

I'm writing few lines to let you know that Mr. Hong Hoy & Lucy L. Yip who rented our farm are now leaving to Vancouver. So when they bring the list of the furniture to you, I wonder if you see if they have left all the furniture & in good condition.

I've given you one of the copy before I left B. C. which has 3 persons signature on. But I'm enclosing another one of the same copy without the signature.

X (Tool Upstairs, this wasn't rented to Hong Hoy coz this was)
(are hired mans belonging, so we kept it separately.)

Mr. Hong Hoy asked us if they could bring all the furniture home to there house in Vancouver until we go back, but we think it's better to leave it in our own house in Pitt Meadows because the next person who wants to rent will be wanting to borrow it.

I wonder if you would see to it that no one will touch any furniture and the farm implements until another person take in place.

Yours Faithfully,

"T. Kaita"

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

May 29, 1948.

M. Kaita

836 - 6

EXHIBIT No. 14
DATE 14 Apr. 1948
FILED BY S. M. Cherniack

S664

November 23rd, 1942.

Mr. Hoy Hong & Mrs. L. Yipp,
244 East Georgia St.,
Vancouver, B. C.

Dear Sir and Madam:

Re: Takai KAITA

We have a letter dated November 8th from the above Japanese requesting this office to advise you of his arrangement, prior to his evacuation, giving you permission at the time of his vacating his property at Pitt Meadows, to move his furniture into your house in Vancouver. He has now expressed the desire that his furnishings be left at his dwelling house and we quote as follows:

"Mr. Hong Hoy asked us if they could bring all the furniture home to their house in Vancouver until we go back, but we think it's better to leave it in our own house in Pitt Meadows because the next person who wants to rent will be wanting to borrow it."

We would ask that you kindly abide by the above.

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

8664

November 27th, 1942.

Mr. Hoy Hong & Mrs. L. Yipp,
244 East Georgia St.,
VANCOUVER, B. C.

Re: Takaji KAITA

Dear Sir and Madam:

We have recently received a letter from the above Japanese stating his desire to have you leave his furnishings in Pitt Meadows despite his giving you his permission prior to his evacuation from the protected area that you may remove his chattels into your house in Vancouver and we quote as follows:

"Mr. Hong Hoy asked us if they could bring all the furniture home to their house in Vancouver until we go back, but we think it's better to leave it in our own house in Pitt Meadows because the next person who wants to rent will be wanting to borrow it."

We request that you kindly act accordingly.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/HI

Nov 28/42

Vancouver, B.C.

8664

District Superintendent,
Soldier Settlement of Canada,
P.O. Box 1059,
Vancouver, B.C.

Dear Sir:

Re: Takaji Kaita property.
Blk. "B" of Lot 2, & NW $\frac{1}{4}$ of
NE $\frac{1}{4}$ Secs. 10 & 11, Blk. 5, N. R. 1, E.

This is to advise you that I am
not interested in any further operation of the Japanese
farm held under lease by me for the 1942 season, and I
hereby relinquish my right to occupy the property.

Yours truly,

Harry Kue

Lucy L. Yip

Dated this 28th day of November 1942.

MEMORANDUM

TO: MR. R.D. RICHARDSON
FROM: W.S. Ure

Mission, B.C.
Dec. 2, 1942

RE: S. KAITO, Baynes Road,
Pitt Meadows

This property among other things, includes a nursery which has, at the present time a good deal of young stock, as well as small fruits.

The small fruits part was rented in 1942 to a Chinaman - what is the standing of this property today?

The young stock I am advised should be dug and sold at once. At wholesale prices, there is approximately 700 to 800 dollars worth and the cost of digging and selling would be under \$100.00.

Please advise what you want done with this and if you want me to handle it.

u.

8664

December 8th, 1942.

Mr. Takaji KAITA,
Reg. No. 14250,
C/o Colin H. Burnell,
Oakville, Man.

Dear Sir:

Re: Nursery Stock

When you were evacuated from the protected area, our field man contacted you and you informed him of your arrangements regarding the main farm being leased to Hoy Hong and L. L. Yipp but that your nursery stock was not included in this arrangement and that Mr. A. Wiens would be taking care of this.

Mr. Wiens has written to this office stating that he is in poor health and will, therefore, be unable to continue to take care of these small fruit trees as arranged with you.

Our field men, on inspecting your nursery stock, find that it is at the present time deteriorating badly because of rust and other small tree ailments. We are advised that the young stock should be dug and sold immediately as by spring they will be practically of no value for resale. We are also advised that at wholesale prices now these young trees are worth between \$700.00 and \$800.00 and the cost of digging same would amount to approximately \$100.00.

Please give this your immediate attention and we are sure that with your knowledge of nursery stock, you will appreciate the facts as stated and we will expect an endorsement of our recommendation as soon as possible.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

EXHIBIT No. 836-8

DATE 14 Apr 1948

FILED BY J. W. G. Hunter

EXHIBIT No. 836-9
DATE 14 apr 1943
FILED BY J. W. G. Hunter

1.

EVACUATION SECTION	
Rec'd JAN. 4 1943	
File No. 8664	
Ans.	
Referred	Richardson

C. Mr. Col. Burnell,
Oakville Man.
Dec. 27/42.

Dear Sir: —

I thank you very much for your most sincere letter, dated on Dec 8th.

Yes, we are willing to sell our small nursery plants.

We think the price is very cheap, but I suppose we can't help it in time like this and that we can't go back and do what we like now could we have this until we had because it will be all spoiled.

So, I sincerely wish you to give us your best, please.

We would like to have seven hundred dollars (\$700) net price, if you could possibly do it. They're to pay for the digging ^{the} plants —

There is 2 short rows of plants, we are not wanting to sell yet — On the far west of our field there is a packing shed beside this there is a narrow ditch and on the south of this packing shed and on the east of the ditch and between the two rows of Italian plum, there is two ^{short} rows of plants that we are not wanting to sell until another year. I will show it on the map. —

2.

Now about renting our farm —

We have rented our farm for \$400 this year to Mr. Harry Hong & Lucy ^{Yip}.

After we had it rented, Mr. Harry Lee wanted to rent it but we said we will give him the first chance next year crops.

So for next year crops I have written to Harry Lee that I am willing to rent it for \$200, But I had a reply from him saying that he is just willing to pay only \$600 because he said he'll need about \$2000 to get it all clear again.

So I wrote to him again that I think it's cheap but I am willing to rent it to him for \$600. So I told him to go to Mr. Hal Mengie of Harey to write out the Lease form.

I wrote to ^{Mr} Hal Mengie too, and I had a reply from him saying that he is unable to write out the lease form for me, and he said he sent the letter we wrote ^{to him} to the Custodian's office. So I believe you have his letter now. Will you please write the Lease form out if Mr. Harry Lee comes to you, for \$600 cash and also will you please put the money in the ^{account} Bank of Montreal of Harey.

About couple months ago I have asked you about my Fire Insurance for our house

3.

And then you have change the Fire Insurance Company for us to as another company and we have stord the extra money needed.

But we never got the policy from the Company yet. I wonder if the Custodian is keeping it for us or not.

I believe I give you the list of the furniture in our house, I wonder if you would go and see if its all there yet because the different person is going to rent it.

We were in a great hurry when we were leaving B.C., so I put a quite a number of things up in the new building in the attic and its suppose to be board up, I wonder if its nailed on just as we have left it before we come. There is quite a number of our kind men belonging in there too.

I am very sorry to bother you a many a time.
Thank you very much for the kindness

Address

Mr. Harry Lee
126-A. Grand St. E.,
Vancouver
B.C.

Yours very truly,
J. A. Aita

Reg. No. 14250

8664

January 12th, 1943.

Mr. E. E. Clarke,
Provincial Dept. of Agriculture,
Abbotsford, B. C.

Dear Sir:

Re: Takaji KAITO

The above Japanese owns a farm at Baynes Road, Pitt Meadows, B. C., upon which is a considerable stock of nursery plants. We have been instructed to sell this stock and would appreciate your advising us if it is necessary for your Department to make an inspection of same before authorizing sale.

We would only be too pleased to have one of our field men go over this property with you if necessary, upon receiving your reply.

Yours truly,

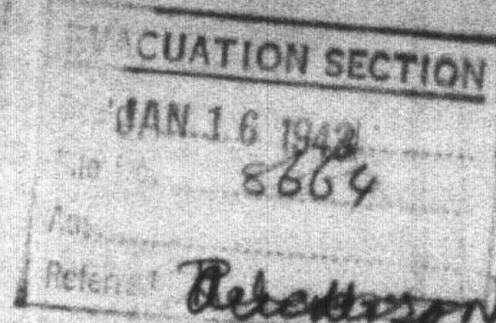
R. D. Richardson,
Farm Department.

WEA/EM

c c to Mr. W. S. Ure

EXHIBIT No. 836-10
DATE 14 apr 1948
FILED BY W. S. Ure

DISTRICT OFFICE



Abbotsford, B. C.
January 15, 1943.

Mr. R. D. Richardson,
Farm Department,
Dept. of the Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:-

Re Takaji Karto, file #8664

In reply to your letter I may say that I visited this nursery stock last spring and advised the grower that before moving the stock from the place an inspection would be necessary.

In accordance with Provincial regulations nursery stock is inspected at time of digging, prior to shipping for the control of economic insect pests and diseases.

It is rather early to dig and move nursery stock at the present time but arrangements could be made to avoid delay when this work could be done.

I would be pleased to discuss this matter with you or one of your staff in the near future. I do not expect to be in Vancouver until towards the end of this month, but arrangements might be made to look the property over January 19th or 22nd.

Yours very truly,

G. E. W. Clarke

G. E. W. Clarke
District Horticulturist.

GEWC/GC

EXHIBIT No.

836-11

DATE

14 apr 1948

FILED BY

J. W. G. Hunter

Exclusive Connection
with
**WESTERN UNION
TELEGRAPH CO.**
Cable Service
to all the World
Money Transferred
by Telegraph

CANADIAN NATIONAL TELEGRAPHS



Form 6102

CLASS of SERVICE DESIRED	
Full-Rate Message	
Day Letter	
Night Message	
Night Letter	☒

Patrons should mark an X opposite the class of service desired. OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM

D. E. GALLOWAY ASSISTANT VICE PRESIDENT TORONTO ONT

RECEIVER'S No.

