

P. Karatsu,
Dir. GL.

1 THE SUB-COMMISSIONER: So far as the Real
2 Estate claim in this case is concerned, it is the same
3 as the last?

4 MR. BREWIN: Yes. In this case the claimant,
5 himself, is ill. I will tender the evidence of his
6 son in his place.

7 THE SUB-COMMISSIONER: All right. Is it the
8 wish of counsel that the evidence put in on the Okada
9 claim as to real property should apply on this one,
10 too?

11 MR. BREWIN: Yes. There are one or two addi-
12 tions or corrections.

13 THE SUB-COMMISSIONER: I do not mean that it
14 should be the exclusive evidence, but that that evidence
15 should be considered also in connection with the
16 Karatsu claim?

17 MR. CHRISTIE: The Farm Appraisal Report and
18 the different exhibits?

19 THE SUB-COMMISSIONER: And the witness' own
20 evidence.

21 MR. CHRISTIE: Yes. I am satisfied with that.

22
23
24 PETER KARATSU, being first duly sworn, testi-
fied as follows:

25 DIRECT EXAMINATION BY MR. BREWIN:

26 Q. What is your father's name?

27 A. Neichi.

28 Q. And he, I understand, was the joint owner,
29 together with Mr. Okada, who has just given evidence,
30

P. Krasau,
D.F. ex.

1 of a farm in Whonnock? A. That is right.

2 Q. And what is your father's state of health

3 now? A. My father has got a heart ailment and
4 any sort of excitement or nervous strain on him inar-
5 eases the beat of his heart and he feels very uncon-
6 comfortable and in fact he becomes very sick.

7 Q. And, has he requested you to give what
8 facts you can about the claim? A. Yes. All along
9 through these proceedings I have always appeared on
10 his behalf.

11 Q. You heard the evidence given by Mr. Okada?

12 A. Yes.

13 Q. Now, as far as the form of Real Property
14 which was filed is concerned, are the facts stated in
15 that correct? A. Yes. The facts stated in
16 the form are correct.

17 Q. You are apparently drawing a distinction
18 between the form and what was said?

19 A. Yes.

20 Q. What was said with which you do not agree?

21 A. Well, I think Mr. Okada made a statement that
22 there was only four and one-half acres cleared when
23 he was asked but I maintain that there were seven
24 acres of that cleared property.

25 Q. You said you maintain that. Do you know?

26 A. Yes.

27 Q. I see this property was purchased for \$1,550.
28 in January 1932. Is that right?

29 A. Yes. That is right.
30

P. Herston,
Dir., OK.

1 Q. And, it says "From whom: - Mr. 'Halbert' and
2 "Mangles"? A. It should be "Harold Mangles."

3
4 Q. And he was from whom the property was
5 bought? A. Yes.

6 Q. And at that time apparently two acres were
7 cleared only? A. Yes, sir. That is right.

8 Q. There was one house on the property?

9 A. That was purchased with the land.

10 Q. And the other house was built just shortly
11 before the evacuation?

12 A. That is right, yes.

13 Q. This form which was marked as an exhibit
14 in the last case says cultivating and planting five
15 acres. Was that work done after the property was
16 purchased?

17 A. Yes, that was.

18 Q. And who did it? A. It was done by
19 the people who were renting the property from us.
20 We did not take anything for rent. They paid the
21 taxes on it and we let them stay on the place with the
22 understanding that they would clear the property for
23 us.

24 Q. How do you come to estimate the cost of
25 doing that, of cultivating and planting five acres
26 at \$1,500.?

27 A. Well, we put that sum there,
28 of \$1,500., on the basis of what it would have normally
29 cost us if we had had someone else do the clearing and
30 cultivating for us.

Q. So, that is not the actual cost; that is

1 an estimate of what it would take to clear the land
2 and cultivate? A. Yes.

3 Q. What you actually did was for --- Mrs.
4 Shimoni who had a family of five ---

5 Q. She and her family paid the taxes and did
6 this work and you did not charge them any rent?

7 A. No.

8 THE SUB-COMMISSIONER: Q. How long were they
9 on the land as tenants?

10 A. They were on the land there I think - two
11 years after we purchased the place they asked permission
12 to move in and my father and Mr. Okada gave them
13 permission to move in on the understanding that they
14 would pay the taxes and do the clearing.

15 Q. And how long, altogether were they there?

16 A. I would say they were there for about eight
17 years.

18 Q. Which would make the rent you were charging
19 them about \$200. a year?

20 A. Yes. It would work out to about that much,
21 I think, plus the taxes, of course.

22 Q. And were they living in the old house on
23 the place?

24 A. Yes. They were living in the house which
25 Mr. Okada was living in prior to evaluation.

26 MR. BREWIN: Then, I will not go into any
27 details.

28 Q. I notice there were two sheds on the property
29 not mentioned in the Farm Appraisal Report. Is that
30 right? A. Yes.

P. Karsten,
Dir. ex.

1 Q. Yes; and he says the old house was not
2 worth repairing. Have you any comment to make on that?

3 A. I think it is absurd, that statement, because
4 the Shimoni family had been living in that quite
5 comfortably and Mr. Okada was living in that house,
6 too. As far as I know it was in fairly good condition
7 when we left it.

8 Q. Is there anything else about the property
9 which you wish to say - that is, the farm?

10 A. No, I do not think there is.

11 Q. Now, your father is also making a claim
12 in regard to Personal Property.

13 A. There is one other thing I want to mention
14 about that farm, that the new house which we built
15 prior to leaving that place, I think Mr. Christie said
16 that the place was unfinished but it was finished with
17 shingles outside, with ship-lap on the inside, tar-
18 paper and shingle siding on it. The only thing which
19 was not finished on it was the painting. It was not
20 painted.

21 THE SUB-COMMISSIONER: Q. The way you would
22 describe that, I take it the tar-paper was on the
23 inside. The tar-paper would be on the outside with
24 siding over it?

25 A. The ship-lap with the tar-paper and the
26 shingle siding on top of the tar-paper so that if
27 the house was painted it would be absolutely finished.

28 MR. BREWEN: Q. Now, your father is also
29 making a claim in regard to a fishing vessel?

30 A. Yes, he is.

P. Karsten,
Dir. ex.

1 Q. Did you supply the facts that are contained
2 in this form, Personal Property, Fishing Vessels?

3 A. I did not get that.

4 Q. Did you give the information which is in this
5 form for Personal Property, Fishing Vessels?

6 A. Yes.

7 Q. And is the information true to your knowledge?

8 A. Yes.

9 MR. BREWIN: I see. Now, I do not know, your
10 honour, whether there is any point in having this
11 signed by the claimant's son, or whether I simply
12 tender it as a convenient way of putting his evidence
13 in.

14 MR. CHRISTIE: I am satisfied with that, as
15 long as it is on the record.

16 MR. BREWIN: Yes. I am tendering that as
17 Exhibit 1.

18 (PARTICULARS OF PERSONAL PROPERTY, FISHING
19 VESSELS, MARKED EXHIBIT NO. 1)

20 Q. You have set out here that this fishing
21 vessel was purchased in 1937 for \$1,200.? Is that
22 right?

23 A. Yes.

24 Q. Do you know in what condition it was when
25 it was evacuated?

26 A. The vessel was in first-class repair condition.

27 Q. I notice particularly that in the appraisal
28 by John Gould it says the crankshaft is slightly bent.

29 What would you say about that? A. I think that

30

F. Karsen,
Dir. ex.

1 statement is crazy because of the fact that the engine
2 was in perfect condition. The engine, itself, was
3 only about six years old.

4 Q. Just tell us what you know about it. You do
5 not need to comment on Mr. Gould, because after all so-
6 mething might have happened to it since you were there.

7 A. As far as I know that crank-shaft was not
8 bent when my father handed it over.

9 THE SUB-COMMISSIONER: Q. When did you last
10 use the boat?

11 A. The last time we ever used it was when
12 it was impounded. We had to take it over to New West
13 Minister.

14 Q. How did it run then? A. I personally
15 took the boat over there and it was in very good
16 running condition.

17 Q. Did you take it over under its own power?

18 A. Yes, sir.

19 MR. BREWIN: Q. I suggest if the crank-shaft
20 was bent could you have navigated it all right?

21 A. If the crank-shaft was bent there would be
22 a terrific knock in the motor.

23 Q. And you did not notice any such thing?

24 A. No.

25 Q. I see in 1939 your father spent \$250. in
26 having the engine and vessel reconditioned?

27 A. Yes, sir.

28 Q. Apparently there is a statement here "The
29
30

P. Haretsu,
Dir. OK.

1 record from the vessel shows repairs of \$420.32 made
2 in 1944." Do you know anything about that?

3 A. Yes. If repairs was made in 1944 I think
4 it is because of the fact that after the vessels were
5 impounded by the Navy the majority of those vessels
6 sank while they were impounded. In order to make it
7 suitable the Custodian or whoever was in charge of those
8 vessels had to repair it before they could be sold.

9 Q. What I am asking you about is do you know
10 anything about that? A. I was not informed of
11 anything.

12 Q. You were not there? A. No, and I
13 was not informed of anything.

14 Q. Is there anything else about the value of
15 the boat of which you can tell us which is not in the
16 form? A. Nothing which is not in the form.

17 Q. Well, then, I am showing you a document
18 headed Personal Chattels, which gives some facts in
19 regard to some of the Personal chattels for which
20 your father is claiming. Did you, after consultation
21 with your father, give the instructions on which this
22 form is based?

23 A. Yes. My father made out the list.

24 Q. Your father made out the list?

25 A. Yes.

26 Q. Have you personal knowledge of the matters
27 set out there? A. Yes, sir.

28 Q. And are they correct?

29 A. Yes, they are correct.
30

(PARTICULARS OF PERSONAL CHATTELS,
MARKED EXHIBIT NO. 2)

THE SUB-COMMISSIONER: Exhibit 1 says
"Approval by John Gould" which would mean "Appraisal"?

MR. BREWIN: Yes.

I ask that my friend file the Personal Property
Claim Analysis.

MR. CHRISTIE: I tender as Exhibit 3 the
Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM,
MARKED EXHIBIT No. 3)

MR. BREWIN: I take it that the list there,
details of claim with valuations, follows the descrip-
tion of the items for which your father was claiming,
and were filed with the claim? A. Yes.

Q. Can you tell us anything about how he arrived
at or how the values set out in there were reached?

A. Well, I personally helped him with all those
valuations. We took into account the price for which
we purchased it minus the fair amount of depreciation,
if there was any. On some articles there was no
depreciation at all.

Q. I see that a very full inventory was
taken by the Custodian's officials in this case, so
that I will not go into any details.

I notice that four spools of stainless trolley
wire which you value at \$60. were abandoned. Can
you say anything about the value of such trolley
wire? A. Yes. The value was \$17. a spool when
we bought those spools.

