Name of Claimant KOBAYASHI, Kenekichi Case 1030

Custodian File 2304

REAL PROPERTY

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					3044.		1638.02				1638.02

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	
			1226.43 100.00	928.50	396.71	531.79

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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
459.93	302.95	90.88	65.86%	378.42	249.22	53.00	6.36	346.46

TOTAL RECOMMENDATION 2516.27

CASE NO: 1030

JAPANESE PROPERTY CLAIMSCOMMISSION

Toronto, Ontario,

May 11, 1948.

IN THE MATTER OF THE CLAIM OF

KAMEKICHI KOBAYASHI

PROCEEDINGS AT HEARING.

Original

CASE NO: 1030.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Toronto, Ontario,

May 11, 1948.

IN THE MATTER OF THE CLAIM OF

KAMEKICHI KOBAYASHI

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.A. BEST, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
MRS. D.J. HANDFORD,	Official Interpreter.
A.G. VEITCH, Esq., C.S.R.	Official Reporter.

MR. BEST: Again, my lord, this seems to be a case where the son, who speaks English, knows much more about it than the claimant. Unfortunately, the claimant is almost stone deaf.

THE COMMISSIONER: Very well.

MR. BEST: I think we could learn very little from him, if anything.

THE COMMISSIONER: Very well.

TAKESHI KOBAYASHI, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your father's signature, and was that form prepared for him upon his instructions?

A. Yes.

THE COMMISSIONER: What is your first name?

A. Takeshi, my lord.

MR. BEST: I tender, the real estate farm land particulars as Exhibit No. 1.

(PARTICULARS OF REAL ESTATE, FARM LAND, MARKED EXHIBIT NO. 1)

Q. I understand that you are claiming for a small farm comprising some two and one-half acres in the township of Richmond. Is that correct?

A. Yes.

MR. BEST: I am moving at this time to amend the claim as originally filed with a valuation of the land and buildings together at $7,500 to the valuation which the claimant has now placed on it of $10,000.

THE COMMISSIONER: There is a very wide difference.

He has sworn his claim form as recently as the 26th November.

What is the explanation?

MR. BEST: As I understand it, it is this, that if I may interject my personal knowledge into this matter, I recall very well when this claim was filed - and perhaps I overstepped the bounds in attempting to advise a client as to what I thought might be reasonable, in view of the fact that it was sold for $3,000, slightly over $3,000, so that his net claim is about $4,356 for real estate.

THE COMMISSIONER: But, what explanation could there be for a 25% increase in a valuation which was sworn as recently as November last?

MR. BEST: Well, just this, my lord, that the claimant has brought in to me and I am quite prepared to make them all available to the Commission, although there seems to be only one copy of them, I see no point in leaving them in either my file or Mr. Hunter's - certain information which he thinks his claim for $10,000 which apparently he either did not have or had not obtained before he made his claim in November.

THE COMMISSIONER: Are there buildings on this land?

MR. BEST: Yes, my lord. It is largely as a result of the valuation of the building I think that the increase is asked. The building, you may notice on Exhibit 1, is valued rather highly, since it was recently built.

THE COMMISSIONER: It was a house five years old at the date of evacuation.

MR. BEST: Yes.

THE COMMISSIONER: Material cost $6,835.

Any objection to the amendment?

MR. HUNTER: I have no objection, my lord, providing he can justify it.

THE COMMISSIONER: All right; I will grant your amendment, although I am not impressed by the fact that it is suddenly discovered now six months later that it is worth $2,500 more than he thought it was in November last.

MR. BEST: I see, my lord.

Q. As I understand it when this property was purchased in 1929 the only buildings were the one bungalow which still stands, and an old shed, but it was entirely cleared?

A. Yes.

Q. So that your improvements as set forth in your claim are the building of the house, the garage and re-building the older house?

A. Yes.

Q. Now I wonder if you would just elaborate a little for us on the last remark on your claim: "The land produced $1,000 in crops per year for several years in strawberries." I notice up above that apparently loganberry seems to be the things that you are growing now. Were there any strawberries there at the date of evacuation?

