

10657

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 10657

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: Kiichi KaitaHOME ADDRESS: Pitt Meadows B.C.REGISTRATION NUMBER 14333 SEX: Male AGE: 25OCCUPATION: Farming

(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: _____

MARRIED? No.NAME OF WIFE OR HUSBAND: Kiichi KaitaADDRESS OF WIFE OR HUSBAND: Pitt Meadows

NAMES OF ANY LIVING CHILDREN: _____

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

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

1. LOCATION AND DESCRIPTION: Lot 1 of S. 1/2 of Section 4,
Block 5, N. Range 1 E., N.W.D.
Map 6903.

2. BUILDINGS AND OTHER IMPROVEMENTS: _____

3. INSURANCE (Give particulars; state where policies are) _____

4. TAXES (Amount and where payable) \$ 30 Pitt Meadows
Municipality

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

No.

6. OCCUPANCY AND LEASES (If vacant so state) _____

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: J. Kaita
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No.
9. IF FARM LAND STATE CROPS SOWN Raspberries 2 acres,
Current 1 acre, Grapes 1/2 acre.

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____

8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____

10. INTEREST IN ANY ESTATES OR TRUSTS. _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 _____ day of SEPTEMBER 8. 1942.

Takaji Kaita
Witness

(Signature)

Kiichi Kaita

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE Nov. 25/43

Our File No. 10657

Full Name KAITA, Kitchi
(Surname in Block Letters)

Registration No. 14333

Male - Female
(Check)

Age Sept. 4, 1916

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

Date Evacuated 23/2/42

Naturalized - Canadian-Born - National
(Check)

Present Address c/o Jas. Goldie, Esq., Okanagan Centre, B. C.

Married - Single
(Check)

Name of Wife _____

Name of Husband _____
not related

Name of Mother KAITA, Fusa In Japan

Name of Father Seiichi In Japan

Names of Children under 16 _____

Requested by ECT

Registered with Custodian _____
(Yes or No)

Additional Information Millhand

REAL PROPERTY SUMMARY

Catalogue No. S.S.B.(B.C. 493 P)

File No.10657

Name: KAITA, Kiichi

Reg.No.14333

Address: Pitt Meadows, B. C.

Legal Description: Lot 1 South half South half Section 4
Blk 5 North Range 1 East Map 6903
Municipality of Pitt Meadows, District
of New Westminster.

Classification: 9.86 acres - 3½ acres in small fruits,
balance light clearing. No buildings.

Registered Owner: Kiichi KAITA

State of Title: Clear

Administration & Revenue:

Leased by KAITA May 16/42 to Jan. 16/43 - \$170.00
plus tax. Leased by Custodian April 20/43 to
Dec.23/43 for \$40.00. Latter accrued to V.L.A.

Sold to the Director, Veterans' Land Act for \$237.00 Cash
as of January 1, 1943.

Title delivered January, 1944.

Payment received January 24, 1944 and net proceeds of
\$208.15 were credited to the account on Jan. 27/44
after paying Tax Arrears \$25.85 and L.R.O. fees \$3.00.
15% LEGAL FEES WERE CHARGED LATER.

Chattels: None on property

Insurance: None carried.

Certified a Correct Summary of File

Dated: *Sept 24/45*

W.E. Lawrence
.....

14333

Kiichi KAITA

10657

[illegible]

This file reveals no Fire Insurance interest.

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

Dated: 5/10/45

W. E. Wilson

LIABILITIES SUMMARY

File No.: 10657

September 12, 1945

Name: KAITA, Kiichi

Reg.No.14333

The file of the above Japanese reveals no
liabilities.

Certified Correct

Dated:

Sept 24/45

[Signature]
.....

PERSONAL PROPERTY SUMMARY

File No.10657

September 12, 1945

Name: KAITA, Kiichi

Reg. No.14333

The file of the above Japanese Person
reveals no Personal Property.