TIME FILED

CHECK

Chp. 12000

Send the following message, subject to the terms on back hereof, which are hereby agreed to

VANCOUVER B C
24 FEBRUARY 1943

TAKAJI KAITA
REGISTRATION 14250
C/O COLIN H BURNETT
OAKVILLE MANITOBA

WE REQUIRE NAMES OF VARIETIES OF PEARS APPLES PEACHES CHERRIES FILBERTS ETCETERA
IN PLACES ONE TWO THREE AND FIVE STOP YOUR SERIAL NUMBERS GIVE NO INFORMATION AS
TO VARIETY STOP ADVISE FULLY BY RETURN AIR MAIL

CUSTODIAN OFFICE
VANCOUVER

EXHIBIT No.

836-13

DATE

14 Apr 1948

FILED BY

J. W. G. Munter

Charge Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

8664

January 27th, 1943.

Mr. G. E. W. Clarke,
District Horticulturist,
Department of Agriculture,
Abbotsford, B. C.

Dear Sir:

Re: Takaji KAITA

We thank you for your letter of January 15th and realize that this kind of weather is not the best for inspecting farms and nursery stocks.

We are endeavoring to locate a purchaser for this stock and will contact you in plenty of time for an inspection before the removal of same.

We thank you for your co-operation.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

EXHIBIT No. 836-12
DATE 14 apr 1948
FILED BY f. m. y. Hunter

File No. 8664

January 27th, 1943.

MEMORANDUM

TO: MR. W. S. URE

FROM: MR. ANDERSON

Re: Takaji KAITA
Baynes Rd., Pitt Meadows.

Further to your memorandum of December 2nd regarding various types of young fruit trees and nursery stock on the above Japanese property, we have received permission to sell the majority of these nursery plants and would appreciate your informing us if you have had any offer to purchase them or know of anyone interested in same.

All nursery stocks, prior to selling, are subject to inspection by Mr. G. E. W. Clarke, District Horticulturist, for the Provincial Government, Department of Agriculture, whose office is at Abbotsford.

WEA/EM

DEPENDABLE NURSERY PRODUCTS

FRUIT AND ORNAMENTAL
TREES AND SHRUBS
ROSES
EVERGREENS
ALPINES
PERENIALS, ETC.



SARDIS, B.C.

LANDSCAPE
SPECIALISTS

"FLORISTS"

FORCING STOCK

QUATION SECTION

Rec'd. MAR 22 1943

File No. 8664

Ans.

Ref: Anderson

19th March, 1943.

The Custodian's Office,
Department of the Secretary of State
of Canada,
Vancouver, British Columbia.

Dear Sirs:- Attention Mr. Anderson.

The writer has been to the Kaito farm accompanied by Mr. McTaggart Cowan of Woodward's and Mr. Clark from the Department of Agriculture. We went over the whole place very carefully and as far as we are concerned there is not a thing on the place of any use to us. There were a few good trees but it was very apparent that correct naming of the trees has been a matter of little consequence to the Jap and therefore we have no confidence that anything was true to name. By far the greatest proportion of the trees were just ~~poor~~ junk and unsaleable. We are not sure if Mr. Cowan will contact you personally or not but he did not seem to have any interest in the stock whatsoever.

The writer is personally sorry to have to make a report of this kind but under the circumstances could not do otherwise.

Enclosed please find documents given to the writer at the time of his visit to you.

Thank you for your courtesy in this matter.

Very truly yours,

H. M. EDDIE & SONS LTD.,

Per

McEddie
President.

EXHIBIT No. 836-14
DATE 14 apr 1948
FILED BY J. W. G. Hunter

HME/hl
Encl

Foremost in Roses

8664

May 5th, 1943.

Mr. Takaji KAITA,
Registration No. 14250,
c/o Mr. Colin H. Burnell,
Oakville, Man.

Dear Sir:

Re: North West Policy No. 205968.

The above numbered policy covers for \$1200.00 on the dwelling only located on your property described as Lot B of Lot 2, Section 10, and the N. W. $\frac{1}{4}$ of the N. E. $\frac{1}{4}$ of Section 11 in the Municipality of Pitt Meadows.

According to information on file the buildings located on your property include a 5-roomed dwelling, a 7-roomed dwelling, garage, wood shed, tool shed, as well as some chattels belonging to you still on the property. As you remember, we arranged for this insurance for you last September, but at that time we did not take into consideration all of the buildings as listed above.

Would you kindly advise, please, if you are interested in having the above numbered policy extended to cover any or all of the other buildings, and, if so, please indicate which and how much you wish placed on each.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAI.

Mo
All answered
May 25/43
M

8664

Ford Rd.

Pitt Meadows

EXHIBIT No. 836-15

DATE 14 apr 1948

FILED BY

J. W. G. Hunter

31/5/43.

BC.

Dear Sir,

I wish to submit a tender for Mr Kato's property which lies next to mine. There is no road at present into this property. There is approximately 6 acres in front trees but they are of no value as the drainage is poor. The rest of the land is stumps & brush. It should be drained & turned into farm land as the trees are dying out. This is the description of said property:-

Lot B sub. of Lot 2, section 10.

B5N, R2W, map #5717-16.79 acres.

I wish to make an offer of \$900⁰⁰ cash for this.

If there is any change in the selling of this land, would you kindly advise me.

Yours truly. John Roberson

PRESIDENT J. A. NASH



PROVINCE OF BRITISH COLUMBIA

DISTRICT "E" FARMERS' INSTITUTES

(LOWER MAINLAND)

ROOMS 7, 8, 9 HART BLOCK,
POST OFFICE DRAWER 760

NEW WESTMINSTER,

BRITISH COLUMBIA, CANADA

June 4, 1943.

DISTRICT "E" COMPRISES
THAT PART OF BRITISH
COLUMBIA FROM HOPE TO
SQUAMISH.

INSTITUTES IN DISTRICT "E"

ALDERGROVE
ATCHELITZ
BARNSTON ISLAND
BEAR CREEK DISTRICT
CHILLIWACK
COQUITLAM
DELTA
ELPHINSTONE BAY
FRASER VALLEY
GILL'S PRAIRIE
HOWE SOUND
KENT
KELLY CREEK
LANGLEY
MAPLE RIDGE
MATSQI
MISSION
MERIDIAN HEIGHTS
NEWTON AND DISTRICT
NORTH EAST BURNABY
OTTER DISTRICT
PEMBERTON VALLEY
PITT MEADOWS
POPLAR
PORT KELLS
POWELL RIVER
SOUTH BURNABY F. I.
AND H. A.
SQUAMISH VALLEY F. I.
AGRICULTURAL SOCIETY
STRAWBERRY HILL
SUNNYSIDE
SURREY
VANCOUVER
WHONNOCK AND DISTRICT
RYDER LAKE

Mr. Shears,
Office Custodian,
Japanese Evacuated Lands,
506 Royal Bank Building,
Vancouver, B. C.

Dear Mr. Shears:

I am enclosing you here with a letter received from a man out on Pitt Meadows, a piece of Jap Land which explains itself. It looks to me it might be one of these Mr. Godfrey explained to us would be a headache for the Soldiers' Settlement Board in the event of them taking over the total area.

If you can do anything with it, very good, otherwise, I should be glad if you would pass it along to the Soldiers' Settlement Board, as this might be a good way and time to get rid of it for cash.

Thanking you.

Yours sincerely,

J. E. Mackenzie
Secretary.

DEM/X
Encl.

HONORARY SECRETARY J. E. MACKENZIE	
EVACUATION SECTION	
Rec'd	JUN 5 1943
File No.	766
Ans.	
Referred	Shears

J. L. 431

October 19th, 1943.

File #8664

MEMORANDUM - DIRECTOR, VETERANS' LAND ACT

Re: Takaji KAITA

Lot "B" of Lot 2 Sec. 10,
Municipality of Pitt Meadows.

The price offered for this property is \$279.00.

There appears to be an unregistered mortgage of
\$500.00 against the property. This charge not yet confirmed.

RDR/JS

*see letter from Kaita 27/10/43
no mortgage seen*

Oakville Man,
To Mr. Sully,
Oct. 20th/43.

Mr. Macpherson,
Little Examiners,
Vancouver B.C.

EVACUATION SECTION	
Rec'd	OCT 27 1943
File No.	8664
Ans.	
Referred	Macpherson

Dear Sir:—

I thank you very much for your letter which I received few days ago, concerning about our land being in mortgage, Land Re: Lot "B" of Lot 2 of Section 10, Block 5 North, Range 1 East, Twp. 5717, N.W.D. —

This matter is all finished now and our land isn't in mortgage any more.

Yours truly,

A. Kaita

Reg. No. 14250
To Mr. Sully
Oakville Man

MEMORANDUM

To: File 8664

March 3, 1944.

From: Specified Articles Department

Re: KAITA, Takaji - Reg. 14250

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1936 Chevrolet Pickup No. T29 License No. (41) CA 185	\$425.00

Sold to: Forest Lawn Development Ltd. Date: August 20, 1942.

Selling Price: \$475.00

Harker

Selling Price	- 475.00
Less Administrative Expenses	- <u>26.98</u>
Net Credit	- \$448.02

5284, 4742
6399, 5420
4619, 4741
8664, 9587
3267

June 15, 1944.

Soldier Settlement and Veterans' Land Act,
Rogers Building,
Vancouver, B. C.

Attention Mr. Broadbent

Dear Sirs:

Further to our letter of June 9th, which you returned and which I am attaching hereto, I will deal with each of the cases that we discussed as follows:

J. L. 188, File 5284-Kenzo OTANI & File 6399-Yaeko OTANI, Premium \$5.08, Municipality of Maple Ridge.

On our first report to you this case was reported "No. Insurance"; but that was followed up shortly with a correction and the policy in question (North West 205109, covering for \$1000.00 on a one story frame dwelling with shingle roof, located on Subd. 2 of 1, NE $\frac{1}{4}$, Sec. 20, Tp. 12, Municipality of Maple Ridge, being on the E. Side of 11th Ave. Haney, B.C.) was transferred to you with endorsement completed by ourselves on the 9th of November, 1943. The policy should be somewhere in your office; and if not, we can request a duplicate to be issued.