A. No.

Q. You stopped growing strawberries entirely?

A. Yes.

Q. Was there any reason for that?

A. Well, they might be good for about six or seven years and then you have to rotate the crop.

Q. So that it was your intention to grow exclusively loganberries for several years?

A. Well, crop rotation, I guess, would explain the whole thing.

Q. Well now, would you anticipate as large a return from this small area of land from loganberries as you got from strawberries?

A. No, I do not think so.

Q. I see. And what do you think you could anticipate per year?

A. From loganberries?

Q. Yes? A. Loganberries, that is for one acre and from other crops I presume we would get about $800 annually.

MR. BEST: In order to perhaps justify the increased valuation, my lord, and in view of our amendment I could file, if you wish, various memoranda made by the claimant, although I cannot give my friend a copy of it since it is in the claimant's handwriting.

THE COMMISSIONER: He has said the building cost him $7,385 in 1937. I assume what you have is nothing but detail on the valuation. Is that correct?

MR. BEST: That is correct, my lord.

THE COMMISSIONER: Then, I do not think it will add anything to it.

MR. BEST: It is a break-down, so that we would not assume that the figure was just taken wildly, out of the air.

Q. Now I understand, Mr. Kobayashi, that as well as farming this small property you engaged in the fishing industry. Is that correct?

A. Yes, that is correct.

Q. And is that your father's signature? A. Yes.

Q. And was that claim form prepared upon his instructions? A. Yes.

MR. BEST: You might attach the list, Mr. Watson.

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

MR. BEST: This is merely a list of nets owned by the claimant with the particulars, the original value and his valuation at the date of evacuation. I do not think there is any need for any elaboration.

Q. Now, Mr. Kobayashi, is that your father's signature? A. Yes.

Q. And was that form prepared upon his instructions?

A. Yes.

MR. BEST: It is the personal chattels claim form.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO. 3)

Q. Mr. Kobayashi, I am presenting to you a document which purports to be a lease, bill of sale, dated May 27, 1942. That is the lease only?

A. Yes.

Q. And there is no question of these various items having been sold to the lessee. They were all rented together with the premises?

A. They were supposed to take care of it after we evacuated that place, according to the lease. And, as it says, they were supposed to take care of it and in the event we came back to British Columbia we could have possession of the place within thirty days. That was the reason it was rented very reasonably.

Q. That is your father's signature? A. Yes.

Q. And the lease was made to a man called Theodore Foort? A. Yes.

Q. And that is the valuation you placed on the various household chattels? A. Yes.

MR. BEST: I tender that as Exhibit No. 4.

(LEASE, KAMEKICHI KOBAYASHI AND THEODORE FOORT, MARKED EXHIBIT NO. 4)

MR. BEST: Again, there is a considerable list of smaller personal chattels apart from the fishing equipment and the valuations which are given fairly completely, in fact absolutely completely on the analysis of personal property claim.

If my friend would care to tender that as an exhibit, we are satisfied with the ---

MR. HUNTER: The lease was the last exhibit.

I tender as Exhibit No. 5 the analysis of personal property claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 5)

THE COMMISSIONER: I observe that the valuation of the nets placed by Exhibit No. 2 is some $200 in

excess of the value put on the same nets at the time the claim was filed, namely, $1,145.

Is this a case of absence making the heart grown fonder, both of the house, as well as of the nets?

MR. BEST: I must confess I notice on our list there is no total. I did not total them personally.

THE COMMISSIONER: I have.

MR. BEST: It is not an error in addition then, my lord.

THE COMMISSIONER: I will let you try it.

MR. BEST: I am not questioning your lordship's addition but I frankly did not know that. That is news to me, if there is any difference between the list which is attached and the original. There was hot, I do not think, any intention that there should be, and if your lordship feels that we should be bound by the original valuation we are content ---

THE COMMISSIONER: Oh no, I am not ---

MR. BEST: --- I did not propose to ask for any amendment as far as the goods were concerned.

THE COMMISSIONER: Let me see.

MR. BEST: If there is an error there perhaps we can rectify it.

THE COMMISSIONER: He includes in Exhibit No. 2 the lines and hooks, the seine twine, the round corks, and the line and lead line, because that adds another $161 to it.

However, you are standing on the valuations

which are expressed in the exhibit. Is that the situation?

MR. BEST: Yes; we are.

THE COMMISSIONER: All right.