1 Q. And you had not used it at all?

2 A. They were absolutely brand new.

3 Q. Thank you.

4
5 CROSS-EXAMINATION BY MR. CHRISTIE:

6 Q. I am producing a J.P. Form dated May 8,
7 1942. Do you know whose signature that is?

8 A. That is my father's.

9 Q. And did you have anything to do with the
10 preparation of this? A. No, I do not think I
11 did.

12 MR. CHRISTIE: I file the J.P. Form as Exhibit 4.
13 (J.P. FORM, MARKED EXHIBIT NO. 4)

14 Q. Did you tell my learned friend that you
15 helped with arriving at the estimated values of the
16 real property? A. Yes. We figured that all
17 out together.

18 Q. That is, you and your father?

19 A. And Mr. Okada and his sons.

20 Q. I have a letter here dated March 4, 1947,
21 addressed to the Custodian of Enemy Alien Property,
22 Japanese Division, Vancouver, B.C., and it is signed
23 Naoki Kuretsu? A. Yes.

24 Q. Whose signature is that?

25 A. That is my father's.

26 Q. There is just one paragraph I would like
27 to place on the record.

28 "The 50 acres of land owned by Mr. Okada and
29 myself was sold for below its assessed value
30

18
F. Herstein,
Ct. Cl.

1 "with no consideration for a new house I built
2 with an approximate cost of \$500. at that time.
3 I have all the receipts for the amount I paid
4 to the Builders Supplies during the construction
5 of that house."

6 I file this as Exhibit 5.

7 (LETTER, MARCH 4, 1947, MARKED EXHIBIT NO.5)

8 And I wish to file at this time as Exhibit 6
9 the Appraisal of John Gould.

10 (APPRAISAL, MARKED EXHIBIT NO.6)

11 MR. BREWIN: In most of these cases there was
12 an additional appraisal made by the J.F.V.D.C.

13 MR. CHRISTIE: I will put that in.

14 In the same Exhibit 6 will go this summary taken
15 from the vessel's records in which the F.J.V.D.C. valuation
16 of \$345. is noted.

17 --- (See Ex. No.6)

18 MR. BREWIN: The actual valuation is not
19 available?

20 MR. CHRISTIE: No. That is all I have.

21 MR. BREWIN: Thank you.

22 MR. CHRISTIE: That is the way it is noted on
23 them all. I have not anything further on that.

24 Q. You estimated the value of that boat at
25 \$500.?

26 A. Yes.

27 Q. Are you familiar with the Certificate of
28 Registration of the boat? Will you look at that and
29 tell me if that is the certificate of registration
30

13
P. Karsten,
Gr. ex.

1 of your boat? A. Yes. That is my father's
2 boat.

3 Q. This is your father's boat?

4 A. Yes.

5 Q. The actual owner's name, "H. Karsten,
6 Claycoast, B.C." and on that registration it says
7 "Value present, \$750."

8 THE SUB-COMMISSIONER: Who signs the certifi-
9 cate?

10 MR. CHRISTIE: The actual owner's name is
11 printed, and I presume therefore it is a copy: "H.
12 Karsten" at the bottom.

13 THE SUB-COMMISSIONER: That is, this witness'
14 father?

15 MR. CHRISTIE: That is, this witness' father.
16 I presume that he signed the original. It is a
17 registration of a boat.

18 THE SUB-COMMISSIONER: Who is supposed to fill
19 out this form for registration, the owner of the boat?

20 MR. CHRISTIE: Q. Do you know that?

21 A. No. I think that was done by the J.F.V.D.C.

22 Q. No. This is a registration before that.

23 A. When is that dated?

24 Q. They have to have a registration for each
25 boat. You have to have a registration certificate in
26 order to operate a boat? A. Yes, sir.

27 Q. According to the law?

28 A. Yes, sir.

29 Q. That is correct? A. Yes.

30

1 A. I do not see a date on it.

2 A. But, in view of the fact that it has a
3 lot of Japanese printing on there I think it was done
4 by the J.F.V.D.S.

5 Q. No. It is the custom in most places that
6 you have a registration certificate for the boat?

7 A. But the registration certificate is
8 different from that.

9 Q. Perhaps I am not calling it by the right
10 name.

11 A. That is not a boat registration.

12 THE SUB-COMMISSIONER: We will not argue it
13 now, anyway.

14 MR. CHRISTIE: The reason it is made in English
15 and Japanese is so that the Japanese can understand
16 that he is giving the information for making out
17 this certificate.

18 Exhibit 7 will be the certificate of regis-
19 tration.

20 THE WITNESS: That is not an official regis-
21 tration paper for the boat, though.

22 MR. CHRISTIE: Is that not a matter for argu-
23 ment?

24 I am submitting this as Exhibit 7.

25 (REGISTRATION OF VESSEL, MARKED EXHIBIT NO. 7)

26 Q. When was this high-tension engine pur-
27 chased?

28 A. That was purchased a year before
the war.

29 Q. And what did you pay for it then?
30

1 A. I paid \$90., or \$92., or something like that.

2 Q. Was it operating at the time?

3 A. Yes.

4 Q. I note that 200 bait hooks, salmon, one
5 high-tension magnets, 200 spoons with hooks you value
6 at \$50. and \$80. sold collectively for \$3.85.

7 MR. BREWIN: My friend says that, that is from
8 the form, but I think if my friend looks into the
9 auction sheets it occurred to me that that was not
10 possible. What appears here may not give a correct
11 picture.

12 MR. CHRISTIE: I will file the auction sheets.

13 MR. BREWIN: I just do not think the question
14 should be put to the witness.

15 MR. CHRISTIE: I was going to ask the witness
16 for the information, if he has any comments to make
17 on that.

18 THE WITNESS: I do not exactly remember for
19 how much certain things were sold but I do know
20 all that of those articles you just mentioned were stored
21 by us.

22 Q. Were they all usable? A. Yes; pra-
23 ctically all those things in there except for the
24 magnets was new.

25 Q. And was there a market for them?

26 A. Taken to the right place there was.

27 Q. I guess this was not the right place.

28 A. As far as I know, I think those goods in
29 the report I got from the Custodian were taken to
30



1 Mission City.

2 They were taken to Mission City and auctioned
3 there, whereas, had the Custodian exercised fairness
4 and sold at Vancouver we would have got much more for
5 those fishing articles. They were very scarce and
6 Edward Lipsett would have been glad to buy them
7 back for what we purchased them.

8 Q. Where did you buy these spools of trolling
9 wire? A. Edward Lipsett's in Vancouver.

10 Q. And, how old did you say they were?

11 A. They were unused.

12 Q. Are they in common use? Is there a market
13 for them? A. That is what we used for

14 trolling.

15 Q. It is something that anybody else could use?
16 What I am surprised at here is that they are abandoned.
17 Have you any explanation of why they should be

18 abandoned? A. The only explanation I could
19 give is that they were useless taken to a farm; all
20 that they could be used for was for antennae wire,
21 or something like that, for a radio. Nobody would
22 want four spools of that which contained 800 feet to
23 a spool.

24 Q. How old were the gramophone records, and
25 the gramophone? A. The gramophone I think was
26 purchased in 1937.

27 Q. Was it the kind you wind up by hand?

28 A. Yes.

29 Q. What did you pay for it when you bought it?

1 A. I think dad paid somewhere close to about
2 \$50. when he bought it.

3 Q. How old were the records?

4 A. The records were bought all through the
5 following years from the time we purchased the gram-
6 phane.

7 Q. Had the records been played a great deal?

8 A. A fair amount, I suppose.

9 Q. And what was the condition of the records
10 at the time of the evacuation?

11 A. There were none broken.

12 Q. Were they all Japanese?

13 A. No. I think there were 50-percent Occident-
14 al records.

15 Q. Do you know how old these school books
16 were?

17 A. These schoolbooks were some two
18 years old and some were just bought the year I graduated
19 from highschool. That was when we were evacuated,
20 I mean, the year before we were evacuated. They were
21 all my science, chemistry and physics books.

22 Q. How old was the linoleum?

23 A. The linoleum would be, I think, about
24 three years old.

25 Q. How old were these diningroom chairs?

26 A. Two years.

27 Q. And, how old were the kitchen chairs?

28 A. About the same.

29 Q. Were there any old chairs in the house
30 at all?

A. There were not any real old ones;

18
P. Karatsu,
Gr. ex. - Re. ex.

1
2 some of them were bought before we left the fishing
3 village to come to this farm. There may have been
4 one or possibly two which were five or six years old,
5 I am not sure.

6 Q. That is all, thank you.

7 THE SUB-COMMISSIONER: Nothing more, Mr. Brewin?

8
9 RE-EXAMINATION BY MR. BREWIN:

28 apparently or which your father then had, paid to the
29 Builders Supplies, amounted to roughly \$500.?

30 A. Yes, it would be roughly \$500.

1 MR. CHRISTIE: I will file as Exhibit 8 the
2 Real Property Summary and Personal Property Summary.

3 (REAL PROPERTY SUMMARY & PERSONAL PROPERTY
4 SUMMARY, MARKED EXHIBIT NO.8)

5 And I will file as Exhibit 9 the Auctioneer's
6 Sheets.

7 (AUCTIONEER'S SHEETS, MARKED EXHIBIT NO.9)

8 It is submitted, your honour, that the real
9 property was sold at its fair market value.

10 It is submitted that the fishing vessel gear
11 and equipment were sold at their fair market value.

12 It is submitted that those articles of personal
13 property which were sold at auction were sold at their
14 fair market value.

15 It is submitted that the valuation of those
16 articles which were abandoned was excessive.

17 It is further submitted that those articles
18 of which the Custodian had no record and which were
19 not sold by him, the Custodian is not responsible for.

20 MR. BREWIN: I wonder if my friend would just
21 put in, to help us here, these reports of these
22 auctions, because I find it very hard to understand
23 why nearly \$300. worth of fishing gear was sold for
24 \$5.05.

25 MR. CHRISTIE: This is all I have.

26 MR. BREWIN: This is the only auction sheet
27 there is?

28 MR. CHRISTIE: The only one.

29 MR. BREWIN: And, I wish to point out from this
30 document is that it is a report of the auction sale

1 and first of all it reads:

2 "Large quantity missing, in fact everything
3 except goods auctioned and the following left
4 on the property as having no resale value:
5 2 mattresses, 2 pkgs wall paste rice bowl, bed
6 spring, umbrellas, 4 boxes, wire, books, etc,
7 gun boots, stove pipe, 1 lantern, used --"
8 something or other -

9 "Lamp base cracked, old clothes and hats ---"
10 and a number of other things, which I will not read.