The next three mentioned cases you found to be O. K. and ready for payment. They are as follows:

J. L. 200, File 4619, Seukichi KODAMA, Premium \$6.23
Municipality of Matsqui.

J. L. 431, File 8664, Takaji KAITA, Premium \$21.53
Municipality of Pitt Meadows.

J. L. 88, File 3267, Yoshizo WATANABE, Premium \$12.72
Municipality of Mission.

J. L. 108, File 4742, Yoshio MORI Premium \$10.19
Municipality of Mission.

The policy in question is New England 6251731 covering for \$500.00 on a one story shingle roof root-house and being located on Lot 8 of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 29, Tp. 17, on the S. side of Cherry Street in the Municipality of Mission.

(over)

~~SECRET~~
SOLDIER SETTLEMENT AND VETERANS' LAND ACT

518 Rogers Building
VANCOUVER, B. C.

19th June, 1944.

Attention: Mr. S. M. Gibson

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Fire Insurance Policies

We have for acknowledgment your letter of the 9th instant with reference to unpaid insurance premiums on the following properties:

BC/11P	-	Yr. File	5284 & 6399	(J.L. 188)
371P	-	"	4619	(J.L. 200)
416P	-	"	8664	(J.L. 431)
303P	-	"	3267	(J.L. 88)
664P	-	"	4742	(J.L. 108)
327P	-	"	5420	(J.L. 23)
72P	-	"	9587	(J.L. 55)

These have now been identified with the additional information you have furnished in your letter of the 15th instant and we will let you have a cheque to cover the amount due on each policy with the exception of BC/11P (J.L. 188), Otani. No insurance policy or copy has so far been received by this office in this case, either from you or from your solicitor Mr. Crux. In view of the fact that both your lists of insurance policies transferred to us showed none in force on this property we naturally took immediate steps to cover it ourselves. We have insured the house in question since 13th August last and paid the premium. In the circumstances, therefore, we feel that if any responsibility exists for unearned premium as far as this Department is concerned, it should not extend beyond the period, 1st January 1943, to 13th August, 1943, and we are agreeable to assume for this period if you consider we should do so. Kindly advise.

Yours truly,

I. T. Barnet
DISTRICT SUPERINTENDENT

WB:DR

Peri

8664

March 17th, 1945.

Mr. Andrew Vayda,
Pitt Meadows, B. C.

Dear Sir:

Re: Takaji KAITA

We wish to acknowledge your letter of March 9th enquiring as to whether the horse on the KAITA property is for sale. The chattels, etc., on this property, will be liquidated shortly and we would be pleased to contact you at that time, if you could supply us with your full address stating road number.

Yours truly,

W. E. Anderson,
Farm Department.

WEA:OH

W E Anderson

Loan Dept

506 Royal Bank Bldg

Panama Bldg

8664

WA

Richardson

Pitt Meadows

BC

20 Mar/45

Dear Sir

In reply to your letter File No 8664
I am interested in the horse & if you will contact
me as quickly as possible as I am in need of a horse
right away. My address is Dewdney Trunk Road
east of Harris Road at the corner of the Hale Road &
Dewdney Trunk

Yours Truly

Andrew Noyda

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
THE CUSTODIAN OF JAPANESE EVACUEE PROPERTY

VANCOUVER OFFICE

Receipt N^o 12491

Date 21st April 1945

RECEIVED from Andrew Noyda Pitt Meadows

the sum of Thirty five ⁰⁰/₁₀₀ Dollars Cash

re: KAITA Sakaji Regn. No. 44250. File No. 8664

Full purchase price of horse

35⁰⁰/₁₀₀

C. H. Reed Cashier
For The Custodian of Japanese Evacuee Property.

CHATELS BELONGING TO Takaji KAITA - Reg. #14250

Pitt Meadows, B. C.

File 8664

Sold to Andrew Vayda

1 only Bay Gelding - 16 to 18 years old ----\$35.00

I certify that the above is a just and fair appraisal.

April 20th, 1945.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 8664

NAME: Takaji KAITA

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: \$35.00

PURCHASE PRICE: \$35.00

COMMITTEE'S APPROVAL: June 15, 1945.

PURCHASER'S FULL NAME: Andrew Vayda

ADDRESS: Pitt Meadows, B.C.

OCCUPATION: Farmer.

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

~~YES~~

NO

Paid in full

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD: 1 only Bay Gelding - 16 to 18 years \$35.00

CHATELS BELONGING TO Takaji KAITA - Reg. #14250

Pitt Meadows, B. C. *Jul 8664*

Sold to Andrew Vayda - *Fanner*

1 only Bay Gelding - 16 to 18 years old ----\$35.00

Less 10% appraisal fee (Pd. 28/4/45) 3.50

Net: \$31.50

I certify that the above is a just and fair appraisal.

April 20th, 1945.

Spencer Pallat.

*Approved By Rural Ad. Committee
June 15, 1945*

NAME KAITA, Takaji

REGISTRATION NO. 14250

FILE NO. 8664

filed 20/9/46

The following chattels were sold by public

auction at Haney, B.C. on May 23, 1946.

- Chairs	\$ 0.50	✓
- Cupboard	0.50	✓
- Couch & Childs Cot	0.50	-
- Airtight heater	0.25	+
- 3 Beds	3.00	✓
- 3 Beds	3.00	-
- Seeder & cultivator	7.00	✓
- Tools	12.75	FT (3 items tools)
- Horse Cultivator	11.00	+
- 2 Section Harrow	4.00	+
- Sundries	0.50	-
- Crock	1.50	✓
- 6 Dining Chairs, table & sideboard	15.00	+
- Bed table	0.75	+
- Gramophone	1.00	+
- Shelves	0.50	✓
- Sideboard	25.00	✓
- Range	27.50	+

Total

(Auctioneer's Fee: \$11.43

\$ 114.25

Less Expenses:

(Advertising: 1.80
(Moving: 9.65

\$ 22.88

Net Proceeds Credited:

\$ 91.37

Members of Custodian Staff Present.

Mr. Jack Moryson

Extracted from Auctioneering List No.

Haney 19.

Remarks.

NAME KAIYA, Takaji

REGISTRATION NO. 14250

FILE NO. 8664

The following chattels were sold by public
auction at Surrey, B. C. on March 14, 1945.

Brooder
8 Feed troughs

\$ 1.50
2.50

Arthur Salter

Total

\$ 4.00

Less Expenses: { Auctioneer's Fee: \$0.40
 { Advertising: 0.06
 { Moving: 0.12

\$ 0.58

Net Proceeds Credited:

\$ 3.12

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering List No.

Surrey 10

Remarks. *not listed as inventory*

EXHIBIT No. 836-16
DATE 14 apt 1948 Oakville Man.
FILED BY J. W. C. Hunter Sept 11th/45

The Custodians Office
Department Of Secretary
Of State Of Canada
Vancouver B.C.

SEP 15 1945
File No.
And.
Robert Anderson

Dear Sir -

my file no is 8664
Sakaji Naita Reg. No. 14250

Will you please let us
know the following things
about the properties + the
belonging we have left at
Pitt Meadows B.C.

I have the understanding
that you have rented our
land for the yr. of 1943 for
the sum of \$800⁰⁰xx. I would
like to know if you have
added the amount to our
credit at your office

About our museum stock
which you have asked us
to sell a few yrs. ago for \$700⁰⁰xx
or \$800⁰⁰xx; I have made a reply
+ asked you to sell it for us

even though we figured it was
very cheap. Since then I have
never heard a thing what has
happened; so will you please
let us know whether you have
sold it at that price.

Will you please let us
know what has happened to
the furniture & the farm
implements we have left with
you before we left the coast.

I also would like to know
the amount of money we have
at your office.

Thank you.

Yours truly
J. Hart

8664

October 3rd, 1945.

Mr. Takaji KAITA,
Registration No. 14250,
Oakville, Manitoba.

Dear Sir:

We wish to acknowledge your letter of September 11th, and regarding 1943 rental, although consideration was \$250.00, it accrued to the Director Veterans' Land Act, who purchased your property as at January 1st, 1943.

The Custodian attempted to dispose of your Nursery Stock in view of the fact that your caretaker was unable to continue because of ill health. A number of nursery men and also the purchasing agents of the larger Vancouver Department Stores were contacted by this office and after visiting the property, accompanied by the Provincial Government Agriculturist, stated that they had no interest in purchasing in view of the crowded and poor condition of the stock. All other efforts to sell this stock have been unsuccessful and I understand it is now of no commercial value.

In accordance with a policy decided upon by the Canadian Government, your chattels and farm implements will be sold in the very near future and at that time you will be supplied with full details of sale and the funds will be made available to you.

Your credit balance at this office is \$1,716.14.

Yours truly,

W. E. Anderson,
Administration Department.

WEA:O'B

EXHIBIT NO. 836-17
DATE 14 Apr 1948
FILED BY J. W. G. Rinker

EXHIBIT No. 836-20
DATE Jan 20-1950
FILED BY McMaster

November 14, 1949.

Messrs. Campbell Brasier & Co.,
675 West Hastings St.,
Vancouver, B. C.

Gentlemen:

Japanese Claims Commission. Case 836

In accordance with your instructions we have examined the property described on the Soldier Settlement Boards' Farm Appraisal report for J.L. 491, B. C. number 416-P, particularly described as the N.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Sec. 11, Blk. 5N, Rge. 1E, N.W.D.

In the matter of the appraisal of the holding we beg to report as follows:

The soil is a clay and clay loam, situated in the Municipality of Pitt Meadows at the end of Dale Road. Part of the property is on a slight rise and the largest portion slopes towards the southwest and the general level of the municipality. The area was as well drained as could be expected in its location. It is mostly low lying but north-south ditches remove surface water. The Farm Appraisal photostat as to physical description is accurate.