MR. BEST: And I am sorry if there is an error in the additions, or one or two items were not clear.

Q. Mr. Kobayashi, so far as your household chattels are concerned, they were not left, as I understand it, on your premises at 110 Moncton Street in Steveston, and that is the place for which you are claiming? A. Yes.

Q. They were chattels which this man Foort was to be allowed to use during the tenure of his lease?

A. During the time of his lease.

MR. BEST: I think that is all, my lord.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value and that the personal property sold by the Custodian was sold for its fair market value, that in respect of any personal property not sold by the Custodian the claim made for the same is exhorbitant.

I am afraid I am a little confused by this personal property claim. I do not actually know what is being claimed.

THE COMMISSIONER: I have not been able to figure that out, either. That is what I have been trying to get from him.

MR. BEST: I am sorry, my lord.

THE COMMISSIONER: I think I will leave it with you and see what you can make of it between now and resumption at 2:30 o'clock p.m., because the claim as originally presented bears surprisingly little relationship to the claim which is sought to be proven now, in my cursory examination of it. You will have an opportunity at luncheon hour to see what you can do to straighten it out.

We will adjourn until 2.30 o'clock p.m.

(PROCEEDINGS ADJOURNED UNTIL 2.30 P.M., MAY 11, 1948.)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

(Page 11 follows)

Toronto, Ontario,

May 11th, 1948. 2:30 P.M.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

THE COMMISSIONER: Mr. Best, have you this chattel claim straightened out?

MR. BEST: Yes, I believe so. I have just given my friend a complete list of the personal chattels which Mr. Kobayashi is claiming, and that can go in I think, Mr. Watson, to be attached to the personal chattels claim form as the complete list on which the claimant is relying. That is exclusive, my lord, of the fishing nets and so on.

THE COMMISSIONER: Yes, but you still have to reconcile your claim for fishing nets in terms of the original claim. You see, you have claimed originally for a substantially less sum than you are claiming now. In the claim form the claim is made for $1145.00 in respect of fishing nets. Now your Exhibit 2 claims $1350.00. How do you reconcile the two?

MR. BEST: I confess, my lord, that according to my copy of the original claim, I don't seem to have that figure. Oh yes, I see, "Value for fishing nets as per inventory, $1145.00".

THE COMMISSIONER: There is not any inventory, unless I take the list attached to Exhibit 2 as the inventory.

MR. BEST: That is the inventory, my lord. What happened to it in the meantime, of course I don't know. Apparently there was an inventory originally.

THE COMMISSIONER: It was not filed.

MR. BEST: We had to work more or less in the dark, not

having had that in the file, and prepare a new list. That is the explanation.

THE COMMISSIONER: Will you tell me for what you are claiming? Are you claiming $1350.00, which will involve an amendment, or are you standing on your claim as filed?

MR. BEST: In view of the fact that we have broken down our claim and it adds up to $1350.00, that is what we are claiming now, because I haven't any more information as to that original inventory apparently than Mr. Hunter has. What happened to it, I don't know, my lord.

THE COMMISSIONER: It was not filed. I have the original here. Well then, I cut out from the original claim the reference to fishing nets, lines, hooks, seine twine, loose corks, line and lead line, and I can treat the claim as for $1350.00 in respect of the items shown in Exhibit 2, is that the situation?

MR. HUNTER: I wonder if my learned friend would give me a copy of Exhibit 2? I have never had one.

MR. BEST: I am very sorry.

KAMEKICHI KOBAYASHI, the claimant herein, resumed the stand, testified further as follows:

DIRECT EXAMINATION CONTINUED BY MR. BEST:

Q Mr. Kobayashi, this typewritten list of chattels which I am showing to you is the list of chattels on which you are now basing your claim, is that correct? A: Yes.

Q And where were those chattels left at the time of evacuation? A: They were left on

Water Street--that is the big dwelling.

MR. BEST: I see. From that list, my lord, there have been deleted certain chattels which I think my friend will agree have been sold by the Custodian with the consent of the claimant. Those are not claimed for although shown on the analysis of personal property claim, but there are some items which apparently were burned.

THE COMMISSIONER: Which are they?

MR. BEST: Well, I don't know. I don't know whether it is apparent from the analysis which were burned or not.