11 THE SUB-COMMISSIONER: Are you putting that
12 in?

13 MR. CHRISTIE: Yes.

14 (SUMMARY, MARKED EXHIBIT NO. 9)

15 MR. BREWIN: It is in as Exhibit 9.

16 "This house was not occupied until March 1943
17 and as it was isolated, was ransacked."

18 There is included fishing tackle and old net \$1.00;
19 box fittings and sundries, \$2.25; fish lines and
20 irons, 50 cents; is included in one item of \$10.40
21 odd.

22 The reason I call attention to that is that it
23 explains the rather peculiar situation that is
24 suggested here by the Analysis that all these items
25 which are valued by the claimant at somewhere around
26 \$300. were sold at \$5.55. Actually, when one looks
27 at the auction sheet, it would be extremely doubtful
28 whether they were sold, or not, or whether they were
29 included among the things ransacked, before that.

1 The sheet is so vague in its language it rather
2 detracts from the statement here that items to the
3 value of \$331. were auctioned for \$10.40.

4 MR. CHRISTIE: We are here indicating what the
5 line of defence is. I do not doubt that the auctioneer
6 will be called in Vancouver and these different items
7 will be explained in cross-examination there.

8 (PARTICULARS OF REAL ESTATE, FARM LAND,
9 MARKED EXHIBIT NO.10)

10 (CERTIFICATE OF ENCUMBRANCE, MARKED
11 EXHIBIT NO.11)

12 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO.12)

13
14 (PROCEEDINGS ADJOURNED SINE DIE)

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

18 *A.G. Veitch*
19 "A.G. VEITCH"
20 Official Reporter.

21
22 I, M.A. Miller, Deputy Commissioner,
23 appointed to hear a Commission to investigate
24 claims of Japanese Canadians for property loss,
25 do certify the foregoing is a true copy of
26 the evidence heard on the within claim.

27 *M.A. Miller*
28 M.A. Miller,
29 Deputy Commissioner.
30

8667

FRASER VALLEY

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: KATSUNO Chiaki
HOME ADDRESS: 10th Ave., R.R. #1., Haney B.C.
REGISTRATION NUMBER 14031 SEX: Male AGE: 41
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: Ise
ADDRESS OF WIFE OR HUSBAND: 10th Ave., R.R. #1., Haney B.C.
NAMES OF ANY LIVING CHILDREN: Doris (F) Anthony (M)

ADDRESS OF CHILDREN: 10th Ave., R.R. #1., Haney B.C.
AGE OF CHILDREN: 12, 16.

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

1. LOCATION AND DESCRIPTION: Lots 35, and 36. W. 1/2 of Section 20.
Township 12. Title No. 135590E. Municipality of Maple Ridge.
District of New Westminster B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 Room dwelling house.
1 Garage, 1 Barn, 2 Shacks, 1 Wood Shed, 1 Hot House,.

3. INSURANCE (Give particulars; state where policies are) North West Fire Insurance
Co. \$1000.00. Policy No. Unknown. Policy in declarant's Possession

4. TAXES (Amount and where payable) Taxes \$36.65. Payable at Maple Ridge.
1941 Paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.
May Lease house.

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: Strawberries, Asparagus, Raspberries
Black Currants, Potatoes, Rhubarb.

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: As above.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none

See memo file #8664

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: none

4. INSURANCE CARRIED ON ABOVE PROPERTY: 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)

N. Yamasaki \$50.00. S. Takatsu \$60.00. Sugar Beets.
Haney B.C.

Pd to Mrs Katano

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$100.00 Victory Bond, \$50.00 War Savings Certificates.

In declarant's Possession.

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. \$1000.00. Policy No.
unknown. Beneficiary Wife. Policy in declarant's Possession

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: Nishiguchi . New Westminster. \$10.00 ✓

Len's Grage. Haney B.C. \$13.80.

*Paid
File 8668*

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)

C. Katano

B. Wilbairns

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Aug 20/43.

Our File No. 8667

Full Name KATSUNO Chiaki
(Surname in Block Letters)

Registration No. 14031

Male - Female
(check)

Age Apr 20, 1901

Former Address R.R #1, Naney, B.C.

Date Evacuated Sept. 4/42 Naturalized - Canadian-Born - Nat
(check)

Present Address 11 Mile Camp, Hope, B.C.

Married - Single
(check)

Name of Wife KATSUNO
Dec # 14029

Name of Husband -

Name of Mother nee HIRABAYASHI Name of Father Fujitara (Died)

Names of Children under 16

neko (Died)
Doris (F) Sept. 24/29

Anthony Riechiro (M) Dec. 3/25

Requested by

Violet Scott

Registered with Custodian

(Yes or No)

Additional Information

Farmer. Owner of 10 acres,
house, truck, horse

66/11

BC 55-P
OC-2053-B

BC/55-P
OC/2053-B

Page 1

U.S. Form No. 2
(Sheet 1)

Farm Appraisal Report

File No. JK-149
EXHIBIT NO. 10

Land Description Lots 35 & 36, W $\frac{1}{2}$ of Sec. 20, Plan 1161.

DATE 10 Feb 1961
FILED BY R. J. Mc Donnell
Acres

Containing 9.46

Owner's Name G. KATSUNO Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 1 mile

Market Town New Westminster (local facilities) Distance 24 "

Church (give denomination) Haney - all denominations Distance 1 "

Nearest School Haney Distance 1 "

State how property was identified: Map location and corner posts

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

Property has direct access to 10th Avenue - good gravel road.

Is this district a good one? Yes. Co-operative marketing facilities.

Employment opportunity Fairly good, 2 sawmills, brickyard and peat plant.

Predominating Nationality and religion: Mixed - Japanese predominate.

Describe Fencing and its condition: No fencing. Value \$

Water supply: From well, electric pump & pressure tank Value \$

Electricity - power available and in use.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 20	Frame	1 st.	Shgl.	6	Concrete	Good	1000.00
Shed	12 x 18	"	1 "	"	10	Wood	Poor	20.00
Pkg. Shed	28 x 52	"	1 "	Shake	12	"	Fair	150.00
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 1180.00

\$ 1000.00

Total Value Buildings add to farm

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

Describe the basement and chimneys: Full basement. Brick chimney to ground

No. rooms downstairs? 4 Upstairs? - How finished Wood.

Are buildings painted? House only Condition of paint Good.

Distance from nearest bush Approximately 30 yards.

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

Cultivated Land

BC/55-3
BC/2053-2

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.76	Slightly undulating	Clay loam 12" to 18"	Clay	Mixed small fruits	100.00	576.00
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
3.7	Slightly undulating	Clay loam 12-18"	Clay	Clearing and stumping	150.00 to 175.00	12.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE

Total value of Land \$ 620.40

Total added by buildings to value of farm \$ 1000.00

Electric pump, pressure tank and 400 feet of 1½" piping - - - - \$ 250.00

Total value of farm \$ 1870.40

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property occupied by owner. Land in good state of fertility and well cared for.

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

Suitable for small fruits.

Noxious weeds:

No serious weed condition.

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

Maple Ridge Municipal Assessment.

Improvements - \$930.00 - Taxes - \$40.04.
Land - \$470.00

Date:

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 21 day of May 1942.

Inspector's Signature

"D. DODDING"

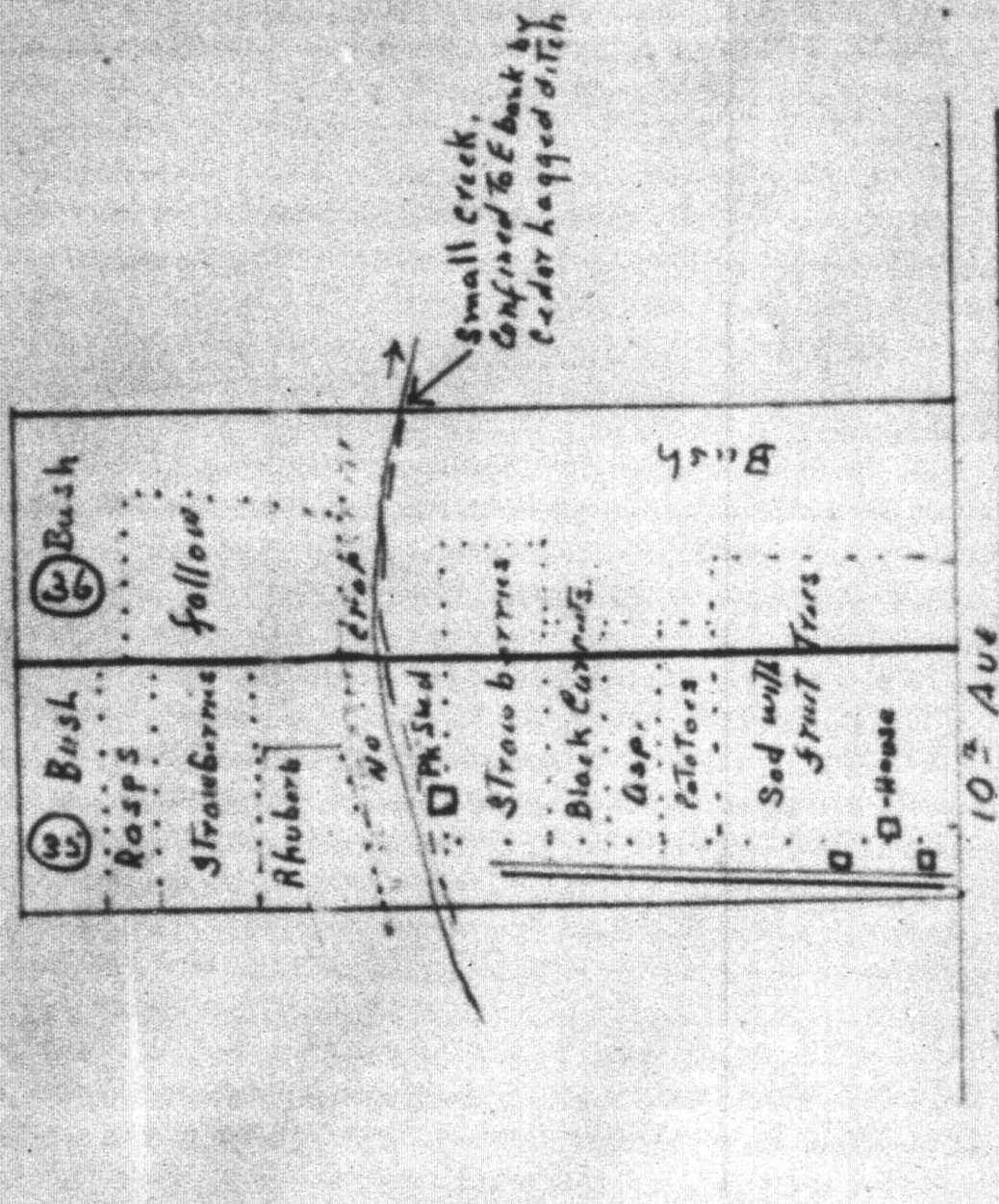
Note: (Use Form 43 (Sheet 2) in connection with this form.)