We assign values as follows:

Land, 10 acres at \$100.00 per acre	\$1000.00
House with lean-to	350.00
New house on cement (1 yr. old)	575.00
Shed	40.00
Raspberries, 3 acres at \$100.00 per acre	300.00
Gooseberries, $1\frac{1}{2}$ acres at \$60.00 per acre	90.00
Grapes, 2 acres at \$50.00 per acre	100.00
	<u>\$2455.00</u>

The nursery stock has no value today.

The nursery stock was offered for \$700.00 under date of December 27, 1942. The S.S.B./V.L.A. photostat is dated July 10, 1942. Mr. Eddy's letter is dated March 19, 1943. It is apparent that the nursery had been neglected for one year before examination by Mr. Eddy. Any value that is placed on this stock would be, at least in part, a guess, yet it must have had some value in 1942.

The fruit trees are a jumbled mass today and again any value placed on them, as of 1942, would be somewhat of a guess. Since the property rented for \$1400.00 in 1942, they must have been worth something.

Most of the cherry trees appear healthy at the present time. The filberts are overgrown but produced a small crop of nuts this year. There were approximately 113 cherry trees and 90 filberts originally. We beg to suggest a nominal value of \$490.00, the same amount as was suggested for the small fruits and grapes.

This would yield a total value of \$2,945.00.

All of which is respectfully submitted,

CLEMENT CONSULTING SERVICES LTD.

Takaji KAITA

File No. 8664
Reg. No. 14250

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 August 28	Refund unexpired insurance premium	\$ 24.00	\$ 19.20	
September 19	Fire Insurance premium paid		4.80	
October 3	Your remittance		448.02	
December 28	Proceeds Car sale			
1943 January 1	Credit from sale of property (Lot "B")		158.25	
	" " " " (N.W. $\frac{1}{4}$)		1,107.37	
January 18	Land Registry Office - Certificate of Encumbrance (2)	2.00		
March 19	Cost of telegram re fruit trees	.92		
September 21	Pacific Co-Operative Union interest on shares		.80	
1945 April 18	Proceeds Auction Sale		3.12	
April 21	Sale of horse	3.50		
	Appraisal "	30.00		
April 23	Legal fees re Sale of Property 2 @ \$15.00 each			
1945 October 3	Proceeds Auction Sale		91.37	
		\$ 60.42	\$1,867.93	

CR \$ 1,807.51

CR NIL

1807.51

1948
Jan. 30

Cheque to you

Accounting Department
February 7th, 1948

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVERSED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE HIL. BIRD, COMMISSIONER)

10

Winnipeg, Manitoba,
April 14th, 1948.

IN THE MATTER OF THE CLAIM OF
TAKAJI KAITA.

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.

G.H.R. UPTON, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30

MR. CHERNIACK: My lord, I would like to turn now to case No. 14, Takaji Kaita. There is an amendment here, my lord. I would like to lump the value of the two parcels, my lord, at \$12,000.00.

THE COMMISSIONER: 1 and 2 at \$12,000.00 even?

MR. CHERNIACK: Yes. The sale price was \$1457.00, I believe; is that correct, Mr. Hunter?

MR. HUNTER: Yes.

MR. CHERNIACK: Yes. Sale price, \$1457.00, and the
10 loss is \$10,543.00. My lord, I have a further amendment, but I will call the witness and file the exhibits so that your Lordship may make the proper notes with the exhibits before you. I think it would be easier.

THE COMMISSIONER: Very good.

TAKAJI KAITA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

20 Q Mr. Kaita, I show you two typewritten statements. Were they prepared in accordance with your instructions? A: Yes.

Q Are these your signatures? A: Yes.

Q Are the contents of these statements the truth to the best of your knowledge, information and belief? A: Yes.

MR. CHERNIACK: I will file the exhibit on real estate first as Exhibit 1.

THE COMMISSIONER: That covers both parcels, does it?

30 MR. CHERNIACK: Yes, my lord.

3
T. Kaita,
In Chief.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: And on behalf of my learned friend I
would file the farm appraisal reports as Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: I would file the personal chattel state-
ment identified by the claimant as Exhibit 3, and
on behalf of my learned friend I would file his
analysis, consisting of two pages, as Exhibit 4.

(STATEMENT MARKED EXHIBIT NO. 3).

10 (ANALYSIS MARKED EXHIBIT NO. 4).

MR. CHERNIACK: Your Lordship will note on the original
claim that there are four sheets attached to it.

THE COMMISSIONER: Yes.

MR. CHERNIACK: If I could point out some changes to
those sheets that will clarify the amendment and
the evidence which will be given. The first
sheet entitled "Parcel 1", my lord, shows the
number of trees in the orchard and the prices
each and the total. I have been informed by the
20 claimant that those prices are really his valua-
tion, and I have therefore changed on the "price
each" column — I have changed that to read
"cost price each average", and I have shown all
the apples at \$1.50 each, and the cherries at
\$1.75.

THE COMMISSIONER: Now, Just one moment, "Black Tartar-
ian cherry".

MR. CHERNIACK: Yes, that will go under the \$1.75.

THE COMMISSIONER: Instead of \$4.00.

30 MR. CHERNIACK: Yes. \$4.00 was his estimate of the

F. Kalta,
In Chief.

value of the tree at the date of evacuation. The others are all apples at \$1.50 each, and when multiplied by the number of trees, the total for the apples is \$1897.50.

THE COMMISSIONER: Yes.

10 MR. CHERNIACK: And for the cherries, it is \$31.50, making a total of \$1929.00 for parcel 1, or the orchard on parcel 1. The next page, my lord, refers to parcel 2. There again there have been similar changes made. Apple trees, which is the first portion of the list, reading down to Japanese flowering cherry, the apples are again shown at \$1.50 each, making a total for apple trees, \$2,755.50. The cherry trees then come next, my lord, down to the walnut trees. That is, the next seven items are all cherries at \$1.75 each, making a total of \$197.75. The three items of walnut trees are at \$4.00 each, totalling \$36.00. The next two are hazelnut trees at \$2.00, totalling \$180.00; the
20 three plum at \$1.00, totalling \$85.00, and the balance are apples at \$1.50.

MR. HUNTER: What are the next three?

MR. CHERNIACK: The next four, starting from "Victoria" total \$207.00 -- \$1.50 each. The total for that page, therefore, is \$3461.25.

THE COMMISSIONER: What about the grapevine patch?

MR. CHERNIACK: I have taken these out as crops, my lord. I have taken these out. They are listed elsewhere as crops.

30 THE COMMISSIONER: You have taken them out altogether.

5
T. Kaite,
In Chief.
Discussion.

MR. CHERNIACK: Now your Lordship will note the total of
parcels 1 and 2 shown on these two sheets comes
to \$5,390.25, which is shown in total on Exhibit 1
under "improvements, planted mixed fruit trees
and nut trees as itemized on sheets attached to
claim form," \$5,390.25. Now, if I could get the
amendment in on the personal chattels. The
Chevrolet truck, my lord, the valuation is the
same. This will be on the back of the printed
claim form, my lord. The value of the truck is
10 the same. The gross amount received, however, is
\$475.00, therefore the loss on the truck is
\$75.00. The furniture, my lord, the household
furniture, tools, etc., in accordance with the
analysis filed, the value has been reduced to
\$540.00.

THE COMMISSIONER: \$540.00?

MR. CHERNIACK: Yes, my lord. There is an indication
here from my learned friend that there might be a
20 \$10.00 error, which there is. It should be
\$550.00, my lord. Thank you, Mr. Hunter. And the
credit is \$112.50 showing a loss of \$437.50.

The next item, my lord, is that of the nursery
which stands at the same amount. With the exception,
my lord, of a typographical error on Exhibit 3,
personal chattels, it should read for the value of
the nursery, \$2374.00, and my copy appears to read
\$2274.00.

THE COMMISSIONER: That must be on the back of the claim
30 form, is it?

T. Kaita,
In Chief.
Discussion.

MR. CHERNIACK: Yes, it is on the back of the claim form, but in addition it is on the personal chattels sheet filed as Exhibit 3. The original claim form is correct. The personal chattel sheet already filed as Exhibit 3 has a typographical error. My lord, I refer to Exhibits 1 and 2, the statement of the real estate.

THE COMMISSIONER: All right.

MR. CHERNIACK: The claimant sets out that he purchased parcel 1 consisting of almost 17 acres in 1936 from
10 one J.L. Norton for \$1020.00.

THE COMMISSIONER: Let me interrupt you just a moment, Mr. Cherniack. For the purpose of the record, as I understand it when you discussed the contents of the document that has already been filed, it is not your wish that that should become part of the record. In other words, that the Reporter need not take it.

MR. CHERNIACK: No, there is no need to, my lord, when I
20 am reading from these exhibits.

THE COMMISSIONER: Yes, I had understood you to say that but I did not want there to be any question about it, that is why I brought it up.

MR. CHERNIACK: Thank you, my lord. Possibly if I make some suggestions as to some conclusions that I myself arrive at, I will mention it so the Reporter can take it.

THE COMMISSIONER: Yes, you can look after yourself on that.

30 MR. CHERNIACK: Yes, I will, my lord. (Reading).

T. Kaita,
In Chief.
Discussion.

THE COMMISSIONER: Before you leave Exhibit 1, Mr.

Cherniack, have you any material to support the statement that the claimant grossed \$3,000.00 from his fruit in 1941, and the same amount for berries?

MR. CHERNIACK: My lord, we haven't that here. We are hoping we will be able to produce these records at the adjourned hearing by obtaining it from the people with whom he dealt. Whether we can or not, I don't know. This might be as good a time as
10 any to make this statement, that I know nothing of orchards and the claimant, I believe, knows a great deal about them, but he admittedly states he is inexperienced in fixing values for orchards and fruits, and that is why I am quite clear, my lord, that the argument as to valuations will have to be had at the time we produce experts in Vancouver.

THE COMMISSIONER: Of course if the statement in Exhibit 1 as to the gross revenue in 1941 from his
20 two types of crops can be substantiated, it is the most cogent proof of value.

MR. CHERNIACK: I certainly realize that and we will make every effort to try to substantiate that in B.C.

THE COMMISSIONER: Very good.

MR. CHERNIACK: The appraiser sets out (reading).