THE COMMISSIONER: After all, Mr. Best, it is yourself that is presenting this claim. Now if you do not know, who does? because I am not going to go through all this detail. If you are too fully occupied to do it, I assure you I am. I am becoming very unhappy about the way these claims are being presented. The presentation of claims in Toronto has been so far behind that of the presentation anywhere else across the country that it is operating against the interests of the Japanese. Now, I do not know, but it rests with you.

MR. BEST: Well, I am very sorry, my lord. For instance, I would like at this stage to have a clarification of my friend's stand as to these personal property chattel claims. Earlier this morning, you will recall, in the Kishimoto file, I rested the claim on the analysis of the Custodian, where there was a complete list and a complete valuation. I intended to do the same in this claim, my lord, but for some

reason or other, my friend says that is not plain to him. Now, what valuations are there? I would like to ask for my own information. Then, my lord, if that is not in order and if that is the case, then certainly we are going to have to complete a long list of very, very petty items for each claim.

THE COMMISSIONER: There is no occasion for that at whatever, but if these claims were prepared in advance as they have been elsewhere, none of this difficulty would arise. It operates definitely against the interest of the Japanese to have the claims come in in the slipshod fashion in which they have been presented to me here in Toronto.

MR. BEST: Well, my lord, I wonder if I am correct in assuming it is not sufficient for us so far asthe smaller items of personal chattels are concerned to rely on the analysis of the personal property claim.

THE COMMISSIONER: There is no reason in the world why you should not.

MR. BEST: Now, that is exactly, my lord, what I had hoped to do in this case. I don't perceive any difficulty myself.

MR. HUNTER: My lord, perhaps I can make it clear to my learned friend. He says he is relying on our analysis. Now, our analysis contains a lot of columns and I don't know what he is relying on. If he is relying on our inventory, I don't mind, providing he puts values alongside of them so that I can make a new analysis. I had a list handed to

me five minutes ago of chattels he is claiming now. How am I presumed to make an intelligent analysis for your Lordship? It is just wasting my time dealing with things that are not relevant.

THE COMMISSIONER: Now, Mr. Best, --

MR. BEST: Well, from the information --

THE COMMISSIONER: -- if you please, Mr. Best, when I am talking I want to be listened to. I do not appreciate counsel interrupting when I have something to say. I pointed out before that the claims presented here up to date have not been well presented, and it is bound to result to the disadvantage of the Japanese. One of my duties here is to see that the claims are put in in such a way that I can deal with them in as an intelligent way as I can. Up to date they are not being presented this way. There is no necessity for you to enumerate a long list of chattels if those same chattels are already enumerated in the Custodian's analysis, but as counsel has just pointed out to you, if you are relying on his analysis, no values are set out in that analysis and it is for you to set out the values.

MR. BEST: In this particular one, my lord, they are in the inventory column as in the Kishimoto one.

MR. HUNTER: It is not so much a question of values. Our analysis is based on the claim, and if the claim is changed and based on the analysis, I don't object to it but I want to know in advance so that I can make a new analysis.

THE COMMISSIONER: It is unfortunate this has developed

here for the first time since I left British Columbia. I have had 350 claims presented before me without half the difficulty I have experienced here. Now, go on, Mr. Best. I hope there are no more claims presented in the way this one has been set up and many of your previous claims.

MR. BEST: Do I take it then on this point --

THE COMMISSIONER: On what point?

MR. BEST: -- on this point as to chattelclaims that my friend wants us to put on the personal chattels form that we are relying on the analysis, and in each case that will be sufficient?

MR. HUNTER: Providing values are shown, and providing you tell me of the one analysis you are relying on.

THE COMMISSIONER: It does not rest, Mr. Best, with Government counsel. The convenience of all must be served, and so long as I am presiding as Commissioner, I am going to see that the Commission is conducted in the way I wish it conducted. I have told you what can be done. You may use the analysis so long as values are shown opposite the various items im the analysis. Now, is that clear?

MR. BEST: Yes, my lord.

THE COMMISSIONER: Then let us get on.