Diagram of Property

Lots 35 and 36, W 1/4 of Sec. 20, Plan 1161
C. Katsumo

4.73 } 9.46
4.73 }

Scale - 200' = 1"



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

value is \$ 1800.00

Date 1st June 1942.

"I.T. BARNET"

District Superintendent.

BO/55-P
BO/2053-B
Farm Appraisal Report

page 4

U.S. Form No. 43
(Sheet 2)

31-1- C. KATSUMO

Remarks:

This is a desirable holding and can still be further developed; the bush land carries a certain amount of alder that can be cut for cordwood during clearing operations.

The house is comparatively new and in good condition; last year an electric pump and pressure tank was installed at a cost of \$365.00; there is also 400 feet of 1 1/2 inch piping used for a sprinkling system when needed.

This property is leased to Mrs. Minnie Hannah for \$250.00 for the balance of 1942, then for \$100.00 a year until the owner returns, the owner to pay taxes.

(FOR ORCHARD LANDS ONLY)

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

NIL

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

NIL

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

Strawberries	-	.95	acs.	\$
Raspberries	-	.25	"	\$
Asparagus	-	.22	"	\$
Black Currants	-	.22	"	\$
Rhubarb	-	.30	"	\$
Potatoes	-	.10	"	\$
Hay	-	1.72	"	\$
No crop	-	1.92	"	\$

In addition to this crop there are 100 young fruit trees planted at various places on the property.

Total \$

Amount fruit trees add to value of farm \$

PERSONAL PROPERTY SUMMARY

File No. 8668

28th February, 1946

Re: KATSUNO, Ise (Mrs. Chiaki)
Reg.No.14029

CHATELS: The above Japanese declared a quantity of chattels left at her home in Haney. The chattels were inventoried by our fieldmen on November 27, 1942 and at that time the tenant signed that she would be responsible for their safekeeping.

All saleable chattels were removed and sold by auction on May 16, 1945, the net proceeds derived being \$14.43 they being of low grade and having seen better days. Very considerable small articles were abandoned on the property as they were worn out or spoiled by dampness. The beds were the iron type which were previously proven not saleable and not worth moving. The electric way pump system was sold with the property as a fixture.

ACCOUNTS RECEIVABLE: The above Japanese declared that T. TAKATSU owed her \$63.25 and that she held his note in that amount. This account was acknowledged by TAKATSU and the transfer of funds was made at this office to Mrs. KATSUNO's account in full settlement.

BONDS: Mrs. KATSUNO DECLARED \$50.00 Victory Bonds in her possession. These were not brought under control by the Custodian.

This file reveals no other Personal Property Assets or Specified Articles.

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

W E Lamm

February 28th, 1946
WEA:EH

C L A I M

File No.

8667

father

DATE

July 6, 1942.

CREDITOR

Kikujiro TANAKA

DEBTOR

Chaki KATSUNO
Haney, B. C.

AMOUNT OWING

\$1.50

not admitted letter 18-1-43

AGENT

ORIGINAL FILE

January 5, 1943

10727/A

J. Hale

Adair

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. CHIAKI KATSUNO

11 White Camp, Hope B.C.

File No. 3667

Reg. No. *14031*

Company Sun Life Insurance Co.,

Agency Vancouver

Policy No. 2219737

Premium - \$ 24.65

Payable: ^X Annually, Semi-annually or monthly

Month August

Day 1st

REMARKS: ANTHONY R. KATSUNO

Handwritten signature

Letter sent 27/8

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Chiaki Katsuno

File No. 8667

Reg. No. 14031

Company North American Life Assur.

Agency Vanc.

Policy No. 338693

Premium - \$50.32

Payable: Annually, Semi-annually or monthly

Month October Day 20

REMARKS:

27

Letter sent 3/19/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. CHIAKI KATSUNO

File No. 8667

Reg. No.

Company Sun Life Insurance Co.,

Agency Vancouver

Policy No. 2219786

Premium - \$ 33.50

Payable: ^X Annually, Semi-annually or monthly

Month August

Day 1st

REMARKS:

File No. 8667

CLAIMS DEPARTMENT

October 5th, 1943.

Chiaki KATSUNO - Reg. No. 14031

CREDITORS:-

1. M. Nishiguchi..... \$10.00
2. Kikujiro TANAKA..... 1.50 Denied.

Dr. L. M. M. M.

19.00 from wife's file

Henry M. M. M.

15.11 pd

Leisner's Garage

11.80 pd

/ND

REG.
NO.

14031

NAME

KATSUNO, Chiaki

FILE
NO.

8667

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Company	205950	\$700.00	Aug.	27	1945	Lts. 35 & 36, W. Sec. 20, Twp. 12, Mun. Maple Ridge, BC
North West Fire Insurance Company	<i>Transferred to V.L.A.</i> 205949	\$800.00	Aug.	27	1945	Lts. 35 & 36, W. Sec. 20, Twp. 12, Mun. Maple Ridge, BC

FIRE INSURANCE SUMMARY

The above Japanese declared \$1,000.00 fire insurance coverage. Upon obtaining the particulars however we found insurance coverage of \$800.00 on the dwelling and \$700.00 on household effects with an expiry date of August 27, 1945.

The real property was sold to the Veterans' Land Act as of January 1st, 1943 and upon assigning the covering policy to them they refunded \$14.14 to KATSUNO's credit under adjustments.

The insurance on the chattels was allowed to expire and was not renewed.

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

W E Cameron

February 28, 1946
WEA:EH

LIABILITY SUMMARY

File No.
8667

Reg. No. 14031

Re: KATSUNO, Chiaki -

The above Japanese declared owing:-

M. Nishiguchi Company	\$10.00
Len's Garage	13.80

The Maple Ridge Co-operative originally filed a claim for \$43.20 however on July 25, 1942 they informed us that the account had been settled.

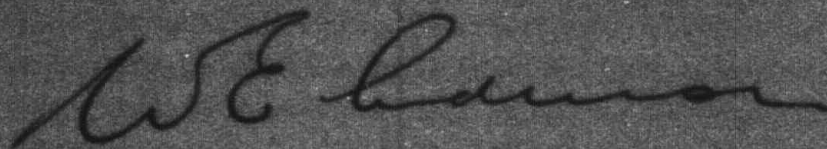
Kikujiro TANAKA also filed one for \$1.50 however KATSUNO denied owing the amount and TANAKA was so advised.

M. Nishiguchi's account was acknowledged as correct on February 19, 1946 and it was therefore paid.

The account of Len's Garage together with an account of Dr. Morse, \$19.00, and the Haney Meat Market, \$15.11 was acknowledged by Mrs. KATSUNO as being correct and payment was made as requested from funds held in her account #8668.

This file reveals no further liabilities.

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



February 28, 1946
WEA:EH

PERSONAL PROPERTY SUMMARY

File No. 8667

Reg.No. 14031

Re: KATSUNO, Chiaki

CHATELS: No chattels were declared to be owned by KATSUNO BUT were declared by his wife. Administration and liquidation was therefore carried on under her account, #8668.

ACCOUNTS RECEIVABLE: The above Japanese declared two such accounts - N. YAMASAKI, \$50.00 and S. TAKATSU, \$60.00. The former stated that he had made payment and KATSUNO was therefore notified. Collection of S. TAKATSU's account however was effected and the sum of \$63.25 was credited to Mrs. KATSUNO's account, #8668.

The B. C. Electric Railway Company paid \$3.00 into this office to KATSUNO's credit being the refund of his Security Deposit with them.

BONDS & INVESTMENTS: The above Japanese declared a \$100.00 Victory Bond and \$50.00 in War Savings Certificates. These were not brought under control by the Custodian.

Although KATSUNO did not declare so to the Custodian according to the records of the Maple Ridge Co-operative Union, he is the holder of \$72.00 of shares in that Co-operative. This Co-operative is being liquidated by P.S. Ross and Sons under instructions from the Custodian and upon completion of same KATSUNO will be entitled to his proportion.

LIFE INSURANCE: KATSUNO declared himself to be the holder of a \$1,000.00 Sun Life Insurance policy. This was not brought under control by or administered by the Custodian.

This file reveals no Specified Articles and no other Personal Property assets.

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

W E Lamer

February 28, 1946
WEA:EH

REAL PROPERTY SUMMARY

JAPANESE NAME: Chiaki KATSUNO Reg. No. 14031 File No. 8667.

CATALOGUE NO: Sold by Special Arrangement, The Director, Veterans' Land Act
BC/55-P. First Offer.

PROPERTY ADDRESS: 163 - 10th Avenue, R. R. No. 1, Haney, B.C.

LEGAL DESCRIPTION: Lots 35 and 36 of the West $\frac{1}{2}$ of Section 20, Township 12, Map 1161,
Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Chiaki KATSUNO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order No. 25231, dated December 19th, 1942.

ASSESSED VALUE: Land - \$920.00
Improvements - \$930.00 - \$1,850.00. Taxes - \$40.04.

CLASSIFICATION: Small Fruit and Vegetable Farm with Dwelling and out-buildings.
The Custodian's representative reported November 27th, 1942, that
this property had an area of almost 10 acres (9.46) all cleared,
planted to the following crops: 1 acre strawberries, $\frac{1}{4}$ acre
raspberries, $\frac{1}{4}$ acre black currants, 52 fruit trees mixed.
Chiaki KATSUNO claims, on his JP Form, that he also had crops of
asparagus, potatoes and rhubarb.
 $1\frac{1}{2}$ storey 4 room house, 1 woodshed, 1 barn, small chicken house,
1 pickers cabin, 1 garage, 1 packing shed.

HISTORY OF ADMINISTRATION: This property was leased by Chiaki KATSUNO, 20th May, 1942 to
Minnie Hannah for the term of 9 months from 1st May, 1942, with
option to extend lease for 1943. Arrangements to be made with
Maple Ridge Co-Operative Produce Exchange. Consideration - \$250.00
paid. 1943 Rental to be \$100.00.
House and buildings included.

Lease extended by Collateral Agreement to 30th September, 1943 -
consideration \$75.00.

Lease and Collateral Agreement given to The Director, The Veterans'
Land Act, August 6th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$1,836.00 as at
1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

In view of the rents being collected by the Custodian up to 30th
September, 1943, a cheque for \$75.00, covering same was paid to
The Director, Veterans' Land Act, 17th November, 1944.

Funds released to the credit of Chiaki KATSUNO as at May 19th, 1944,

1944,

Page 2.

File 8667.

against which were charged Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$1,818.00 from said transaction.

Adjustments to the amount of \$14.04, covering unexpired Fire Insurance Premiums, were placed to Chiaki KATSUNO'S credit.