Certified Correct

Dated:

Sept. 24/45

W. E. Harrison

BC-493-P

Farm Appraisal Report

Land Description Lot 1 of the S¹ of Section 4, Blk. 5N., Rge. 1E., Map 6903, N.W.D. File No. J.L.453

Owner's Name Kitchi Kaita Containing 9.86 Acres

Nearest Rail Point Pitt Meadows (C.P.R.) Post Office Address Pitt Meadows

Market Town (Good local delivery) New Westminster Distance 1 1/2

Church (give denomination) C. of E. & United Distance 14

Nearest School Pitt Meadows (School Bus) Distance 1 1/2

State how property was identified: One post, Roads & Map check. Distance 1 1/2

Roads: State whether property has access to main road, the kind of road and its condition.
Yes. A 33' gravelled road to SE corner & on Ford Road on North.

Is this district a good one? Rather raw land as yet. Improving yearly.

Employment opportunity Local peat plant. Brickyard & 2 Mills 4 - 6 m.

Predominating Nationality and religion: British Protestant

Describe Fencing and its condition: Just 2 line along South line Value \$

Water supply: All drinking water must be hauled from a spring on Road 3/4 m. Value \$
Lots of other water at about 10'

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

There are no buildings on this lot.

10657
903-2
Sept 14/08
Charmant

Nearest Electric Light available 500 yds.

Total Value Buildings add to farm Total present day value \$

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.65	flat	peaty clay loam 8-10"	clay	Grapes, R. Currants & Raspberries	50.00	132.50
1.62	"	"	"	Entirely weeds	50.00	81.00
Area which can be cultivated without cost other than for breaking.						
NOTE	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
	As the above.	The nearest to the Ford Road, the more peaty is the top layer. At the North boundary peat is from minim of 3' deep. little or no clay.				
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
5.59	Level	Almost all Peat	from 3' - very deep	Clear logged off land & drain	100.00 5.00	27.95
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	
NIL						

9.86Total value of Land \$ 241.45

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 \$ 241.45

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Japanese owner moved out early summer. Chinaman now renting.

Weed condition serious.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Cane fruits on South half. Potatoes & like crops on North half.

Noxious weeds: Mostly annuals. Some thistle, which will spread.

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

Pitt Meadows Municipal Land School & Library -
NO record
Maple Ridge Pitt Meadows Dyking & Drainage Commission
No assessments to Japanese owner yet.

Date: July 7, 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 6 day of July 1942.

Inspector's Signature

(SIGNED) T. Godfrey

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

Farm Appraisal Report

Remarks: Property is rented to a Vancouver Chinaman, Tom Lee. He stated the rental was \$170.00 & that he has an option to renew. This is practically new land, adjoining the large Commercial Peat Bog on the North. The South half of the property when the top layer of Peat was shallow, has been well worked & the Peat & clay amalgated has made a good friable loam. The North half of the Lot is merging into the Peat Bog to the North & in my opinion when cleared & worked will still remain a Peat as clay bottom will be generally too deep for amalgamation.

The grapes & raspberries have done well. Ditches is the only drainage. It is not a good property.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
Any fall is to the south & the River. The clay loam has proved fertile.
I estimate taxes will be around \$16.00 Municipal & around \$25.00 Dyking and Drainage.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

This property at time of appraisal was still in Norris Sykes name & taxes had not been assessed to the Japanese Owner.