MR. BEST: I don't know that there is anything further to be saidin this case, my lord, because this list which I have presented now is a recapitulation of the inventory column in the analysis of personal property claim, with the exception of the items that are shown in the details of claim sold by the tenant

which the claimant admits he directed the Custodian, or asked the Custodian to do. Otherwise it is a mere copy of the invetory and the values in column 2.

THE COMMISSIONER: Am I to add up these two columns of figures in order to determine what the amount of the claimant's claim is, or will it be done for me?

MR. BEST: It will certainly be done for you, my lord, if it is necessary.

THE COMMISSIONER: All right, you can see that it is done later.

MR. HUNTER: Insofar as the chattel claim is concerned, my lord, I haven't had time to analyze this as your Lordship will appreciate. Only the details of the claim as originally filed have been analyzed and I should appreciate an opportunity to make a new analysis of the claim as now presented.

THE COMMISSIONER: I think what we had better do is stand this claim over until tomorrow, if that is convenient, or will that give you sufficient time to do it tonight?

MR. HUNTER: I think so, my lord.

THE COMMISSIONER: Then we will stand this claim over until tomorrow, and in the meantime if Mr. Best will show me what the total chattel claim is, breaking it down (1) fishing nets and equipment, and the total value, (2) household chattels, and the total value, and if there are any other chattels, the other chattels with the total value so that I can readily determine what is the total chattel claim and in what respect the claim as originally filed in November last is

being altered. Is that quite clear?

MR. BEST: Yes, my lord. There is one feature about this particular chattel claim you may notice on the original claim, my lord, and that is at the top of the attached list there is an item, "Value of list given to Custodian, $1627.20".

THE COMMISSIONER: Yes. Was a copy of that list retained by the claimant?

MR. BEST: I have never seen that list, my lord; I don't know.

THE COMMISSIONER: Is the Custodian aware of what the list is?

MR. HUNTER: I presume this is the list. Perhaps we can have the claimant identify it.

THE COMMISSIONER: It might be as well to have him identify it now so we know what we are talking about.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is this a copy of the list, claimant, that is referred to in your claim? A: Yes.

Q That is a copy of the list of all the things that were left? A: Which were left, yes.

Q At the time you evacuated? A: Yes.

Q When did you make this list? A: Before evacuation.

Q How long before? A: Oh, about I would say thirty days.

Q Thirty days? A: Yes.

Q Now, throughout this list when it was presented to

your tenant, Mr. Foort, he crossed out a number of items which he said weren't on the premises. Would you look through this list and look at the items which he crossed off and see if they had been disposed of in some other manner?

A I would like to know how did he mark it? How did Mr. Foort mark it?

Q He just crossed it out, with a line through it.

A That is what I crossed out.

Q That is what you crossed out, is it?

A Yes, before getting him to sign that -- Mr. Foort.

Q So we can take it only the remaining items were the ones left? The items which are not crossed off were left there? A: And another item for the sale that we approved through the Custodian to Mr. Foort.

Q Oh, are those not all there?

A These are all there, but not crossed out.

Q What was left behind is on this list and it isn't crossed out? A: Yes, that is right.

Q Then in addition you left some items in a garage, didn't you? A: Yes.

Q And are they on this list? A: Yes.

Q Are they shown as being in the garage?

A Yes.

Q These items here? A: Yes.

Q That garage burned down? A: So I was told, yes.

Q And a credit was given to you from the insurance

company? A: Not for the materials covered, I don't think. I understood it was for the garage, the amount being $66.00 and some odd cents.

Q Well, we will take that up tomorrow, but there was a credit given? A: Yes, there was a credit of some $60.00.

MR. HUNTER: I think that clarifies it. I know that everything is in this list. I wonder if we could have this marked now and I could re-file it tomorroww

THE COMMISSIONER: I think it would be desirable that it should be filed.

(DOCUMENT MARKED EXHIBIT NO. 6).

MR. HUNTER: I would like to borrow it so I can use it for tonight.

THE COMMISSIONER: Yes. That is the list of chattels left by the claimant with the Custodian prior to evacuation.

MR. HUNTER: With his tenant, my lord.

THE WITNESS: With the tenant and with the Custodian, too. It was made in triplicate.

THE COMMISSIONER: Q: Both the tenant and the Custodian had a copy, is that correct?

A Yes, and we had the original.

Q Who typed that list, did you?

A My brother did.