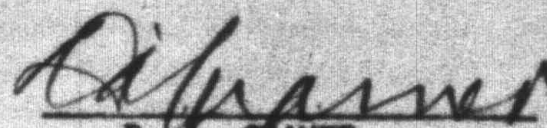
The following Fire Insurance Policy -

North West Fire Insurance Co., Policy No. 205949 - \$800.00, covering the dwelling house, was transferred to The Director, The Veterans' Land Act.

Certificate of Title No. 170827-E in the name of The Director, The Veterans' Land Act.

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

January 18th, 1946.


D. A. CRAMER.

DAC:JS

NAME KATSUNO, Ise (Mrs. Chiaki)

REGISTRATION NO. 14029

FILE NO. 8668

The following chattels were sold by public

auction at Mission, B.C. on May 16, 1945.

Heater	\$0.60 ✓
Couch	5.00 ✓
2 H.M. tables	0.50
Range	2.00 ✓
Scuttle of pans, Xmas decorations & junk	0.80 x
Bdle Tools	1.00 T
Bdle Tools	1.00 T
Bdle Tools	1.15 T
Cable, hooks & sundries	0.75 ✓
Old sprayer & tools	0.55 T
Door mat & sundries	0.70
Chair, hooks & 2 saws	1.10 T
Wheelbarrow, wheel & sundries	0.50 ✓
Scales	4.00 ✓

Total	(Auctioneer's Fee & Advertising: \$1.95)	\$19.65
Less Expenses: (Moving: 3.27)		\$ 5.22
Net Proceeds Credited:		\$14.43

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

Extracted from Auctioneering List No. Mission 19.

Remarks:

Statement of Personal Property owned.

C. Katsuno. Lot 35 and 36 West 1/2 section 20 Township 12.
RR. No 1. 10th ave Stanley B.C.

- 1 Electric Water Pump -
 - 300 feet 1 1/2 inch Pipe
 - 100 feet 1 1/4 inch Pipe
- 1 Hand Cultivator
- 4 Hoe
- 3 axe
- 1 manure Fork
- 3 Rake
- 1 Hand Saw
- 1 Scale
- 100 feet 1/2 inch wire Cable
- 1 Monkey Rench
- 1 wheel barrow
- 2 mattrick
- ~~150~~ 150 LBS. Raspberry wire
- 2 Shovel
- 30 celery Bot
- 50 lettuce Bot
- 1 sofa
- 1 sink
- 5 Chair
- 3 Bed and spring
- 2. Mattress
- 1 Cook stove
- 2. Warm stove
- 1 sewing machine
- 2 screen door.
- 1 Hand water Pump

Minnie E. Hannah

OFFICE OF THE CLERK

SFO 20 1012

File No. 8667

SUMMARY RELATIVE TO CLAIM OF
Chiaki KATSUNO - Regn. No. 14031

17th Jan. 1948.

REAL PROPERTY

Lots 35 & 36, W $\frac{1}{2}$ of Sec. 20, Plan 1161, Mun. of Maple Ridge, D.N.W.

A farm of 9 $\frac{1}{2}$ acres, with 5 $\frac{1}{2}$ acres cleared, with house and 2 sheds.
Sold to Director of Veterans' Land Act.

	<u>Assessment</u>	<u>Claimants Valuation</u>	<u>S.S. B. Appraisal</u>	<u>Selling Price V.L.A.</u>
Land	\$470.00	\$2400.00	\$870.00	
Improvements	930.00	2100.00	1000.00	
	\$1400.00	\$4500.00	\$1870.00	\$1836.00
Selling Price		1836.00		
		\$2664.00		

PERSONAL PROPERTY

The list of chattels claimed agrees with those on list supplied by Mr. Katsuno on 28th August, 1942, and at that time the tenant signed that she would be responsible for their safekeeping.

All saleable chattels were removed and sold at auction on the 16th May, 1945, for \$19.65, the net amount of \$14.43 being credited to Ise KATSUNO, wife of the claimant.

Our files indicate that chattels were of low grade and that a very considerable amount of small articles were abandoned on the property as being worthless or spoiled by dampness. File does not show the specific goods abandoned, although iron beds, springs and mattresses are noted as not worth removal expenses.

MLB:HA

Wilson

INVENTORY OF CHATTELS BELONGING

TO

KATSUNO, (Ise) Mrs. Chiaki # 14029

Which have been left in the care of : Mrs. M.E. HANNAH
163 10th. Ave. Haney, B.C.

IN HOUSE MAIN FLOOR

- 1 Heater
- 1 Studio couch
- 2 Tables H.M.
- 5 Blinds
- 2 Beds complete
- 1 Kitchen range
- 1 H.M. Kitchen table & 5 chairs
- 1 Enamel sink
- Linoleum on Kitchen floor

ATTIC

- 1 Wicker suit case tied up
- 3 Boxes nailed up
- Box cont. crock bowl & coffee pot
- 2 Biscuit tins cont. clothes
- 1 Large flower bowl
- 1 Crtn. of school books
- 1 Crtn. of magazines
- 1 Watering can
- 1 Coal scuttle
- 1 Sml. sprayer
- 1 Sledge hammer
- Sml. Crtn. Xmas decoration
- 2 Bake pans
- 1 Roll rubber hose
- 1 Sack cont. Jap sickle, car jack, mole trap, garden marker
- Sml. crtn. of toys
- Sml. crtn. Xmas decorations
- Sml. quan. of goe west fertilizer
- Crtn. cont. flag, ladies purse, few books, Large map of the world
- bndl. of clothes, candy pail.

BASEMENT

- 1 H.M. Table & Bench
- 1 Box nailed up marked books
- 6 Wooden frames 3 x 6'
- 2 Lamp bases
- 1 1 gal tin full contents unknown
- 1 Box cont. quan. of dishes & sealers packed
- 1 4 piece Jap boxes
- 29 Pickers trays
- 2 Part boxes of glass
- 1 Jap tub full contents unknown
- 2 D.B. Axes
- 1 Brush hook
- 2 Mattocks
- 1 Grub hoe
- 2 Shovels
- 1 Barn door trolley
- 2 Spud digger heads
- 1 Sledge hammer
- 3 Wedges
- Sml. quan. of pipe fittings
- 1 Sml. step ladder
- 1 Roll of 1/2" cable & 2 Hooks

S. sold 16/5/45 - Mission 19

The above articles have left in my care and I will be responsible for their safe keeping.

WITNESS [Signature] SIGNED M.E. Hannah
Office of Custodian R.M. Gordon

IN BASEMENT

- C1 Stirrup pump & Sml. 7' hose
- C4 5' lengths of pipe with garden sprinklers att.
- C1 D.B.AXE
- 3 Jap tubs
- 1 Lantern
- 1 H.M. Table
- 1 H.M. Food cooler
- C2 Rolls of insulated wire
- 1 Door mat
- 1 Iron pot
- 1 Jap sickle
- 1 Pulley at the well

PICKERS CABIN

- C1 Bed complete with mattress
- 1 H.M. Bunk
- 1 H.M. Sml. table with drawer
- 1 Heater
- 1 H.M. Bench
- 1 School bag
- Gal. tin cont. unknown
- 1 Crucifix
- 1 Old bed spring
- 1 Sml. step ladder

BARN AND CHICKEN HOUSE (comb.)

- C1 Manure fork
- 1 Hoe
- 1 Galv. water fountain (chicken)
- App. 60 Pickers trays
- 1 Bird cage
- 1 Large stone boat
- 1 12' Logg chain & 2 hooks
- C2 Grub hoes
- 1 Old spud fork
- Hand saw
- 1 Car tire riml Old metal drum
- 19 Shallow boxes
- C3 Lengths of 1 1/2" by app. 30' pipe
- 1 4 gal tin full contents unknown
- 1 Pickeroon

PACKING SHED

- C1 Hoe
- 1 Spud digger
- Large quan. of sacking twine
- 3 Garden trowels
- 23 Pickers trays
- 1 3' Circular saw
- 1 Horse cultivator
- 1 Plow

GARAGE

- C1 250 lb. platform scale
- 2 Windows
- 1 Gal gas tin
- 1 X cut saw
- C10 Lettuce crates

OUTSIDE

- C2 Screen doors in use
- 3 Sml. stone boats
- 2 Ladders
- C1 Wheelbarrow
- 1 Clothes line in use
- 1 H.M. Table
- 2 Pickers trays
- 2 Wooden barrels

There is a small quantity of
C Raspberry wire and posts.

The above articles have been left in my
care and I will be responsible for their safe keeping.

WITNESS [Signature]
Office of Custodian Rm. Anderson

SIGNED

M.E. Hannah

ONTAKI KATSUNO, (14031)

P.O. Box 874, Hope, B.C.

LIST of PROPERTY-VALUES PERSONAL CHATTELS

<u>ARTICLES</u>	<u>DATE PURCHASED</u>	<u>PRICE PD.</u>	<u>CONDITION AT TIME</u> <u>of EVACUATION</u>	<u>EST. VAL.</u>
<i>Cooking utensils</i>	<i>acquired from him to him</i>			3.50
1 electric water pump	1941, (new)	\$320.00	good	\$300.00
300 ft. 1 1/2" pipe	41 old	36.00	fair	30.00
100 ft. 1 1/2" pipe	41 old	10.00	fair	7.00
1 hand water pump	37 old new	17.00	fair	10.00
1 hand cultivator	37 new	18.50	good	12.00
4 hoes	28 new	4.00	fair	2.00
3 axes	33 old	3.00	fair	1.50
1 manure fork	38 new	1.25	good	.50
3 rakes	38 new	3.75	good	1.50
1 hand saw	40 old	2.00	good	1.00
1 scale	38 old	14.00	good	10.00
1 monkey wrench	35 old	1.25	fair	.75
1 wheel barrow	33 old	4.00	fair	1.00
2 mattresses	30 old	4.00	fair	2.00
150 lbs. raspberry wires	32 new	16.50	good	12.00
30 celery boxes	41 new	4.50	good	4.50
50 lettuce boxes	41 old	7.50	fair	7.50
1 sofa	41 new	50.00	good	45.00
1 sink	36 new	14.50	good	10.00
5 chairs	37 new	7.50	good	5.00
3 bed springs	37 new	45.00	good	30.00
2 mattresses	36 new	25.00	fair	17.00
1 cook stove	37 new	55.00	good	45.00
2 shovels	37 new	2.50	fair	1.00
2 screen doors	38 new	5.00	fair	3.00
100 ft. 1/2" wire cables	39 new	10.00	fair good	10.00
pruning shear	38 new	3.00	good	2.00
carpenter tools		7.50		25.00
2 logging chains	35 new	5.00	good	6.00
1 sledge hammer	36 new	2.50	good	1.50
36 dishes, cups & saucers	37 new	2.80	good	1.80
stone cracker	40 new	4.50	good	3.50
1 bucket	40 new	.75	fair	.50
1 frying pan	40 new	.75	fair	.50
12 SPARKERS	41 new	12.80	good	12.80
1 rubber hose	41 new	3.50	good	3.50
1 lawn mower	35 new	8.00	good	4.50
1 small stove	36 new	4.50	fair	4.50
TOTAL				\$635.55

C. Katsuno

8667
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 31 1942

Hastings Park,
August 28, 1942.