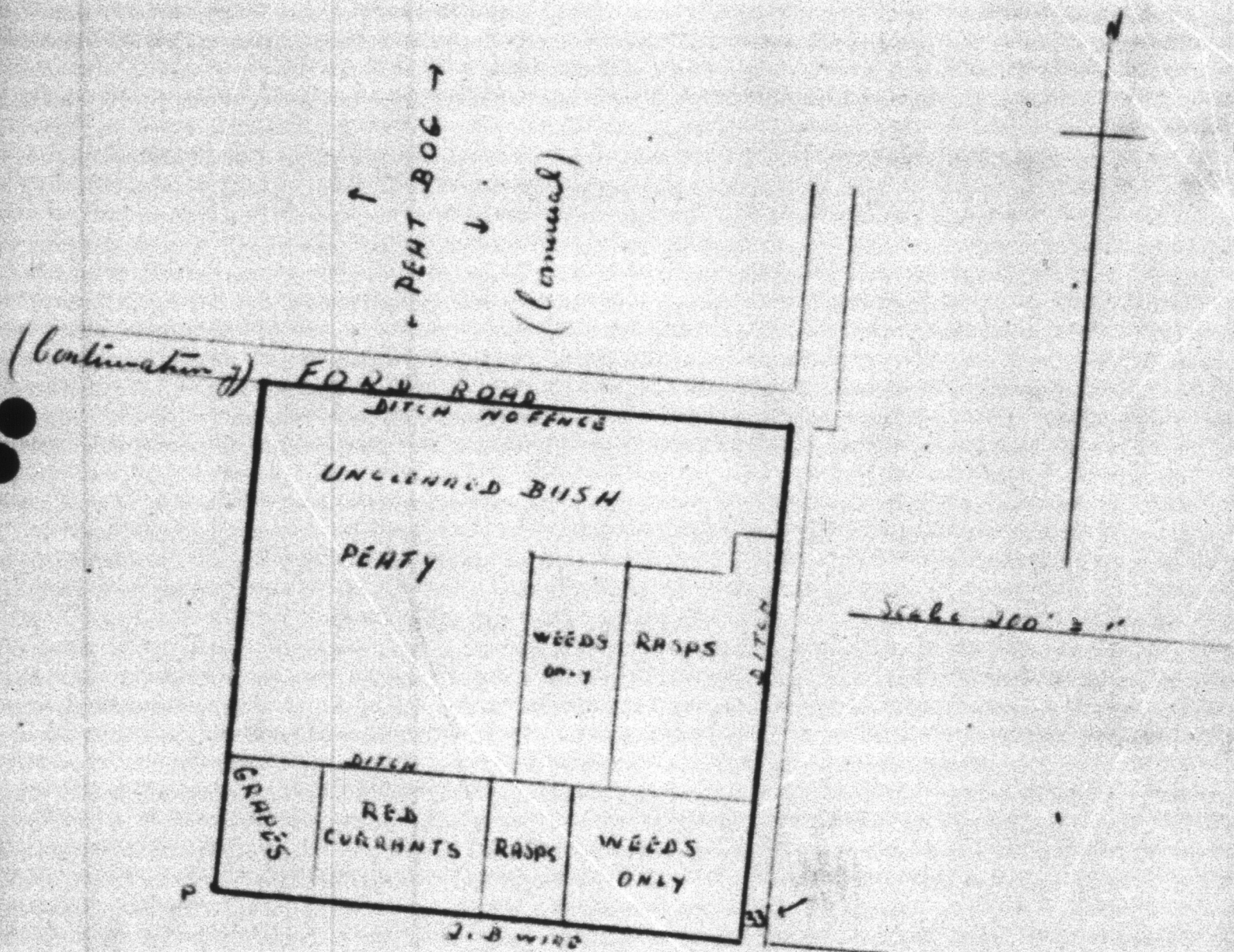
ORCHARDS, SMALL FRUITS, ETC.

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

	<u>Present Value</u>
.50 Grapes	\$
.85 Red Currents	\$
1.30 Raspberries	\$
1.62 straight weeds, NO crop	\$
<u>5.59 Uncleared Bush</u>	\$
<u>9.86</u>	\$
	\$
	\$
	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 250

Date 8th July 1942.

(SIGNED) I. T. BARNET
District Superintendent.

Extract from Lease.

File #10657.

Lessor: Kiichi KAITA.

Lessee: Tom LEE. *Paul Hanuman*

Date: 16th May, 1942.

Term: 8 months from 16th May, 1942.

Consideration: \$170.00, paid. Taxes to be paid. ✓

Property:

Land: Lot 1 of S. $\frac{1}{2}$ of Section 4, Block 5, N. Range 1 E.,
N.W.D. Municipality of Maple Ridge.

House: Included. ✓

Chattels: Not included. ✓

*Cancelled & replaced by lease to 517
to Wong Ming for 8 1/3 months from 20th April, 1943
to 23rd Dec., 1943. \$40.00, \$20.00 cash & \$20.00 payable
Aug 1st, 1943*

Lease handed to S.S.B. 22/7/43

10657

22nd July, 1942.

Mr. Kiichi Kaita,
c/o J. Mitchell,
B-2 Lucerne, B.C.

Dear Sir:

We have a copy of Lease drawn between yourself and Tom Lee covering Lot 1 of S.½ of Section 4, Block 5, N. Range 1 E., N.W.D., Municipality of Maple Ridge. As you have not registered with the Custodian, we are enclosing herewith three copies of our registration form, which we would appreciate your filling in as completely as possible.