THE COMMISSIONER: There is a great disparity between the claimant's statement of \$6000.00 revenue in 1941 and the appraiser's statement.

MR. CHERNIACK: Yes, my lord. As to the ten acres, he says (reading). The claimant's statement I assume
30 you have already read?

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THE COMMISSIONER: I have, yes.

MR. CHERNIACK: Q Now, Mr. Kaita, when did you come to
Canada?

A: I think 1907.

Q And since 1907, how long have you been a horti-
culturist?

A: In 1908 I started
as a market farmer, and about 1910 I commenced
operations in fruit.

Q Thank you very much. And what are you doing now?

A I am a farmer.

10 Q Are you in any way growing fruit?

A I am now experimenting in new types of fruit.

Q Now the appraiser who has viewed your buildings
with the orchard believes that the orchard is
too closely intercropped, that is the trees are too
close together?

A: He said I first
grew strawberries and in between I placed apples
at intervals of 10 or 12 feet, and as they grew
bigger I pruned them and kept them in order.

20 Q In your experience is that method of growing in
any way damaging to the fruit crop?

A No, it would not affect the crop.

Q How long was the land in that condition? How long
was the land in the condition in which you left it
prior to leaving it? Is that clear? I want to
know for what space of time prior to evacuation
his land was inter-cropped to the same extent as
it was when he left?

30 A I gradually increased the trees during the years,
and it would be difficult to say now actually how
long it was before evacuation.

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Q At the date of evacuation what was the condition
of the orchard? A: It was in good
condition.

Q How recently had he worked on it?

A I worked until about two or three weeks before my
evacuation when there were certain things to be
done.

Q Did you at any time discuss with the representative
of the Custodian the layout of the orchard and the
manner in which it was to have been kept up?

A When I was evacuated I saw a representative of the
Custodian who was on the train and he asked me
whether I had any details of the farm or orchard,
and I said I had a list in the trunk and that I
would send it to him as soon as I arrived in
Manitoba. I asked the Custodian whether he was
going to take care of the farm.

Q What was the answer?

THE COMMISSIONER: That evidence is not of very much
value, unless he can identify the individual to
whom he was talking.

MR. CHERNIACK: Well we will see what we can do about
that.

A The Custodian's representative said that they
would take care of the property.

Q Did you subsequently send in the list which you
had?

A: About 2 or 3 days
after I arrived in Manitoba. I think 2 or 3 days.

Q Now this man to whom you spoke and whom you
referred to as the Custodian's representative, what

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was his capacity on the train? What was he doing on the train?

A: I don't know what he was doing on the train. He was on the train from Pitt Meadows to New Westminster, and when the train stopped at Port Mann he apparently got off, or I didn't see him after that.

Q Did he appear to be in an official capacity, or just a passenger on the train?

A He was not a train official.

10 THE COMMISSIONER: If he does not know the man's name, I do not think it will be of any help.

MR. CHERNIACK: It may be the Custodian could provide the name of the man who was in charge of their moving.

MR. HUNTER: My lord, the moving was done under the B.C. Security Commission, as your Lordship knows. We might possibly have had someone there to get information, but the moving of them would not be under us.

20 THE COMMISSIONER: Possibly you can bring it to the attention later of the Custodian's office. I do not think we can bring it home this way. I have been reading these farm appraisal reports. Certainly the appraiser could not condemn the two properties more wholeheartedly.

MR. CHERNIACK: That is true. There is greater variance in this case than in any other.

THE COMMISSIONER: I do not think I have read an appraisal report up to date that was so condemnatory of a property.

30 MR. CHERNIACK: The only question will be when we come

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to cross-examine this appraiser, we can find out what he knows about orchards, I suppose.

I won't pursue this much further, my lord, because all we have here is the evidence of the claimant himself.

THE COMMISSIONER: I do not think you can do so with any particular benefit, but I do not want to stop you.

MR. CHERNIACK: No. I agree with your Lordship. I will
10 just ask a few brief questions.

THE COMMISSIONER: Very well.

MR. CHERNIACK: Q: Did you at some time before leaving request a neighbour to look after the orchard?

A Yes, it was merely to take away the weeds. I asked him to take away the weeds.

MR. CHERNIACK: Now coming to the personal property claim, my lord, the claim is divided into three portions. The first is the chattels, which were in care of the lessees and the list is reported to the Custodian
20 in full. I believe a copy of the list was given to the Custodian at the time of evacuation, is that correct?

MR. HUNTER: No. "Will notify Custodian? Undecided. Might sell furniture".

MR. CHERNIACK: Could my learned friend tell us when the Custodian was notified because you do have a lease there of the first group? Here it is, May, 1942. Well, in any event, it isn't important, my lord, because an inventory was taken on June
30 5th, 1942.

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MR. HUNTER: On May 19th, 1942, as your Lordship will see from the analysis.

THE COMMISSIONER: That is when it was furnished to the lessee?

MR. HUNTER: Yes.

THE COMMISSIONER: Apparently the Custodian made an inventory on June 5th, 1942. That is only a matter of a few weeks after the tenant.

10 MR. CHERNIACK: The second list, my lord, is for all chattels stored upstairs in new building and reported to Custodian.

Q The goods, witness, which were stored in the upstairs of the new building, did you report the list of them to the Custodian? A: Yes.

Q Do you recollect in what manner?

THE COMMISSIONER: And when?

MR. CHERNIACK: Q: Do you recollect in what manner it was reported? A: I sent a letter.

20 THE COMMISSIONER: Will you ascertain the date? Either get the letter or some information as to when it was sent.

MR. CHERNIACK: I might ask my learned friend now whether he has the letter showing it. Does that show this list? I might file as an Exhibit, my lord, the letter referred to, May 19th, 1942, referred to in the analysis form. It sets out the items on the first list, Exhibit 4.

(LETTER MARKED EXHIBIT NO. 5).

30 THE COMMISSIONER: Does that letter relate to all the chattels which are now the subject of claim?

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MR. CHERNIACK: No, only the first list. The list
entitled, "Chattels, list I" was left in the custody
o of Mr. Hong Wing.

THE COMMISSIONER: That does not include then any of the
chattels that are in the subsequent two heads in
the claim? Is that correct?

MR. CHERNIACK: That is correct.

Q Witness, I show you a letter taken from the
Custodian's file and dated November 8th, 1942,
10 Is this the letter in which you state that you
reported the goods which were stored on the
second floor of the new house?

A Yes.

MR. CHERNIACK: I will file this as an exhibit, my lord.
(LETTER MARKED EXHIBIT NO. 6).

Q Witness, this letter states, "Tools upstairs,
this wasn't rented to Hong Hey, cos this was
are hired mans belonging, so we kept it separately".

A Yes, that is the case. They were my tools--they
20 were my tools.

Q He was going to say something else, I think.

A Those were all my tools with the exception of one
or two which belonged to my brother-in-law.

MR. CHERNIACK: Could my learned friend inform me
whether there was an inventory taken in response
to that letter of that portion of the property?

MR. HUNTER: The only inventory I have a record of
is June 5th by Bardwell. It is shown on column
2 of the analysis.

30 MR. CHERNIACK: What is the date of that letter?

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THE COMMISSIONER: November 8th, 1942, and received by
the Custodian on the 18th.

MR. CHERNIACK: There was no inventory taken by the
Custodian to your knowledge after the receipt of
that letter?

MR. HUNTER: I don't know that.

MR. CHERNIACK: My lord, these items are not very
important especially compared to the total claim,,
but I introduce it for what it is worth and I will
10 let it stand.

THE COMMISSIONER: I cannot understand the contradiction
between the witness' testimony now and his
statement in the second paragraph of this letter in
which he says the tools belonged to the hired
man.

MR. CHERNIACK: Q: Witness, this statement about the
tools belonging to the hired man, does that refer
to your brother-in-law or to another man?

A It refers to my brother-in-law. The hired man is
20 my brother-in-law.

THE COMMISSIONER: Well, Mr. Interpreter, would you
be good enough to translate the paragraph that I
will mark in this letter and ask him what the
explanation of it is in view of his testimony now?

MR. HUNTER: What exhibit is that, my lord?

THE COMMISSIONER: That is Exhibit 6.

A That is a mistake. I did not write the letter
myself. It was written by my son, age 17 at that
time.

30 THE COMMISSIONER: The language which I have asked the

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Interpreter to translate to the witness reads,
"Tool upstairs, this wasn't rented to Hong Kong
cos this was are hired mans belonging, so we kept
it separately." Now, we have the witness' explanation.

MR. CHERNIACK: You will note, my lord, that the third
list of chattels, "Chattels left loose on farm"
has been abandoned.. This was never reported to
the Custodian.

10 THE COMMISSIONER: Just one moment. I want to make sure
that I know to what you are referring.

MR. HUNTER: Page 2 of the analysis, my lord.

THE COMMISSIONER: Well, those are all of the chattels
that fall under the head, "Left loose on farm".

MR. CHERNIACK: That is correct, my lord. There is an
indication here that a baby bed had been located
at one time on the appraisal, but other than that
there is no indication.

20 THE COMMISSIONER: Are all these articles in respect of
which you are abandoning the claim included in the
claim form?

MR. CHERNIACK: The original claim?

THE COMMISSIONER: Yes.

MR. CHERNIACK: Yes, they are shown separately there, I
believe.

THE COMMISSIONER: Oh, I see it, "Goods left on the farm".

MR. CHERNIACK: Yes.

THE COMMISSIONER: The claim is abandoned in respect of
both?

30 MR. CHERNIACK: Yes, my lord.

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THE COMMISSIONER: All right, that is clear enough.

MR. CHERNIACK: Q: Now the ornamental trees, witness,
do I correctly understand that these trees were
grown for re-sale as trees? I mean by that it is
not a pleasure product, it is for the re-sale of the
trees themselves.

THE COMMISSIONER: That is shown quite clearly in the
claim. He was growing nursery stock and it is
quite obvious they must be for re-sale.

10 MR. CHERNIACK: That is fine, thank you, my lord.

Q What was the condition of this nursery stock when
you were evacuated? A: It was in good
condition.

MR. CHERNIACK: My lord, may I ask my friend to file a
letter dated December 8th, 1942.