Q And it was typed out pursuant to your direction, was it? A: I beg your pardon?

Q It was typed out pursuant to your direction or instructions? A: Yes, that is right.

Q Now in this list which was typed out pursuant to

your instructions on page 3, it says, "The above things including the nets and net lines which are stored in the premises as described in the list are to be well looked after by the lessee, Mr. Theodore Foork, and the said lessee shall be fully responsible for any loss suffered upon the things described in the inventory, except where the loss is suffered by fire". What did you mean by that expression? A: In case he goes and sells, he will be charged for it.

Q "And shall be fully responsible for any loss suffered". Supposing it was stolen? A: He agreed he would look after it, so I presume that is what was meant at that time.

Q You drew it up, you should know, or your brother drew it up according to your instructions? You are the one who can tell us what it means.

THE COMMISSIONER: Is it not for me to pass upon the interpretation of the language?

MR. HUNTER: Possibly that is right, my lord, yes. I am just trying to find out what he thought it meant. I will retain this exhibit, if I may.

THE COMMISSIONER: Very good. That is as far as we can go with this case at the moment.

MR. HUNTER: Yes. I might file the farm appraisal report.

(APPRAISAL MARKED EXHIBIT NO. 7).

THE COMMISSIONER: That is a Soldier Settlement Board appraisal, is it?

MR. HUNTER: Yes, my lord.

MR. BEST: I take it, my lord, that it will be necessary

for me to borrow back those exhibits as they pertain to the chattels.

THE COMMISSIONER: I propose to have a discussion with yourself and Mr. Hunter at the recess in regard to this claim to see if we cannot avoid a repetition of the same difficulty we have experienced in regard to it today. We will have an opportunity to discuss it then. Then, Mr. Secretary, will you leave those exhibits with me, I want to discuss them with counsel. Willyou note the Kobayashi claim, No. 1030, is on the list for tomorrow afternoon, at 2:30.

(PROCEEDINGS ADJOURNED UNTIL MAY 12th, 1948, AT 2:30 P.M.)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Toronto, Ontario,

May 12th, 1948. 2:30 P.M.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

KAMEKICHI KOBAYASHI, resumed the stand, testified further as follows:

MR. BEST: I want to endeavour to clarify the Kobayashi personal chattels claim which we had yesterday.

THE COMMISSIONER: Have you the exhibits in the Kobayashi case?

MR. BEST: Yes, my lord. This is the analysis of personal chattels that was filed yesterday, my lord. This is the personal chattels claim with three extra lists. What we have endeavoured to do, my lord, is to be governed by column 2 of the analysis of personal property and to break that down as your Lordship requested into three specific items, firstly, the household chattels with a total valuation of $505.75, secondly, chattels other than household property with a total valuation of $602.60, and thirdly, goods left in the garage on the property which the claimant understands were burned and for which we understand the insurance company paid to the Custodian $66.90. On additional comments to the personal chattels claim form, your Lordship will notice that those items on the analysis marked "sold, tenant" $199.50, that is in column 3 of the analysis, there is no claim for those since the claimant admits that those were sold to the tenant with his concurrence. They appear in column 2 but they don't appear in our lists.

There are several other items, my lord, which appear in column 2 which are not claimed for since the claimant admits that they were shown on the list of chattels onthe lease to Mr. Foort which my friend tendered yesterday and apparently they were sold by the claimant himself. So that all of the things that we are claiming for, my lord, are shown in column 2 of the personal analysis, and they are broken down into three different categories. The other part of the claim, my lord, was for fishing gears and tackles, and asyour Lordship pointed out the valuation given on the new list of nets was in excess of what it had been originally. That was an error.

THE COMMISSIONER: Where is that?

MR. BEST: This is the Exhibit here, my lord, and that has a new list attached which now adds up to the amount originally claimed, $1145.00.

THE COMMISSIONER: I see.

MR. BEST: And those items in "other gear" are shown in column 3 of the analysis of property claim, and the valuations are shown. I trust that clarifies the matter.

THE COMMISSIONER: That is cleared up.

MR. HUNTER: If your Lordship will excuse me for a moment. The cork claim, and so on, seems a little new, and I want to correlate it.

I would tender a new analysis of personal property claim as the next exhibit.