Please have your signature witnessed and return two copies to this office in the enclosed envelope, and keep one for your records.

Thanking you in anticipation, we are,

Yours truly,

Manager,
Farm Department.

WEA:GF

10657

9th September, 1942.

Mr. Kiichi Kaita,
c/o J. Mitchell,
B-2, Lucerne, B.C.

Dear Sir:

We wrote you on July 22nd and enclosed J.P. forms which we requested you to fill in. However, to date we have received no reply from you, and would, therefore, request you to return the forms duly completed immediately.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

10657

1st December, 1942.

Mr. Tom Lee,
Port Hammond, B.C.

Dear Sir:

re: Kiichi KAITA.

According to your lease on the above Japanese property you were required to pay the sum of \$170.00 plus taxes. We understand that the \$170.00 was paid to Mr. Kaita, but would appreciate receiving from you a receipted copy of the tax notice.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

Canada

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

JAPANESE EVACUATION SECTION

File No. 10657

Reg. No. 14333

506 Royal Bank Building,
Vancouver, B. C.

Mr. Kiichi KAITA,
c/o Jas. Goldie, Esq.,
Okanagan Centre, B. C.

Dear Sir:

Re: Municipality of Pitt Meadows - Lot 1 of the South half of the
south half of Sec. 4, Block 5, North Range 1 East, Map 6903,
Dis. of New Westminster, C. of E. 49981

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	\$ 237.00
Add:	
Unexpired insurance premium as at January 1st, 1943	
	\$ 237.00
Less:	
Tax arrears to December 31st, 1942	\$ 25.85
Registration fee	3.00
Encumbrance—Principal	
—Interest	28.85
Net proceeds of sale	\$ 208.15

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

Yours truly,

F. G. SHEARS,
Director.

1943

Debit

Credit

Balance

Jan. 1

To Balance brought forward

\$ 1.00

By credit re sale of property

\$ 206.15

CR \$ 207.15

10657

October 13, 1943.

Mr. Pete Peterson,
Pitt Meadows, B. C.

Dear Sir:

Re: KAITA, Kiichi

I recall advising you some time ago, that it would be in order for you to take the currants off the Kaita property in order to prevent their going to waste, the land being under lease to a Chinese, Wong Ming who had died.

When I met you in the office of the Soldier Settlement Board last week, I was not aware that another Chinese, Jack Mah, had paid up the balance of Ming's rent under date of August 14th and had, by so doing, been granted leave to take over Ming's lease and is therefore entitled to harvest the grape crop on the property.

Yours truly,

G. T. McKay.
Farm Department.

GTM/MFP

January 14th, 1944

MEMORANDUM

TO: MR. K. W. WRIGHT
FROM: MR. G. T. McKAY
RE: Kiichi KITA and
Lot 1 of the South Half of Section 4,
Block 5N, Range 1E, Map 6909, Municipality
of Pitt Meadows

On April 19th, 1943, the above described Evacuee Japanese property was leased to December 31st, 1943, for \$40.00, to one, Wong Ming, a Chinese, whose address was given as Pitt Meadows. \$20.00 cash was paid on the signing of the Lease and the balance was called for August 31st, 1943.

In the early summer there were inquiries from people living near the land as to the possibilities of renting it, and I went to the place ~~and~~ found out what was being done by way of cultivation and caring for the currant, grape and raspberry crops. It was evident that the tenant had done nothing in this respect. The grape area was overrun with grass and weeds.

I made inquiries through some Chinese in the vicinity and was told that Ming was very ill in Vancouver, but his address was not known. Within a day or two following my conversation with these people, a Chinese came into the office and told me that Ming had died. My informant, (I did not get his name) indicated that he could do nothing with the property, and having seen its condition, I understood why.

Mr. Pete Peterson, tenant on adjoining land, came in some time later and asked if we were going to allow the currant crop to go to waste. I advised him that if he could salvage any of it, to do so, and to keep a record of the yield and a settlement could be reached after the harvest. It subsequently developed that one, Jack Mah, of 539 Union Street, came in to the office and paid \$20.00. He was given a receipt as rent in full for 1943. (I did not see him and did not know what had transpired until the file was placed before me on October 13th). I wrote Peterson, telling him what had happened, and informed him that Mah would be entitled to harvest the grape crop on the property.