ADDITIONAL REGISTRATION

Name: KATSUNO, Chiaki

Reg. No.

Please file
HRG
The following chattels left at 163 - 10th Ave.,
Haney, B. C. The house has been leased to
Mrs. Minnie E. Hannah.

1 Electric Water Pump	30 Celery Box
300' 1 1/2" Pipe	50 Lettuce Box
100' 1 1/2" Pipe	1 Sofa
1 Hand water pump	1 Sink
1 Hand cultivator	5 Chairs
4 Hoes	3 Beds and springs
3 Axes	2 Mattresses
1 Manure Fork	1 Cook stove
3 Rakes	2 Work stoves
1 Hand saw	2 Shovels
1 Scale	2 Screen doors
1 Monkey Rench	100 feet 1/2" wire cable
1 Wheel Barrow	1 Pruning spear
1 Mattick	12 Sprinklers
150lbs. Raspberry wire	
1 Pruning Scissors	

Contents in a locked room, which will remain locked
until the return of the owner, the key to be left
with the Custodian.

Carpenter tools
2 ~~Shank~~ Chains
2 Rubber hose
1 Sledge Hammer
Dishes, cups plates etc.
Bowls
1 Stone crock
1 Bucket
1 Frying pan, pans & cooking utensils etc.

SIGNED.....

C. Katano

WITNESS.....

J. T. Williams

File 8667

File No. 8667

Property: Chiaki KATSUNO

Lessee: Winnie Hannah

CANADA
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

PAYMENT ORDER.

To *Pacific Co-op Union*

Address *Haney, B.C.*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of *\$15.00*

Seventy five 100 Dollars out of monies now due and
accruing due or that at any time hereafter may be due in respect to the

proceeds of:- *Fruit shipments*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *29th* day of *June*, 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *Moryson*

Address:

Winnie E. Hannah

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of, 1943.

Signature

Re: Mr. Chiaki Katsuno, Reg. No. 14031

Mr. C. W. McPherson,
Authorized Deputy for Secretary of State of Canada
and / or Custodian,
Royal Bank Building,
Corner Hastings & Granville St.,
Vancouver, B. C.

August 15, 1942.
Bridge River, B. C.

Dear Sir:-

This is to advise you that the above named is indebted
to us to the sum of \$ 10.00 for merchandise supplied
prior to evacuation and during the year 1941.

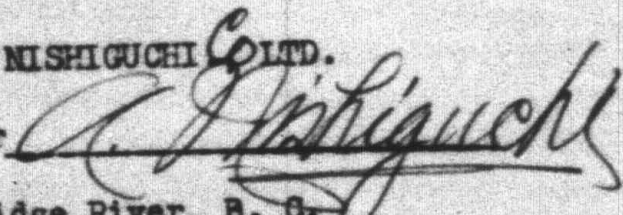
We have an acknowledgement from him to the effect that
he has received these goods and we also have note dated
February 23rd. 1942. (On Demand.)

We would appreciate if you would file these claims
against the estate and if further proof is necessary, we
would gladly furnish same.

We understand that the above named is now located at
10th. Avenue, Haney, B. C.

Yours truly,

M. NISHIGUCHI LTD.

Per 

Bridge River, B. C.
Formerly of 837-839 Columbia
New Westminster, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

AUG 31 1942

2667

Coffey
int to Richardson

Please file

Hastings Park,
August 28, 1942.

ADDITIONAL REGISTRATION

Name KATSUNO, Chiaki

Address 163 - 10th Ave., Vaney, B. C.

Reg. No. 14031

The above desires to inform the Custodian
that his property has been leased to Mrs. Minnie
E. Hannah of Haney for \$250.00. Cash \$150.00
post dated cheque \$100.00

Mr. Katsuno is not desirous that his
property should be leased during 1943 to Mrs.
Hannah.

SIGNATURE.....

C. Katsuno

WITNESS.....

D. Williams

12

3

Dept. of the Secretary of
the State
Office of the Custodian
506 Royal Bank Bldg.
Vancouver, B.C.
Dear Sirs.

FILE NO. 8667

Tashme, Hope, B.C.
July 2nd 1943

EVACUATION SECTION	
Rec'd	JUL 3 1943
File No.	8667
Ans.	1 m 48 J
Referred	C. H. H.

Amason

Received your letter
of June 21st. We, before
evacuation left the original
policies: NO. 205949 and 205950
in the possession of the
Bank of Montreal, Vancouver, B.C.,
therefore I (am) Mrs. have
write to them to forward the
original policies and the
endorsements to your Dept.

Please wait for answer from
the Bank of Montreal at Vancouver.

Yours very truly,
C. H. H.

Registration No. 14031

P.S.

Could you please find out and advise who is
living in our house, which we have
leased before to evacuation? Is Mrs M.
Hannah still living there?

R. D. Richardson
Farm Department
Office of Custodian
Vancouver B.C.

EVACUATION SECTION	
Rec'd	JAN 7 1943
File No.	86676
Ans.	W. H. H. H.
Referred	Cherry

Dear Sir:-

Re- Katsumo property
The following items listed
as chattels do not belong
to the Katsumo property:-

- 1 gal. water fountain (chicken)
- Large quantity sacking twine
- 1 Horse cultivator
- 1 plow
- 2 small stone boats
- 2 windows

They neglected to list the
● Electric pump which does belong
and is a very important item
also several lengths of $1\frac{1}{2}$ " or 2" pipe
Minnie E. Hannah. Haney.

Canada

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

JAPANESE EVACUATION SECTION

File No. 8667

Reg. No. 14031

506 Royal Bank Building,
Vancouver, B. C.

JUN 19 1944

Mr. Chiaki KATSUNO,
11 Mile Camp,
Hope, B. C.

Dear Sir:

Re: 163 - 10th Avenue, Naney, B. C.
Lots 35 & 36 of the West half of Section 20, Township 12,
Map 1161, District of New Westminster, C. of E. 50875.

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	\$ 1636.00
Add:	
Unexpired insurance premium as at January 1st, 1943	14.14
	\$ 1650.14
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 1647.14

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.

R

1963

Jan. 1

Credit re Sale of Property

\$1847.14

Debit Credits Balance

Land Registry Office C. of E.

1.00

\$1847.14

CR \$1846.14

The Custodian's Office,
Dept. of the Secretary of State,
of Canada.
506 Royal Bank Bldg.
Hastings and Granville
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 27 1944
File No.	8667
Ans.	WA
Referred	Anderson

October 23, 1944.
(874) P.O. Box 874
Hope, B.C.

Dear Sirs:

1933 V.H.D.
just before evacuation I had rented
my farm and house and all belongings to
Mr. R. Hannad. my property being in Harey.
Could you please tell me if they had paid any
rent to your office? If so, how much have they
paid?

I have left a Kitchen stove and a double
bed in the house. (Is it possible) Please
send them to:

Princeton Trail Sawmills Ltd.,
P.O. Box 874 Hope, B.C.

yours very truly,

C. Katsuno.

8667

October 30th, 1944.

Mr. Chiaki KATSUNO,
Registration No. 14031,
P. O. Box 874,
Hope, B. C.

Dear Sir:

In reply to your letter of October 23rd, please be advised that as your property was sold as at January 1st, 1943, all rentals after that date accrued to the credit of the purchaser of your property.

Regarding your chattels, all shipments of chattels except of a personal nature have been stopped in agreement with the B. C. Security Commission and are being liquidated by public auction under the Canadian Government policy. The net proceeds of the sale will be credited to your account at that time.

Yours truly,

W. E. Anderson,
Farm Department.

WEA:UH

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

EVACUATION SECTION	
Rec'd	JAN 9 1946
File No.	8667
Ans.	
Referred	Anderson

FILE NO. 8667

REF. NO. 14031

Princeton Trail Sawmills
P.O. Box 874
Hope, B. C.

Dear Sirs:

As I understand, the amount of \$1847.14
has been placed to my credit from the
sale of my property as at Jan. 1st 1943.
Will you please forward the whole
amount to me.

With regards to my chattels, I believe it
has been liquidated by Public Auction. If
any of my chattels has been sold what was the
net proceeds?

Was there any rental money paid to you, my
account. That is before the sale of the
property.

I would appreciate it very much if you
would forward the whole amount and please
tell me about the chattels, personal belonging etc.
Til I hear from you I remain. Yours truly
C. Katsumo.

8667

23rd January, 1946.

Mr. Chiaki KATSUNO,
Registration No. 14031,
Princeton Trail Sawmills,
P.O. Box 874,
Hope, B.C.

Dear Sir:

We received your undated letter on the 9th January, in which you request that all your funds be forwarded to you.

We have attached hereto Custodian cheque in the amount of \$1500.00 from funds to your credit at this office. The Custodian is desirous of making a complete review of your file but as this is likely to take some time, we trust the enclosed cheque will meet your present needs. The balance of your funds will be forwarded upon completion of the review of your file.

The chattels left on your property were declared as having been owned by your wife, and were sold at public auction in accordance with the attached statement, which represents all the saleable articles found on the property. The net proceeds as shown on the statement have been credited to the account of your wife.

M. Nishiguchi Company Limited filed a claim against you for \$10.00. This account was referred to you at a previous date, but we have not as yet received word from you as to whether or not it is correct. Please advise us as soon as possible so that it can be paid from this office, if according to your records it is owing.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

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

EVACUATION SECTION	
Rec'd	FEB 20 1946
File No.	867
Ans.	
Referred	<i>[Signature]</i>

Princeton Street *[Signature]*

P.O. Box 874

Nape, B.C.

February 19th /46

Please refer to
File No. 8667.

Dear Sirs:

Have received the cheque for the
amount of \$1500.00 from the sale of the
property.

I understand that some of the
chattels left on the property were sold
at the public auction but looking at the
list of things sold, I find that numerous
other articles were not sold and believe it
to be still left on the property. For in-
stance:

Electric water pump, used for about 3
months, costing \$250.00; also well
at 400 ft. of water pipes (extra cost)

Steel beds, mattresses etc.

Would you advise me about the above

articles and tell me if it is still on
the property or has been sold.

Is Mrs. M. E. Hannah still living in
the house?

With reference to the claim filed by
M. Nisleguchi Co. Ltd., please pay them
off from your office. Thinking you and
till I hear from you I remain -

yours very truly

L. Katsumo.

Chas. A. J. of Tokyo

8667

1st March, 1946.