MR. HUNTER: What is it about?

MR. CHERNIACK: It is about the nursery stock. There was
an estimate of \$800.00 to \$900.00 on it.

MR. HUNTER: Yes.

20 MR. CHERNIACK: That is all right, thank you. Have you
the offer to purchase, May 31st, 1943?

MR. HUNTER: No.

MR. CHERNIACK: My lord, my learned friend intends to
file a bundle of correspondence, amongst which is
a letter that I have just requested, and I would
like to point out to your Lordship that the letter
is dated December 8th, 1942, and refers to one
of the field men; that is one of the Custodian's
field men, estimating the wholesale price on these
30 nursery trees at \$700.00 to \$800.00. The bundle

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also contains, my lord, an offer by a Mr. John Robertson to purchase the parcel of almost 17 acres which was valued by the appraiser at \$283.94. The offer to purchase on that parcel is for \$900.00. I believe that is correct, for cash.

MR. HUNTER: That is right, yes.

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 personal property sold was sold for its fair market value. It is submitted that claims for personal property not sold by the Custodian are excessive. It is submitted that the nursery stock claimed for is not a chattel but real property and accordingly, if claimed at all, should be in the form of a real property claim.

THE COMMISSIONER: Well, we are not being technical about a thing of that kind. I think you are probably right; it is real property, but it was grown as nursery stock and designed to be taken up and sold as trees. I can quite appreciate the claimant's doubt as to how he should classify it.

MR. HUNTER: I am not trying to avoid the claim.

THE COMMISSIONER: I appreciate that.

MR. CHERNIACK: I might point out we have taken the Custodian's lead in that. There is some indication, I believe, in the bundle of letters that this was treated as personal chattels.

THE COMMISSIONER: Now, Mr. Cherniack, I will hear one counsel at a time. Your friend has the floor at the

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Moment.

MR. CHERNIACK: I am sorry, my lord.

MR. HUNTER: The real property, my lord, parcel 1, which is the part stated by the appraiser to be only roughly cleared, the land was assessed at \$800.00 and the improvements at \$800.00, a total of \$1600.00.

Parcel No. 2, the land was appraised at \$1200.00. I am sorry, I think it is the reverse, my lord. Parcel 1, which I have mentioned, and to which they refer to here as the assessment -- this is the part which I believe my friend has put in as parcel 2. It is shown in Exhibit 1 as parcel 2, and the land is \$800.00, and the improvements at \$800.00, a total of \$1600.00; and parcel 1 on the real estate summary, Exhibit 1, is assessed at \$1200.00 for the land and \$100.00 for improvements, \$1300.00, making a total assessment for the two parcels of \$2900.00. The taxes on the improved portion were \$25.02, the taxes on the unimproved portion, \$19.80, making a total tax of \$44.82. The improved portion, that is the ten acre bit, my lord, was sold for \$1178.00.

THE COMMISSIONER: Which parcel is that? Is that No. 2?

MR. HUNTER: That is parcel 2, my lord. Parcel 1 was sold for \$279.00. I have a large amount of correspondence here to put in, my lord, that passed between the claimant and the Custodian, which I intend to identify now, and the balance will be put in for information to be identified later.

30 THE COMMISSIONER: Is that satisfactory to you, Mr.

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Cherniack?

MR. CHERNIACK: Yes, my lord.

THE COMMISSIONER: Very well.

MR. CHERNIACK: I should see it before I agree.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is this letter from you, Mr. Kaite?

A Yes.

MR. HUNTER: In view of the fact that these may be
10 identified later by different people, I think
possibly they should go in as separate exhibits,
my lord.

THE COMMISSIONER: Yes, I think they will have to.

MR. HUNTER: This is a letter dated July 2nd, 1942, my
lord, from the claimant to the Custodian, saying,
"I am very sorry that I have delayed in sending
my list of nursery stock. That is because we have
being busy getting settled.

"The list of our nursery stocks are as follows:"
20 He then gives a long list of various nursery stocks
showing a total of several thousand different
varieties of plants, my lord. Then he adds,
"Mr. A. Wiens of Pitt Meadows on Baynes Road
are taking care of these nursery stocks only and
one acre of one year old raspberry to be hoed.
We have arranged with him that we will pay him,
at the end of each month, the average wages per
hour that average person are getting out there.

"These are the following things we were told
30 to let you know by the Custodian at Powell.

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Thank you. Yours very truly."

(LETTER MARKED EXHIBIT NO. 7).

MR. HUNTER: The next letter is a letter from the Custodian to Mr. Kaita.

Q Mr. Kaita, did you receive the original of that letter?

MR. HUNTER: My learned friend is willing to admit that, my lord, so we won't need to identify it.

MR. CHERNIACK: Yes.

10 MR. HUNTER: This is the letter dated December 8th, 1942, my lord, from the Custodian to the claimant.

THE COMMISSIONER: Just for the record, Mr. Cherniack, you are admitting this letter?

MR. CHERNIACK: Yes, my lord.

MR. HUNTER: "Dear Sir: When you were evacuated from the protected area, our field man contacted you and you informed him of your arrangements regarding the main farm being leased to Hoy Hong and L.L. Yipp, but that your nursery stock was not included in this arrangement and that Mr. A. Wiens would be taking care of this.

20

"Mr. Wiens has written to this office stating that he is in poor health and will, therefore, be unable to continue to take care of these small fruit trees as arranged with you.

"Our field men, on inspecting your nursery stock, find that it is at the present time deteriorating badly because of rust and other small tree ailments. We are advised that the young stock should be dug and sold immediately as by spring

30

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they will be practically of no value for resale. We are also advised that at wholesale prices now these young trees are worth between \$700.00 and \$800.00 and the cost of digging same would amount to approximately \$100.00.

"Please give this your immediate attention and we are sure that with your knowledge of nursery stock, you will appreciate the facts as stated and we will expect an endorsement of our recommendation as soon as possible."

10

(LETTER MARKED EXHIBIT NO. 8).

MR. CHERNIACK: I admit the next letter, my lord.

MR. HUNTER: This is the letter of December 27th, 1942, from the claimant to the Custodian which my learned friend admits, as the letter of his client.

"I thank you very much for your most sincere letter, dated on December 8th.

"Yes, we are willing to sell our small nursery plants.

20

"We think the price is very cheap, but I suppose we can't help it in time like this and that we can't go back and do what we like nor could we have this until we go back because it will be all spoiled. So, I sincerely wish you to give us your best, please,

30

"We would like to have \$700.00 net price, if you could possibly do it. They're to pay for the digging the plants. There is two short rows of plants we are not wanting to sell yet. On the far west of our field there is a packing shed beside

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this there is a narrow ditch and on the south of this packing shed and on the east of the ditch and between the two rows of Italian plum, there is two short rows of plants that we are not wanting to sell until another year. I will show it on the map."

The rest, my lord, has to do about the rental and as far as this particular point is concerned, it isn't relevant, but it may have some relevancy as to land.

10

(LETTER MARKED EXHIBIT NO. 9).

MR. HUNTER: The next, my lord, is a letter to Mr. E.E. Clarke, of the Provincial Department of Agriculture. This is put in for information at this time and will have to be identified later.

THE COMMISSIONER: This is from the claimant?

MR. HUNTER: No, it is from the Custodian, my lord, dated January 12th, 1943.

"Re: Takaiji Kaito.

20

"The above Japanese owns a farm at Baynes Road, Pitt Meadows, B.C., upon which is a considerable stock of nursery plants. We have been instructed to sell this stock and would appreciate your advising us if it is necessary for your Department to make an inspection of same before authorizing sale.

"We would only be too pleased to have one of our field men go over this property with you if necessary, upon receiving your reply."

(LETTER MARKED EXHIBIT NO. 10).

30 MR. HUNTER: Next, a letter in reply to that letter, my

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lord, and this will have to be identified later.

MR. CHERNIACK: You mean identified by the writer?

MR. HUNTER: Identified by the writer, or by someone who knows the writer and his signature.

This is a letter dated January 15th, 1943, "re: Takaji Karto," it says, but it means Kaita.

This is to the Custodian from the Department of Agriculture. "In reply to your letter I may say that I visited this nursery stock last spring and advised the grower that before moving the stock from the place an inspection would be necessary.

10

"In accordance with Provincial regulations nursery stock is inspected at time of digging, prior to shipping for the control of economic insect pests and diseases.

"It is rather early to dig and move nursery stocks at the present time but arrangements could be made to avoid delay when this work could be done.

20

"I would be pleased to discuss this matter with you or one of your staff in the near future. I do not expect to be in Vancouver until towards the end of this month, but arrangements might be made to look the property over January 19th or 22nd."

(LETTER MARKED EXHIBIT NO. 11).

MR. HUNTER: This is another reply to Mr. Clarke from the Custodian, dated January 27th, 1943, my lord, and will have to be identified.

"We thank you for your letter of January 15th and realize that this kind of weather is not the best for inspecting farms and nursery stocks.

30

"We are endeavouring to locate a purchaser for this stock and will contact you in plenty of time for an inspection before the removal of same. We thank you for your co-operation."

(LETTER MARKED EXHIBIT NO. 12).

10 MR. HUNTER: This is a copy of a telegram, my lord, from the Custodian to the claimant which my learned friend admits. It is dated the 24th of February, 1943, and says "We require names of varieties of pears, apples, peaches, cherries, filberts, etc. in places one, two, three, and five Stop Your serial numbers give no information as to variety Stop Advise fully by return airmail."

(TELEGRAM MARKED EXHIBIT NO. 13).

MR. CHERNIACK: My lord, I wish to object to the production and filing of the next document.

MR. HUNTER: This is a letter.

THE COMMISSIONER: I am sorry, I did not hear Mr. Cherniack's objection.

20 MR. CHERNIACK: This letter is written by Mr. Eddie of the nursery company, and my objection to the filing of this only extends unless my learned friend undertakes to produce Mr. Eddie to identify the letter. Other than that I feel there are certain statements made there which I wouldn't like to present unless we had an opportunity to question him.

MR. HUNTER: It is certainly our intention to call Mr. Eddie. He has come up in several of these cases .