Yesterday, I visited Peterson, and he informed me that he had taken around 315 pounds of currants, but had received less than \$30.00 for them. They were, he added, all sold to the Co-operative Association at Haney. There, I learned that the shipment totalled 323 pounds and brought \$25.84. Peterson, however, states that he did not pick any of the grape crop.

A subsequent visit to the property indicates that nothing whatever has been done throughout the year toward cultivating or cleaning the place up, and as a result, the present owners (Director, Veterans' Land Act) have only been able to rent it to a man to use as a pasture proposition.

GEM:K/JF

G. T. McKAY
G. T. McKAY

239. McKay Ave
North Kildonan
Winnipeg Man.

Sept 1 1945
EVACUATION SECTION
REC SEP 7 1945
File No. 10657
Ans.
Referred Anderson

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

Dear Sir:

I'm referring to the property Lot 1 of the south half of the south half of Sec. 14, Block 5, North Range 1 Map 6903 Dist of New Westminster. I would like to hold on to that property. I have put in over a thousand dollars into that land & I wouldn't want to see it go for any less than that if I could help it.

Lately I heard that they are selling off all the property around that district. If it happens that my property is sold could you forward the money to me as soon as possible. I got married & borrowed money and even though I'm working at the present I am up against hard times with the hospital bills when the baby came & I have to pay off the debt I borrowed to get married on.

I am hoping that I hear from you real soon to inform me what has happened with my property. I thank you.

Yours sincerely
K. Kanta

EVACUATION SECTION	
Rec'd	SEP 24 1945
File No.	1065
Ans.	<i>Anderson</i>
Referred	

239 McKay Ave.,
North K. Idonan,
Winnipeg, Man.

The B. C. Security Commission,
506 Royal Bank Bldg.,
Hasting and Granville,
Vancouver, B.C.

Dear Sirs:

You have informed me quite a while back that you have already sold my property Lot 1 of S. 1/2 of Section 4, Block 5, N. Range 1 E, N. W. D. Municipality of Maple Ridge, but as yet I have not received any money for the payment of the property. Will you please forward me the money because I have recently married and I am having great difficulty in earning a living C. 19 ✓¹⁵

Your promptest and kindest
attention to this matter will be
much appreciated.

Thanking you in advance, I remain,

Yours truly
K. Kaita

(Japanese Registration No. 14335)

10657

5th October, 1945.

Registered

Mr. Kiichi KAITA,
Registration No. 14333,
239 McKay Ave.,
North Kildonan,
Winnipeg, Manitoba.

Dear Sir:

We have received your request that your funds held at this office be forwarded to you, and have attached a cheque in the amount of \$192.15 representing your credit balance here.

We take this opportunity of reviewing your file to you.

Real Property

You declared yourself owner of a farm property in Pitt Meadows and we note on your file that this was leased by yourself prior to evacuation, for \$170.00, which sum was collected by yourself. Your property was sold in accordance with the detailed statement already sent to you as of 1st January, 1943, and no revenue, therefore, accrued to your benefit.

Financial

When we sent to you a statement covering the sale of your property, the details of your account were endorsed upon the back of same showing a balance of \$207.15. Since that time \$15.00 legal fees in connection with the conveyance of your property has been charged to your account, leaving a balance of \$192.15, which is covered by the attached cheque.

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 convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Enclosures (2)

File No. 10657

**SUMMARY RELATIVE TO CLAIM OF
KIICHI KAITA - Regn. No. 14331.**

17th March 1948.

REAL PROPERTY:

Lot 1 of S₁¹, Sec. 4, Blk 5 N. R 1 #, Map 6903, Municipality of
Pitt Meadows, D.N.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimants Valuation</u>	
Land	\$750.00	\$241.45		\$1000.00	9.86 acres
Improvements	<u>100.00</u>	<u> </u>	<u> </u>	<u> </u>	
	\$850.00	\$241.45	\$237.00	\$1000.00	
				<u>237.00</u>	
				<u>763.00</u>	

A 10 acre small fruit farm with 2.65 acres in crop.

No buildings on property.