REGISTERED

Mr. Chiaki KATSUNO,
Registration No. 14031,
Princeton Trail Sawmills,
P.O. Box 874,
Hope, B.C.

Dear Sir:

Your file has now been reviewed and we take this opportunity of giving you a brief summary of our administration of your affairs.

Real property at Haney registered in your name, became vested in the Custodian upon your registration with this office. It had been leased by you on the 20th May, 1942 for a term of nine months, and the consideration for same amounting to \$250.00 was collected by you at the time.

No revenue from the property accrued to your benefit at this office as in accordance with the policy of liquidation decided upon by the Canadian Government, your property was sold as of the 1st January, 1943 to the Director of Veterans' Land Act. Full details of your property sale were sent to you in our statement of the 19th June, 1944, from which you will note that the net proceeds were credited to your account here. Legal fees amounting to \$15.00 in connection with the conveyance of your property were, however, later charged to your account.

When registering with this office, you declared owing two debts:-

M. Nishiguchi Company Limited	\$10.00
Len's Garage	13.80

The M. Nishiguchi Company account was settled on your behalf from your account here. The Len's Garage account, together with a claim of Dr. Morse for \$19.00 and the Haney Meat Market for \$15.11, were paid from the account of your wife, at this office, in accordance with arrangements made by her.

Kikujiro TANAKA filed a claim against you for \$1.50, but when this matter was referred to you, you denied owing it, and Mr. Tanaka was so advised, and no further action was taken by this office in the matter.

You did not declare any chattels as they were declared by your wife. Administration and liquidation of these, was therefore, carried on under her account, although we note in our letter of the 23rd January 1946, details of their liquidation were sent to you.

Mr. Chiaki KATSUNO

- 2 -

1st March, 1946.

With regard to this liquidation statement, we note you inquire about the electric water pump system and beds and mattresses. The water pump system was included as a fixture in the sale of your property. Beds and mattresses, we have found during the liquidation of chattels over the past two years, are not saleable, and not worth the expense of moving and handling. These, were therefore abandoned on the property.

You declared to this office that N. YAMASAKI owed you \$50.00 and S. TAKATSU owed you \$60.00. The former stated he had made payment to you, and of this you were previously advised. S. TAKATSU's account was collected and credit to the account of your wife, and is included in our report to her.

The B.C. Electric Railway Company paid \$3.00 in to this office to your credit, being a refund of your security deposit with them.

You declared yourself to be the holder of \$100.00 in Victory bonds and \$50.00 in War Savings Certificates. These, however, were not brought under control by the Custodian, and neither was your Life Insurance policy.

Although you did not declare so to the Custodian, according to the records of the Maple Ridge Co-operative Union, you are the holder of 72 shares in that Co-operative. This Co-operative at the present time, is being liquidated under instructions from the Custodian, and upon completion of this action, you will be entitled to your proportion of the net proceeds.

Attached hereto is a statement of your account at this office, showing entries made in your account since the date one was last sent to you. The attached Custodian cheque in the amount of \$324.14 is in full of your account, as shown on the statement.

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

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encls.(3)

File No. 8667
Reg. No. 14031

CHIACI KATSUHO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 June 9	Balance as per statement sent		\$1,846.14	
1945 April 23	Legal Fees	15.00		
August 6	B. C. Electric Railway - security deposit		3.00	
1946 January 24	Cheque to you	1,500.00		
February 23	Hishiguchi & Co. - payment of claims	10.00		
		\$1,525.00	\$1,849.14	

CR \$ 324.14

Box 874,
Hope, B.C.,

Dec. 6, 1946.

Dept. of the Sec of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	DEC 10 1946
File No.	
App.	
Reviewed	<i>Anderson</i>

Daer Sirs;

Re- File No. 8667.

On looking through former correspondence from your office relating to matters of my property and having them fully explained to me, I would like to protest the sale.

I feel that the property should not have been sold as I had leased it prior to my departure. Furthurmore the Selling Price was in no way the real value of the property. I purchased the land for Fifteen Hundred Dollars (\$1500.00) and since then I had cleared over seven acres, built a house valuing Sixteen Hundred Dollars(\$1600.00) and was only three years old at the time of sale. I also planted many fruit trees, raspberries, strawberries, and black currants. I built a barn on the property too.

Therefore, I do not consider the receipt of the cheque as settlement of my property vested in your care.

Yours truly,

Chiaki Katsuno
.....

Chiaki KATSUNO.

8667

14th December, 1946.

Mr. Chiaki KATSUNO,
Registration No. 14031,
P.O. Box 874,
Hopo, B.C.

Dear Sir:

We wish to acknowledge your letter of the 6th December, and have accordingly noted your remarks.

The sale of your property was carried out by this office on instructions from the Canadian Government at Ottawa on the basis of appraised valuations. While we appreciate that this is a matter of personal concern to you, we must advise that we are unable to consider any alternative in the matter.

Your letter however, is being placed on your file here where it will be available at any time.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WBA:HA

8667

9th January, 1948.

REGISTERED

Mr. Chiaki KATSUNO,
Regn. No. 14031,
P.O. Box 874,
Hope, B.C.

Dear Sir:

As requested in your letter of the 5th January, we
enclose herewith copy of the Soldier Settlement Board Appraisal
of real property which was sold by the Custodian, and in regard
to which you have filed a claim with the Commissioner.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA
Encl.

P.O. Box 874,
Hope, B.C.,
January 5, 1948.

8667

Mr. A. Watson,
Secretary to the Commission,
JAPANESE PROPERTY CLAIMS COMMISSION,
Vancouver, B.C.

Dear Mr. Watson: Re: Claim of Chiaki Katsumo

I acknowledge receipt of your letter dated December 3rd for which I thank you for informations concerning the claim.

I note the information that further documents which the Custodian intends to use at the enquiry will be made available to the claimant. Kindly send me a statement of the Custodian property survey.

Thank you for your attention to this matter.

Yours very truly,

C. Katsumo

C. Katsumo Reg. No. 14031

8667

March 15, 1948.

Mr. C. KATSUMO,
Reg. No. 14031,
Box 874,
Hope, B. C.

Dear Sir:

The Shares of the Maple Ridge Co-operative
Produce Exchange have now been redeemed, and the proceeds
are held at this office.

On receipt of your Share Certificates,
which you will please send in, a cheque will be mailed to
you.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm

EVP. SECTION	
Rec'd	MAR 22 1948
File No.	8667/14031
Ans.	
Referred	

Box 874,

Hope, B. C.

March 20/48

C. H. Reed, Esq.,
Office of the Custodian.
Vancouver, B.C.

Dear Sir:

In reply to your letter of the 15th inst.
I enclose herewith seventy-two Share
Certificates of the Maple Ridge Co-opera-
tive Produce Exchange.

Yours very truly,
C. Katsuno.

Mar 24/48.

Received

Chicki (No. 14031).

Cert Nos 107, 226, 325, 472, 592, 697.
for 72 Shares

CHK
+ 91⁹⁸

8667

March 25, 1948.

Mr. Chiaki KATSUNO,
Reg. No. 14031,
Box 874,
Hope, B. C.

Dear Sir:

We beg to acknowledge receipt of your letter of the 20th instant, enclosing certificates covering 72 shares of the Maple Ridge Co-operative Produce Exchange, and we now attach hereto Custodian cheque for \$91.98, which represents the proceeds of the redemption of these shares.

Yours truly,

CHR/fa
enc. (1)

C. H. Reed,
Office of the Custodian.

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

JAPANESE PROPERTY CLAIMS COMMISSION.

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

10

Kamloops, B. C.,

February 10th, 1948.

IN THE MATTER OF THE CLAIM OF
CHIYAKI KATSUNO

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. UPTON, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30

G. Katsuno,
In Chief.

MR. McMASTER: The next case on the list, my lord, is the claim of Mr. Katsuno. I would like the Interpreter in this case, please.

OSIYAKI KATSUNO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

MR. HUNTER: My lord, before Mr. McMaster starts, in order that he may not be blamed for these documents, and also in order that you may have them in front of you, I suggest I file as an exhibit the Farm Appraisal Report which is the Soldiers Settlement Board appraisal. These are now available to us for filing, and also our analysis of the chattels.

THE COMMISSIONER: That might be helpful to you, Mr. McMaster.

MR. McMASTER: Yes, my lord, as long as my friend proves them later.

THE COMMISSIONER: Oh yes, these documents which are produced now are received subject to proof later.

MR. HUNTER: The analysis claim, my lord, is on the basis that if there is anything in it with which my friend disagrees, he can ask for proof. As far as the appraisal is concerned the appraiser himself will prove it later.

THE COMMISSIONER: Yes.

(CHATTEL ANALYSIS MARKED EXHIBIT NO. 1)

(FARM REPORT MARKED EXHIBIT NO. 2).

MR. McMASTER: Might I have the claim form, please, Mr. Watson.

3
G. Katsuno,
In Chief.

Q Witness, I produce to you the claim form. Is that your signature on the document, and did you swear the declaration? A: Yes.

Q Did you instruct your solicitor to draw this statement (producing) with regard to your real property?

A Yes.

Q Is that your signature? A: Yes.

Q And are the statements contained therein, true to the best of your knowledge and recollection?

10 A Yes.

MR. McMASTER: I will file that as Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

Q Witness, this property is situated about one mile from Haney, is that correct? A: Yes.

MR. McMASTER: My lord, you will notice that this property is approximately nine and a half acres and was purchased in 1927 for \$1500.00, that extensive improvements have been made to the premises by the claimant, and I would also draw your attention to the fact
20 there was an area of the land particularly suitable for celery growing and by reason of it the claimant installed a sprinkler system, and I might mention that in the statement he has claimed for the sprinkler system and the piping and also the electric motor in connection with it as chattels. It is more likely that ought to be regarded as real property, my lord, but I haven't amended the claim, but I have drawn attention to the fact.

Q Witness, can you identify those pictures (producing)?

30 A These two are my house. These are my celery growing;

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C. Katsuno,
In Chief.

this is the barn; and celery growing. This is
a different place.

Q This is all on your property, is it?

A Yes.

Q And when were those pictures taken?

A 1941.

Q There is one marked here August, 1947.

A Yes.

Q Were there any others taken in 1947?

10 A Just those two.

Q The top two were taken in August, 1947?

A Yes.

Q And the other three were taken in 1941?

A Yes.

MR. McMASTER: I file them as an exhibit.

(PHOTOGRAPHS MARKED EXHIBIT NO. 4).

Q Witness, did you instruct your solicitor also to
draw a statement with regard to your personal
chattels and provide him with an inventory of those
chattels showing various details as to their price,
condition and value? A: Yes.

20

What did you say about price?

Q And the list which is attached to it?

A Yes.