30

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THE COMMISSIONER: Yes. I recall having heard of him before, but I am reluctant to require your friend to give such an undertaking --

MR. CHERNIACK: I appreciate that.

THE COMMISSIONER: -- because he may not be sure it will be humanly possible to get Eddie there. Are you content with the statement that counsel makes that he will use every effort to bring Mr. Eddie there and it is his firm intention to have him there?

10 MR. CHERNIACK: Yes, but it is my contention he could produce the letter at that time.

THE COMMISSIONER: I take it it is pretty damaging.

MR. CHERNIACK: No. In that case I would like it filed.

THE COMMISSIONER: All right.

MR. HUNTER: This is a letter dated the 19th of March, 1943, my lord, from H.M. Eddie & Sons, Limited, to the Custodian, "Attention Mr. Anderson".

"The writer has been to the Kaite farm accompanied by Mr. McFagart Cowan of Woodward's and Mr.

20 Clark from the Department of Agriculture. We went over the whole place very carefully and as far as we are concerned there is not a thing on the place of any use to us. There were a few good trees but it was very apparent that correct naming of the trees has been a matter of little consequence to the Jap and therefore we have no confidence that anything was true to name. By far the greatest proportion of the trees were just pure junk and unsaleable. We are not sure if Mr. Cowan will

30 contact you personally or not but he did not

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seem to have any interest in the stock whatsoever.

"The writer is personally sorry to have to make a report of this kind but under the circumstances could not do otherwise.

"Enclosed please find documents given to the writer at the time of his visit to you. Thank you for your courtesy in this matter."

THE COMMISSIONER: I would not be too fearful, Mr. Cherniack. If Mr. Eddie is not available, one or
10 other of the gentlemen mentioned will be.

MR. CHERNIACK: There are certain conclusions that I wish to object to, my lord.

MR. HUNTER: It is my proposal to call Mr. Clark, and, if possible, this chap from Woodward.

THE COMMISSIONER: I think you will find that Mr. Cowan is now at the University Agricultural Department.
(LETTER MARKED EXHIBIT NO. 14).

MR. HUNTER: This is a letter which earlier my learned friend wished to have produced, so I presume he has
20 no objection to it though I wasn't proposing to call Mr. John Robertson, the writer of it.

MR. CHERNIACK: It will be sufficient for my purposes, my lord, if my friend admits they received an offer of \$900.00 for this one parcel.

MR. HUNTER: Yes, if my friend wishes any such admission. I think the letter should go in because I don't think the letter is in any way favourable to my learned friend's case.

THE COMMISSIONER: Are you content to have the letter
30 filed for any benefit you can get from it?

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MR. CHERNIACK: Yes, my lord.

MR. HUNTER: This is dated the 31st of May, 1943, from Ford Road, Pitt Meadows, from John Robertson to the Custodian.

MR. CHERNIACK: My lord, could this be read into the record, because we have no copy?

MR. HUNTER: All these are going into the record -- at least, I hope they are.

10 THE COMMISSIONER: Normally, Mr. Hunter, the letters that are read and marked as exhibits are not incorporated in the transcript.

MR. HUNTER: Well, I have asked the Reporter that he do so, because it saves us copying them.

THE COMMISSIONER: In this instance it is all right. I did not appreciate you expressed a request they be included.

MR. HUNTER: Well, Mr. McMaster made the same request to the Reporter and I have made the same request because it saves us copying them, and it is right in the transcript then.

20

"Dear Sir:

"I wish to submit a tender for Mr. Kato's property which lies next to mine. There is no road at present into this property. There is approximately six acres in fruit trees but they are of no value as the drainage is poor. The rest of the land is stumps and brush. It should be drained drained and turned into farm land as the trees are dying out. This is the description of said property. Lot "B" resubdivision of Lot 2, Section 10. B5N, R2W, Map #5717 - 16.79 acres.

30

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"I wish to make an offer of \$500.00 cash for this.

"If there is any change in the selling of this land, would you kindly advise me? Your truly,
John Robertson."

(LETTER MARKED EXHIBIT NO. 15).

MR. HUNTER: This is a letter from the claimant, my lord, to the Custodian which my learned friend admits, dated September 11th, 1945.

"Dear Sir:

10 "My file No. is 8664, Takaji Kaite, registration No. 14250.

"Will you please let us know the following things about the properties and the belonging we have left at Pitt Meadows, B.C.

"I have the understanding that you have rented our land for the year of 1943 for the sum of \$800.00. I would like to know if you have added the amount to our credit at your office.

20 "About our nursery stock which you have asked a few years ago us to sell/for \$700.00 or \$800.00; I have made a reply and asked you to sell it for us even though we figured it was very cheap. Since then I have never heard a thing what has happened, so will you please let us know whether you have sold it at that price?

"Will you please let us know what has happened to the furnitures and the farm implements we have left with you before we left the Coast.

30 "I also would like to know the amount of money we have at your office.

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"Thank you."

(LETTER MARKED EXHIBIT NO. 16).

MR. HUNTER: Here is the reply to that letter. This is a reply to that letter, my lord, from the Custodian to the claimant, dated October 3rd, 1945. I presume the claimant received it, do you know?

MR. CHERNIACK: Yes.

MR. HUNTER: "We wish to acknowledge your letter of September 11th, and regarding 1943 rental, although
10 consideration was \$250.00, it accrued to the Director Veterans Land Act who purchased your property as at January 1st, 1943.

"The Custodian attempted to dispose of your nursery stock in view of the fact that your caretaker was unable to continue because of ill health. A number of nursery men and also the purchasing agents of the larger Vancouver Department stores were contacted by this office and after visiting the property, accompanied by the Provincial
20 Government agriculturist, stated that they had no interest in purchasing in view of the crowded and poor condition of the stock. All other efforts to sell this stock have been unsuccessful and I understand it is now of no commercial value.

"In accordance with the policy decided upon by the Canadian Government, your chattels and farm implements will be sold in the very near future and at that time you will be supplied with full details of sale and the funds will be made available to you.

30

"Your credit balance at this office is

T. Kaita,
Discussion.
Cross-Exam.

\$1716.14. Yours truly."

(LETTER MARKED EXHIBIT NO. 17).

THE COMMISSIONER: It is getting close to one o'clock,
Mr. Hunter. Are you going to be a little time still?

MR. HUNTER: No, I think in about one minute I will be
through.

THE COMMISSIONER: Go ahead and finish up then.

MR. HUNTER: The motor vehicle was appraised, my lord,
by McDermott Motors Limited at \$425.00 and it was
10 sold to the Forest Lawn Development Limited on
August 20th, 1942, for \$475.00. I would file the
appraisal, my lord.

(APPRAISAL MARKED EXHIBIT NO. 18).

MR. HUNTER: There were a number of tenders after adver-
tising but it was sold to the highest one, my lord.
They varied anywhere from \$195.00 up. I have one
for \$195.00, one for \$376.95, one for \$300.00,
and one which was accepted for \$475.00.

My learned friend has asked that I file the
20 R.C.M.P. vehicle receipt form which shows the
mileage at 25,999 miles. I suggest 26,000 as a
round figure. I think that is all, my lord.

THE COMMISSIONER: Any re-examination?

MR. CHERNIACK: No, my lord.

THE COMMISSIONER: Very good. That is all, thank you, Mr.
Kaita. We will adjourn now to resume at 2:30.

(R.C.M.P. REPORT MARKED EXHIBIT NO. 19).

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

J. P. Horrobin
"T.P. HORROBIN"
Official Reporter.

Form A. Sheet No. 31-14.
Form B. Sheet No. 11-4.

DEFENCE BRIEF

Winnipeg, Man.
14 April 1948.

Takaji KAITA

File No. 8664

Case No. 836

REAL PROPERTY CLAIMS

(All claims shown are Gross)

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$12,000.00	\$ 283.94	Parcel 1 \$ 279.00
	1200.00	Parcel 2 1178.00
	\$1483.94	\$1457.00

Witnesses: 1. J.D. Patterson - S.S.B. Appraiser
Exhibit No. 2.
'Parcel 1 - not cleared at all,
Parcel 2 - only roughly cleared'.
'Fruit trees - no value,
inferior trees, rotting, land
not suitable for fruit and
nut farming. Improvements 450.001.

Ref. Brief of Notes in Defence.

PERSONAL PROPERTY CLAIMS

(All claims shown are Gross)

<u>2. Household Chattels & Tools Claim</u>	<u>Sale Price</u>
\$550.00	
(a) Goods valued by claimant at \$258.00	(Auction) \$112.50

Witness: 1. F. G. Shears - to prove
sale by auction.

(b) Goods valued by claimant at \$22.00	Recorded, but now missing. (declared not found)
--	--

Witnesses: Hoy Hong & Lucy L. Yip.
Agent - Lessees.
'Use of chattels was included
in the lease'.

(c) Goods valued by claimant at \$270.00	No record at any time.
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Witnesses: Hoy Hong & Lucy L. Yip
Agent - Lessees
as in 2 (b).

Ref. Trans. p.p. 13 and 14. Exhibits No. 6 and 9.

3. <u>Nursery Stock Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$2,374.00	no value	Not sold.

- Witnesses: 1. H.M. Eddie - Appraiser -
to prove 'just junk and unsaleable'.
Exhibit No.14, letter dated March 19/43.
2. G.E.W. Clarke - District Horticulturist. Trans.p.23 -
to prove letter dated January 27, 1943.
3. McTagert Cowan - Nursery Stock Appraiser from Woodward's Department Store.
4. W.E. Anderson - to prove Exhibit No.12 - letter dated January 27, 1943.

Ref. Brief of Notes in Defence P.3

4. <u>Truck Claim</u> (1936 Chev.Pickup)	<u>Appraised at</u>	<u>Sold for</u>
\$550.00	\$425.00	\$475.00

- Witnesses: 1. N. Grone - Appraiser of McDermott Motors Limited.
2. F. G. Shears - to prove advertisement and four (4) tenders received.
High \$475.00 Low \$195.00

<u>Summary of Defence Witnesses</u>	<u>Where Required</u>	<u>Summary of Documents to be filed</u>	<u>Witness Proving Same</u>
J. D. Patterson	1		
F. G. Shears	2 (a), 4		
Hoy Hong & Lucy L.Yip	2 (b) (c)		
H.M. Eddie	3		
G.E.W. Clarke	3		
McTagert Cowan	3		
W.E. Anderson	3		
N. Grone	4		

B R I E F

Notes in Defence

WINNIPEG
Apr. 14/48
V.L.A.