MLB:HA

10657

15th March, 1948.

REGISTERED

Messrs. Cherniack & Cherniack,
Barristers & Solicitors,
Winnipeg, Manitoba.

Dear Sirs:

Re: Kiichi KAITA - Rem. No. 14333
Lot 1 of Ss. Sec. 4, Blk 5 N., R1E,
Map 6903, Pitt Meadows, B.C.

For your information we are enclosing herewith copy of the Soldier Settlement Board Appraisal of real property which was sold by the Custodian, in regard to which you have filed a claim with the Commissioner on behalf of the above Japanese.

Yours truly,

Office of the Custodian.

HA
Encl.

STATEMENT OF ACCOUNT
Kiichi KAITA - Regn. No. 14333

File No. 10657

19th March, 1948.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
Jan. 1.	Credit re sale of property		\$208.15	
	Land Registry Office, Cert. of Encumbrance	\$1.00		
<u>1945</u>				
Apr. 23	Legal fees in connection with conveyance of property	<u>15.00</u>		
Oct. 5/	Cheque to Kiichi KAITA	<u>192.15</u>		
		\$208.15	\$208.15	Ø

Name of Claimant

KAITA, Kiichu

Case

903

Custodian File

10657

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices		
						% of Total	Amount		% of Total	Amount	
					257.		337.21				337.21
PERSONAL PROPERTY											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing		45% of amount in next preceding column			
NETS											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
TOTAL RECOMMENDATION											337.21

10675

October 11th, 1950.

Mr. Eiichi KAITA,
292 McKay Ave.,
North Kildonan, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 903

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 ... \$337.21.

Cheque in your favour is enclosed for \$325.30
and we have paid the Co-Operative Committee .. \$ 11.91
for legal fees as authorized by you.

Yours truly,

FGS/js
1 encl.

F.G. Shears
Director

Defence Brief

Kiichi KAITA

File No. 10657

Case No. 903 ✓

WINNIPEG
14 Sept. 48
V.L.A.

REAL PROPERTY CLAIM

1. Real Property Claim

\$1000.00

Appraised at

\$241.45

Sold for

\$237.00

Witness: T. Godfrey, Appraiser. ^

Submission: Sold for fair market value.

RWN/mw

CASE NO: 908

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99JAPANESE PROPERTY CLAIMS COMMISSION(SUB-COMMISSION)

10

B E F O R E

(THE HONOURABLE MR. JUSTICE A.G. DUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 14th, 1948.

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IN THE MATTER OF THE CLAIM OFKIICHI KAITAPROCEEDINGS AT HEARINGAPPEARANCES:F.M. FERG, Esq., Appearing for the
Dominion Government.S.M. CHERNIAK, Esq., Appearing for the
Claimant.

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G.N.R. UPTON, Esq., Official Interpreter.

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MARK H. PEARCE, Esq., Official Reporter.

K. Kaita
In Chief.

KIICHI KAITA, The Claimant herein, being
first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIAK:

Mr. Kaita, I show you this typewritten statement,
was this prepared in accordance with your instruc-
tions? A Yes.

Q Is that your signature? A Yes.

Q And you swear the contents to be true to the best
of your knowledge and recollection?

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A Yes.

MR. CHERNIAK: I tender this as Exhibit 1, Your
Honour and on behalf of my learned friend I will
file his S.S.B. Appraisal as Exhibit 2.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

(S.S.B. APPRAISAL, EXHIBIT 2.)

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MR. CHERNIAK: Your Honour, this is a claim for a
piece of land consisting of 10 acres. There are
no buildings on it. The Claimant sets out that
he bought this land in 1941 from one Morris Sykes
for \$700.00 at which time it was all bush. I
have on my file and I am showing to my learned
friend a Deed of land from Sykes to the Claimant
dated December 4th, 1941, for \$700.00 and signed
by Mr. Sykes and witnessed by Mr. Menzies. In
addition I have on file a certificate of title
dated January 27th, 1942, title No. 148526-E,
in the name of the Claimant and affecting the
property for which claim is made. The Claimant
sets out that in between the time he bought it in
December, 1941, to the date of his evacuation he

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K. Kaita.
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cleared and cultivated over four acres of land.