Q And is this your signature on the statement and on
the list? A: Yes.

Q And are the statements contained therein true to
the best of your knowledge and recollection?

A Yes.

30 MR. McMASTER: I file that as the next exhibit, my lord.

G. Katsumo,
In Chief.

I draw attention to the fact with regard to the list that there are certain items written in ink over the typewritten total which is a correct total of the figures appearing there.

(STATEMENT MARKED EXHIBIT NO. 5).

10 MR. McMASTER: I would ask my friend to produce the agreement which was signed with Mrs. Hannah with respect to the use of certain chattels. I draw your Lordship's attention to the statement on the last exhibit that he had made a lease with Mrs. Hannah in May, 1942, for the use of his farm and implements, but not to include furnishings. On June 5th, 1942, the Custodian required him to sign a supplementary agreement giving Mrs. Hannah the use of certain furnishings, and arranging to have the balance stored in a locked room. The latter goods were placed in the attic and were boarded up. My recollection is there aren't any goods missing here, is that right, Mr. Hunter?

20 MR. HUNTER: Yes, there were a few.

MR. McMASTER: Then he points out with regard to the inventory which is signed by Mrs. Hannah, that he took with him one sewing machine, one hand-saw, and one electric fan. All other chattels were left on the premises in accordance with the Custodian's requirements.

Q Witness, I produce to you this document (producing). Is this your signature on it?

A Yes.

30 Q Now this is an agreement whereby you agreed to let

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C. Katsuno,
In Chief.

to Mrs. Hannah for the protection of both parties
to carry on the place and use certain property that
is listed here -- no, that is not the one. There
should be another agreement, Mr. Hunter, I am sorry.

MR. HUNTER: This might be it, Mr. McMaster.

MR. McMASTER: I have it here. You undoubtedly have
seen that, Mr. Hunter. You will admit that is on
the form provided by the Custodian.

MR. HUNTER: It might be a Soldiers Settlement form. It
10 doesn't appear to be ours.

MR. McMASTER: It isn't a Custodian form.

Q Witness, I produce to you a document. Is that
your signature on the document?

A Yes.

MR. McMASTER: This, my lord, is stated to be an affidavit
made in duplicate (reading). There is then an
inventory of tools and household fixtures. Then
it states in the printed form, "Contents in a locked
room, which will remain locked until the
20 return of the owner, the key to be left with the
Custodian", and it is signed by Minnie E. Hannah.

THE COMMISSIONER: Those contents are not listed?

MR. McMASTER: Yes, they are all listed there.

THE COMMISSIONER: The significance of putting in this
document is to show that those chattels were there,
is that it?

MR. McMASTER: Yes, and also to point out the fact --

I will produce the original list, and the original
list did not include these boxes. He was required
30 to execute this, permitting the use of certain of

his chattels.

THE COMMISSIONER: All right.

MR. McMASTER: Q: Witness, do you recognize that document?
A: Yes, he recognizes it.

Q: Who asked you to sign it?

A: The Association — the Maple Ridge Co-Operative Exchange.

Q: Do you know whether or not they were acting on the instructions of the Soldiers Settlement Board?

10 A: He doesn't know.

Q: Yes. The items marked out with red pencil on that list, are those items which you took away with you when you left?
A: Yes.

MR. McMASTER: I will file that document, my lord.

(AFFIDAVIT MARKED EXHIBIT NO. 6).

MR. McMASTER: I would like also, my lord, to produce this document from the Custodian's file, marked "Received May 21, 1942".

Q: Is this your signature on this document, witness?

20 A: Yes.

MR. McMASTER: This is a document, my lord, referring to a lease arrangement between the claimant and Minnie Hannah, setting forth the rental and giving her the right to carry on work immediately on his farm. This agreement states (reading). I would presume, Mr. Hunter, that that is likely a document that was taken by the Soldiers Settlement Board. Would you agree?

MR. HUNTER: I wouldn't know.

30 MR. McMASTER: I see Mr. Shears nods his head. Perhaps

he might know.

MR. SHEARS: It isn't the Custodian.

MR. McMASTER: My understanding of the situation at that time is that by Order in Council all these farm lands that were being considered were taken out of the hands of the Custodian and placed in the hands of the Soldier Settlement Board for rehabilitation purposes.

MR. HUNTER: My lord, that isn't quite actually the fact.

10 You will remember in the original Order giving the Soldiers Settlement Board the right, or at least instructing them to appraise, even though property became vested in the Custodian, he still couldn't deal with it without the consent of the Soldiers Settlement Board.

THE COMMISSIONER: Yes.

MR. HUNTER: Leases or sales were still within their scope.

THE COMMISSIONER: They remained vested in the Custodian but he could do nothing with them in the interval.

20 MR. HUNTER: That is right, my lord.

MR. McMASTER: Q: Witness, I produce to you a farm lease.

Is that your signature on this document?

A Yes.

Q And is that the signature of the tenant, Minnie Hannah?

A Did she sign it in your presence?

A Yes, in his presence.

MR. McMASTER: This, my lord, is stated to be a farm lease dated the 20th of May, 1942, between the claimant and Minnie Hannah with respect to the property in question. I file it to show it was a lease

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C. Katsuno,
In Chief.

of the property, and not of the household chattels.

Do you want to see it, Mr. Hunter?

MR. HUNTER: Yes, thank you. It is probably their form.

Mr. Shears tells me it is their form.

MR. McMASTER: I will file that as the next exhibit.

Your witness, Mr. Hunter.

(LEASE MARKED EXHIBIT NO. 8).

10 MR. HUNTER: It is submitted, my lord, that the real
property was sold at its fair market value. Insofar
as the chattels are concerned, reference is made
to the chattel analysis which has been filed.
If your Lordship has that in front of you, I think
I could explain the Custodian's position very quickly.
It is Exhibit 1. On page 2, my lord, you will see
the recapitulation of the claimant's value, articles
which he values at \$168.25 were sold for \$63.30.

19 65
Should read this
to 9 19 65
2
\$63.30
Deposition evidence
20
THE COMMISSIONER: Wait one moment. This is a little
deceptive. No. 1, sold at auction.

MR. HUNTER: Sold at auction, articles which the claimant
values at \$168.25 were sold by the Custodian at
auction for the total shown at the bottom of the
page, \$63.30. That is the total at the bottom of
the left hand column.

THE COMMISSIONER: Oh yes, I see it.

MR. HUNTER: Fixtures which the claimant values at
\$357.00 were included in the valuation by the
Soldiers Settlement Board and are shown in there
as \$250.00, and therefore the claimant will have
received \$250.00, less approximately 2% which was
the amount lower than the values at which these

S. Katsumo,
In Chief.
Discussion.

properties were sold. That is in Exhibit 2 on page 2 that is shown.

THE COMMISSIONER: Yes.

MR. HUNTER: Goods which the claimant values at \$47.00 were abandoned, and goods which he shows as worth \$63.30 have disappeared, and their disposition is unknown. I presume they were lost, destroyed or stolen.

10 THE COMMISSIONER: Well you are not in a position to say they were not, are you? Are those articles included in the lease between the Hannah woman and the claimant?

MR. HUNTER: Just a moment, my lord, and I will check it very quickly.

MR. McMASTER: Yes, I think I can assure my friend they were.

MR. HUNTER: As far as I can see they seem to have been included, my lord.

20 It is submitted, my lord, that those chattels which were sold, were sold for their fair market value. That is all, my lord.

THE COMMISSIONER: No cross-examination?

MR. HUNTER: No, my lord.

MR. McMASTER: My lord, with regard to the statement by my learned friend, I would point out in the valuation the electric pump and pressure tank only are valued or apparently taken into consideration, and apparently no value is placed on them.

MR. HUNTER: Yes, it is.

30 MR. McMASTER: Where?

C. Katsuno,
Discussion.

MR. HUNTER: On page 2.

MR. McMASTER: Oh, I am sorry, yes. There was a pump ,
tank and piping. I am sorry, my lord.

THE COMMISSIONER: I do not see it.

MR. McMASTER: It is on page 2 of the Soldiers Settlement
Appraisal form. That is where I overlooked it
myself.

THE COMMISSIONER: Oh yes. Where is the pump shown?

MR. McMASTER: An electric pump, pressure tank, and
400 feet of one and three-quarter inch piping.
It is in the middle of the second page of the
Soldiers Settlement Board report.

THE COMMISSIONER: Oh yes, I see it.

MR. McMASTER: No mention is made of the sprinklers
themselves. My contention, my lord, is that if
the claimant is not entitled to claim those as
chattels, he is entitled to claim them by adding
to the value of the land.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

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

DEFENCE BRIEF

Chiaka KATSUNO

File No. 8667

Case No. 61

KAMLOOPS
10 Feb. 1948
V.L.A.
Sheet A.13 - 6

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>1. Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$4,500.	\$1,870.40	\$1,836.00.

Witness - Appraiser, D. Dodding.

Appraiser (Dodding) reports - Land in good state of fertility and well cared for.

Appraiser (~~Dodding~~) reports - Desirable holding with house in good condition.

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

PERSONAL PROPERTY CLAIM

2. Claim

Furniture	\$176.50
Farm Equipment	<u>459.05</u>
	<u>\$635.55</u>

(a) Goods value	\$168.25	Sold by auction for \$19.65
(b) Pump Tank & Piping value	357.00	Fixtures
(c) Beds value	47.00	Abandoned
(d) Farm Equipment value	63.30	Disposition unknown, probably used by tenant.
	<u>\$635.55</u>	

Goods were stated to have been left by claimant in a locked room on the premises.

In an Agreement between claimant and tenant, Mrs. Hannah, dated 5 June 1942, the tenant was to have use of miscellaneous farm tools and certain furnishings which were left on the premises, until the termination of Lease on return of owner.

It is submitted that those chattels which were sold, were sold for their fair market value.

NOTE

In Transcript Page 9 it is stated that articles valued at \$168.25 were sold by auction for \$63.30. Should not this be, sold for \$19.65? Amount \$63.30 was amount of goods which had disappeared. (Trans. Page 9)

Chiaka KATSUNO
Case No. 61

-2-

Summary of Defence Witnesses

D. Dodding
J. H. Harkiss
R. M. Anderson

Where Required

1	Appraiser
2 (a)	Auctioneer
2 (a)	Staff

BMP/mw

Name of Claimant **KATSUNO, Chiaki**
 Custodian File **8667**

Case **61**

<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		
					1836	1653.43			1653.43 ✓	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
81.65	19.65	5.89	24.08%	149.90	36.09				41.98 ✓	
TOTAL RECOMMENDATION										1695.41 ✓

8667

September 26th, 1950.

Mr. Chiaki KATSUNO,
70 Mile House,
B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 61

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$1,695.41.

Cheque for \$1,630.21 is enclosed herein, and the sum of \$65.20 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.