In the Matter of the Claim of

Takaji KAITA
Reg. No. 14250

File No. 8664

Case No. 836

- Claims:
1. Real Property - Parcel 1 - Farm lands - no buildings -
V.L.A. Deal - 16.79 acres.
 2. Real Property - Parcel 2 - Farm lands and buildings -
V.L.A. Deal - 10 acres.
 3. Personal Property
 - A. Household Chattels and Tools.
 - B. Nursery Stock
 - C. Truck - 1936 Chevrolet Pickup

- Claims:
1. Real Property Parcel 1 - Farm Lands - no buildings -
V.L.A. Deal - 16.79 acres.
 2. Real Property Parcel 2 - Farm lands and buildings -
V.L.A. Deal - 10 acres.

These two claims have been lumped together by the claimant,
so that where necessary they will have to be dealt with here
in the same manner.

Amended amount of Claim \$12,000.00
Custodian's Sale Price: Parcel 1 - \$ 279.
Parcel 2 - \$1178.
Total Custodian's Sale Price; Parcels 1 & 2 \$ 1,457.00 to V.L.A.

Defence: Real property was sold for its fair market value.

Exhibit No. 2 - S.S.B. Appraisal - J.D. Patterson.
Parcel 1. Buildings - nil
(16.79 acres) Land - 283.94 Mr. Barnet \$300.00.
Parcel 2. Buildings \$ 450. Top \$590.
(10 acres) Land \$ 750.
Total \$1200. Mr. Barnet \$1200.

Total - S.S.B. Appraisal - Parcels 1 and 2 - \$1483.94
Mr. Barnet - \$1500.00

Assessments
Parcel 1. Land \$1200.
(16.79 acres) Improvements 100. \$1300. Taxes \$19.80
Parcel 2. Land \$ 800.
(10 acres) Improvements 800. \$1600. Taxes \$25.02
Total Assessment \$2900. (Land and Improvements)
Total Taxes \$44.82

The claimant alleges he purchased Parcel 1 - 16.79 acres in ,
1936, from a Mr. J.L. Morton, for \$1020., and Parcel 2 -
10 acres in 1924, from a Mrs. Dale, for \$1500. Parcel 1 was
uncleared, at the date of purchase, and Parcel 2 had 4 acres
cleared. The claimant alleges that since purchase of these two
parcels, he has made \$11,190.25 worth of improvements. From the
S.S.B. Appraisals, Exhibit No. 2, this is obviously ridiculous.

At p. 7 in the Transcript, and in his claim, Exhibit No.1, the claimant alleges that he grossed \$3000. from his fruit, and \$3000. from his berries, in 1941. However, he offers no proof of this allegation, other than his word, and the Commissioner makes it quite clear that this allegation will have to be substantiated when the Defence is heard in Vancouver.

The claimant alleges that he has cleared 13 to 14 acres at a cost of \$200. per acre, whereas the S.S.B. Appraisals show that Parcel 2 was only roughly cleared and Parcel 1 was not cleared at all.

Buildings, for which the claimant claims cost \$2950.00, the S.S.B. Appraiser, Mr. J.D.Patterson values at \$590.00 or \$450. with the land.

Improvements, planted mixed fruit trees and nut trees, for which the claimant claims \$5390.25, the S.S.B. Appraiser, Mr. J.D.Patterson values at nil, maintaining that these are inferior trees, many are rotting because of the wet, and that this land is not suitable for fruit and nut farming.

Just prior to his evacuation, May 19, 1942, the claimant leased this property to Hoy Hong and Lucy L. Yip until December 31, 1942, for \$1400., and was agreeable to lease it for the following year, 1943, to a Mr. Harry Lee for \$600. (Letter dated Dec. 27/42 from the claimant to the Custodian - Exhibit No.9)

Any damage and deterioration resulting to the land, crops and buildings, under the terms of the lease, is the liability of the lessees, and not the Custodian.

Claim 3:- Personal Property

A. Household Chattels and Tools

Amended amount of Claim	\$550.00	
Custodian's Sale Price	\$112.50	for chattels
Valued by the claimant at	\$258.00	
Chattels valued by the claimant at 22.00		declared, not found.
Chattels valued by the claimant at 90.00		no record.
Chattels valued by the claimant at 180.00		no account.

Defences: 1. Personal Property was sold for its fair market value.
2. Claims for personal property not sold are excessive.

The chattels sold by the Custodian, were sold at public auction. All furniture, tools and equipment, were included in the claimant's lease to Hoy Hong and Lucy L. Yip.

Chattels stored in the attic of the house, for which the claimant claims \$110.50, in his letter to the Custodian dated Dec.27/42 - Exhibit No.9 - he states: 'There is quite a number of our hired man's belonging in there too', 'there' referring to the attic. (See also letter marked Exhibit No.6). In the transcript pp 13 and 14, he alleges that this letter was written by his 17 year old son and that is not what he meant, and the hired man referred to is his brother-in-law.

B. Nursery Stock

Amount of Claim \$2374.00

None sold by the Custodian, since this stock was considered valueless, and was sold with the real property.

Defences: 1. Amount claimed for is excessive.

2. Nursery Stock claimed for is not a chattel, but is Real Property, and accordingly, if claimed at all, should be in the form of a Real Property claim.

(Trans.P.17 line 17 - the Commissioner admits this latter defence, but allows the claim to go in.)

Just prior to his evacuation, the claimant arranged with a Mr. A. Wiens - Exhibit No.7 - to look after the Nursery Stock and hoe 1 acre of raspberries. However, Mr. Wiens became ill and was unable to oblige in this respect. (Letter dated Sept.9/42 in Claim file.) Later, December 8, 1942 - Exhibit No. 8 - the Custodian recommended to the claimant that he sell the Nursery Stock - Exhibit 9 - the Claimant agreed to sell it for \$700. net. The Custodian attempted to sell, and had it appraised - Exhibit 14 - by a Mr. H.M.Eddie and other possible purchasers, in March, 1943, who maintained the stock was valueless and therefore unsaleable.

Exhibit No.11 - Letter dated January 15, 1943 from G.E.W.Clarke, District Horticulturist, to the Custodian will have to be identified by the writer. Transcript P.23.

Exhibit No.12 - Letter dated January 27, 1943 from the Custodian to Mr. G.E.W. Clarke, District Horticulturist, will have to be identified by the writer.

N.B. Although this letter is signed by, R.D. Richardson, Farm Department (now deceased), the initials indicate that it was written by Mr. W.E.Anderson.

Exhibit No.14 - Letter dated 19th March, 1943 from Mr. H.M.Eddie to the Custodian will have to be identified by the writer, and evidence received re its contents - nursery stock - 'just junk and unsaleable'. N.B. Mr. Eddie's inspection was made in company with Mr. McTagert Cowan of Woodward's and Mr. G.E.W.Clarke from the Department of Agriculture. They may also be called if it is deemed necessary.

C. Truck - 1936 Chevrolet Pickup.

Amount of Claim \$550.00
Custodian's Sale Price \$475.00

Defence: Truck was sold for its fair market value.

Exhibit No.13 - Appraisal by N.Grone of McDermott Motors Limited - \$425.00.

This truck was sold by the Custodian by public tender. Four (4) tenders were received, the lowest being \$195.00 and the highest \$475.00, the latter being accepted.

Witnesses

1. Mr.J.D.Patterson - S.S.B.Appraiser
2. Hoy Hong and Lucy L. Yip - Lessees.
3. Harry Lee - Prospective lessee.
4. Mr.H.M. Eddie - Nursery stock valuator.
5. G.E.W. Clarke - District Horticulturist.
6. W.E. Anderson - Custodian's Agent.
7. Mr.McTagert Cowan - Nursery Stock, Woodward's Dept. Store.
8. N. Grone - Truck Appraiser - McDermott Motors Ltd.

Name of Claimant **KAITA, Takaji**
 Custodian File **8664**

Case **836**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					879.					621.00
				1178		1178.00				490.00
						765.48				765.48
<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			
475.00										
	118.75									
							118.75			
<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			
256.47	112.50		49.94	344.00						
		33.75			151.15					
							104.90			
TOTAL RECOMMENDATION										2180.13

CLAIM NO. 836 - Takaji KAITA

This claim is made in relation to a 16.78 acre parcel of land situate in the Pitt Meadows District, which was sold by the Custodian to the D.V.L.A. at the sum of \$279.00, based upon an S.S.B. appraisal made July 4th 1942.

In May 1943 a firm offer was made to the Custodian to purchase the property at the sum of \$900.00, which offer was rejected due to the fact that the Custodian was already committed to sell the property to the D.V.L.A. although that transaction was not closed until June 1943.

In the circumstances, I have reached the conclusion that the fair market value at the date of sale was \$900.00 and therefore concur in Counsel's proposal for payment to the claimant of the difference between \$900. and \$279., i.e. \$621.00.

A further claim is made in respect of a 10 acre parcel of land situate near Pitt Meadows, which had been developed by the claimant for the production of nursery stock, and upon which he had planted approximately 200 fruit and nut trees. This property was sold by the Custodian to the D.V.L.A. at the sum of \$1178.00, based upon an S.S.B. valuation which allowed no value for the fruit trees or the nursery stock.

The property was subsequently appraised by F.M.Clement, formerly Dean of Agriculture, University of British Columbia, at the sum of \$2455.00, wherein he excluded the value of nursery stock and fruit trees, his appraisal being filed as Exhibit 20.

Counsel have agreed to apply the over-all recommendation to the claim for the real property, but wish to exclude from the recommendation made thereunder the fruit trees which have been agreed upon between them to have a value of \$490.00.

I concur in the proposal so made, and RECOMMEND payment to the claimant in respect of fruit trees only of the sum of \$490.00.

February 1st 1950.

836

H. J. King
Commissioner.

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