Q That is correct Mr. Kaita, you got four acres cleared from the time you bought the property until you were evacuated?

A Yes.

Q When were you evacuated? A 1941, in the Spring.

Q What year was that? A In the Spring of 1942, I am sorry.

Q And you say you yourself cleared four acres of land; did you ever measure the area that you cleared? A No.

Q On what basis do you estimate the fact that you cleared four acres of land - you think it is just roughly that? A Yes.

MR. CHERNIAK: I note from Exhibit 2, Your Honour, the S.B.B. Appraisal, shows more than four acres cleared and estimates the cost of clearing at \$100.00 per acre.

Q You show in Exhibit 1 that you think the cost of clearing this land was \$175.00 per acre?

A Yes.

Q Did you actually pay that money or do you think that is what it is actually worth?

A I plowed it with a tractor and rented the tractor.

Q And how much did you pay? A I paid about \$125.00 or \$150.00.

Q This tractor, you used it in clearing the land?

A Yes.

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K. Kaite,
In Chief.

Q And you say you paid between \$125.00 and \$150.00 for the rent of the tractor, is that right? A Yes.

Q That is for all four acres?

A Yes.

MR. CHENUEAK: The Claimant sets out further that he put up about 70 cedar posts with wire for grapes and raspberries and that he planted about 10 apple trees.

10 Q Incidentally, Mr. Kaite, you say you did this work in 1941? A Yes.

Q When did you actually buy the land?

A I think in 1940.

Q I have here your Deed of land dated December 4th, 1941? A But I have no money in 1940.

Q Well, then, you actually bought it earlier but you didn't get your deed or pay it up until the end of 1941? A That is right.

20 Q How long do you think it was from the time you bought your land and started to clear it until the time that you got this deed, how long would it be? A I started in 1941 in the spring-time

Q You started clearing in the Spring of 1941?

A Yes, I bought grapes and currants and paid \$1.25 for each plant.

Q How many did you buy? A I paid \$200.00 for the plants.

30 Q Tell me Mr. Kaite, when you plant grapes and

K. Kaita.
In Chief.

currents like that how long does it take before you start getting a good crop?

A After two years.

Q And how long are these same plants good for producing crops? A I plant in the spring of 1941. I buy two year old tree and maybe in 1942 I get a crop.

Q Would there be a good crop in 1943 from the same plants, would you have a good crop in 1943?

10 A I think so.

Q How about 1944, would there have been a good crop in 1944? A Sure.

Q From the same plants? A Yes.

Q How many years would the same plants produce a good crop, two or three years or four years?

A I think about three years.

MR. CHERNIAK I am bringing this out Your Honour not from the standpoint of claiming for the crop, we don't claim for crops but from the standpoint that there were certain crops in the soil which were producing after the date of sale and therefore should have enhanced the value of the property at date of sale in 1943.

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The claimant states that he paid \$70.00 an acre for bush land which the appraiser values at \$5.00 per acre.

Q Do you consider Mr. Kaita, that the land which was cleared and the land which was not cleared was pretty much the same or was no better than the other; do you understand the question?

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L. Kaita,
In Chief.

A Yes.

Q Which? A It was the same, about the same.

Q And for this land, Mr. Kaita, you paid \$70.00 per acre? A Yes.

Q The Custodian, or the man that the Custodian sent down to look at this property, he said it was worth \$5.00 an acre, what do you think about that? A I think it is utterly foolish.

Q Now when you bought this property it was only about a year or so before you were evacuated and you paid \$700.00; are you satisfied that you paid a fair price for it or do you think you were charged too much for it, or do you think you maybe got a good buy?

A I think it was a fair market price.

Q Did you consult anybody, when you bought this property, to ask advice or to see whether you were paying a good price or not?

A Yes.

Q With whom did you discuss the value?

A I consulted my Uncle before I bought this property.

Q Does your Uncle know anything about buying property? A Yes, he is experienced.

Q Is it your Uncle that has a very large orchard in B.C.? A Yes.

Q And he is now living in Middlechurch, Manitoba?

A Yes.

Q And you think he is a well experienced man in judging land? A Yes, he is well experienced

K. Kaita,
In Chief.

Q And you bought this property on his advice? A Yes.

Q Do you know of some land bought close by about the same time you bought and if so, do you know the price paid for it? A There was a man called Kabachi who bought a lot close to mine at \$100.00 an acre.

Q Was that all cleared? A Half cleared.

Q And he paid \$100.00 an acre?

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A Yes.

Q Would that be about the same time you bought your land? A Kabachi bought his about one year after I bought mine.

Q Would that be pretty close to the date of evacuation? A Yes.

MR. CHERNIAK: From Exhibit 2 Your Honour will note that this property is one and a half miles from Pitt Meadows and has access to a thirty-three foot gravelled road to the Southeast corner and to Ford Road on the North and he states also that the property has access to the main road. The diagram on page 4 of Exhibit 2 indicates that the property fronts on two roads.

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The comment in Exhibit 2, page 3 is well worth mentioning, Your Honour. The comment states that the property was rented to a Vancouver Chinaman, Tom Lee. And that the rental was \$170.00 and that he had an option to renew. This is practically new land, adjoining the large Commercial Peat Bog on the North. The South half of the property when the top layer of Peat was shallow,

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In Chief.

has been well worked and the peat and clay amalgated has made a good friable loam. The North half of the lot is merging into the Peat Bog to the North and in my opinion when cleared and worked will still remain a peat as clay bottom will be generally too deep for amalgamation. He then says that the Grapes and raspberries have done well. Ditches is the only drainage. And then "It is not a good soil." Just how he arrives at that conclusion after setting out that the property has done well we will find out at the adjourned hearing.

I would like to conclude, Your Honour by mentioning the assessed value of this Property which I am taking off the Custodian's file and my learned friend can confirm it. Land \$750.00, Improvements \$100.00, showing a total of \$850.00. The Claimant in Exhibit 1 indicates that he believed the fair market value of the property was at least \$1,000.00

MR. FERG: It is submitted, Your Honour that the property sold for its fair market value.

CROSS-EXAMINED BY MR. FERG:

Q All the land that is on this farm was cleared by yourself? A I cleared it myself with the help of the odd man to whom I paid \$50.00. He cut the brush.

Q Had you done any farming before you purchased this farm? A Yes.

Q And the land that you cleared would naturally be the best land that you had on the farm?

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Or-Exhibit

A The land was all the same.

Q Well, now, this appraiser says that - and I ask you to correct me if I am wrong - he says this is practically new land adjoining a large commercial Peat Bog on the North; there is a large commercial Peat Bog to the North of your farm?

A There was, yes.

Q And it is still being operated as a peat bog, or was when you purchased the land?

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A Yes.

Q And this peat bog extended into your farm?

A No, there was a road and a ditch.

Q But part of your land, the North side of it, would be peat bog, considerable of it was peat bog?

A There was no timber on the peat bog at all and I had timber in my lot. It was entirely different.

Q But there was some good fairly deep peat bog on the North side of your farm?

A Yes.

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Q About how many acres would be affected that way?

A I don't know.

Q At any rate you cleared the land that was the easiest to clear and you also cleared the best land on the farm? A The part that I cleared was from the point of view of clearing timber which was more easy to clear.

Q Now this district where your farm is located is more or less a new district?

A Yes.

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Q In other words, people were just moving in?

K. Kaita.
 P. Kaita.

A Yes.

Q Now the appraiser who made the inspection for the S.S.B. says that this is not a good property; do you agree with him on that?

A For the purpose of the cultivation of grapes and currants I considered it a very good piece of land.

Q Now, did you ever have an independent valuation made of this land prior to evacuation or since?

A It is my own idea, I didn't employ anybody else.

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Q In other words you didn't have another person come and give you a valuation?

A No.

Q The Inspector also says that all the drinking water must be hauled from a spring three quarters of a mile away, is that correct? A No, that is not right. To the South of my property, a very short distance there is a place where there is a very good well.

MR. FERG: That is all, Your Honour

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MR. CHERNIAK:

Q- Is that well on your property or a neighbors property? A My next door neighbors.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

Mark H. Pearce
 (MARK H. PEARCE)
 OFFICIAL REPORTER

I, the undersigned Sub-Commissioner hereby certify that the foregoing 10 pages of typewritten matter contain a true and accurate record of the Sub-Commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

J. G. Burroughs
 (SUB-COMMISSIONER)