(ANALYSIS MARKED EXHIBIT NO. 8).

MR. HUNTER: Had this better be attached to the former analysis, Exhibit 5?

THE COMMISSIONER: I think you better give it a new number because there might be some confusion between one and the other.

MR. HUNTER: Very good, my lord, that is Exhibit 8. If your Lordship could refer to the previous analysis, I could perhaps make clear what has been done in this case. In the previous analysis my learned friend advised me that the claim would be as set forth in the inventory, so what I did was to take from the previous analysis the inventory and put down those items opposite which values had been shown. That is, where no value had been shown I presumed my learned friend would not be claiming.

MR. BEST: That is correct, my lord.

MR. HUNTER: But it also includes items which he has since stated they are not making any claim for, that is items about things for which they are satisfied, such as things that were sold to the tenant with the approval of the owner, and so on. You will see the odd notation, "Price set by claimant", in the new analysis. Those are things which I wouldn't have done if I had been sure my learned friend wasn't goingg to claim for them. Otherwise I think the analysis is fairly self-explanatory.

The recapitulation on page 2 shows goods valued by the claimant at $992.00 were sold for $402.30, goods valuedby the claimant at $138.75 as lost, destroyed or stolen, and $23.10 were destroyedby

fire and I understand my learned friend is withdrawing that, is that correct? $540.00 were shipped to the owner.

MR. BEST: So far as the amounts destroyed by fire, my lord, are concerned, if you will refer to the list attached to the personal chattels it was the claimant's understanding, and of course he only knows what he heardthrough the Custodian, that there was considerably more than that destroyed by fire.

MR. HUNTER: Well there was. I am merely showing the items in the details of the inventory which were among those which were destroyed by fire and opposite which values were set.

THE COMMISSIONER: The fact remains, Mr. Best, you have received an apparent settlement through the insurance company for the value of all the goods destroyed by fire.

MR. BEST: That is correct. There was $66.95 paid, I understand, to the Custodian according to the first analysis. Now, as against that, my lord, the claimant says, as you will notice on the sheet marked "goods left in garage" which the claimant understands were burned", that is the third one, I believe, my lord, his total for those goods is $242.00.

THE COMMISSIONER: Well what stand do you take in regard to them? Are you making a claim for the difference?

MR. BEST: Yes. I am making the claim on the ground that the claimant himself had nothing to do with settling the claim with the insurance company, and if the Custodian saw fit to settle it for $66.90,

under the circumstances the claimant should not be bound.

THE COMMISSIONER: How do you bring that under the terms of reference?

MR. BEST: My lord, I would think it would come under the term of goods lost, destroyed or stolen. The goods were destroyed. Are we not in the position, my lord, that we are claiming for those goods as destroyed; and the Custodian, in effect, has perhaps sold them, if we can use that analogy, for $66.90; or at least accepted $66.90 for the goods apparently destroyed.

THE COMMISSIONER: You are not suggesting the Custodian did not make the best settlement he could with the insurance company or do the best he could with the insurance company in order to effect a settlement?

MR. BEST: Well I think he probably would, my lord. I am not suggesting that he deliberately accepted the smaller amount, but there certainly is this discrepancy between what he accepted and what the claimant says these things are worth. On the basis that the goods were apparently destroyed, we are making that claim. Now it may be that the claim is excessive, or it may be that the Custodian was satisfied that there were only $66.90 worth of goods there. I don't know how thoroughly they went into the matter.

THE COMMISSIONER: Do you not think it comes down to this, that the insurance company was content to pay $66.90 and no more, and the Custodian then had to determine whether on behalf of the claimant he should enter

suit against the insurance company or not?

MR. BEST: That may be, my lord.

THE COMMISSIONER: Perhaps it is a matter for argument later, but I confess as presently advised it does not appear to me to warrant a claim for the difference between the sum recovered on an insurance policy placed by the claimant when there was a loss under that policy. However, I will hear argument later on it.

MR. HUNTER: In connection with that I would like to identify this letter if it is the claimant's letter, I don't know. This is a list I find in my file saying, "Goods stored in garage"destroyed by fire.

Q Can you identify that, Mr. Kobayashi?

A Yes.

Q Is that your writing? A: Yes.

Q That is your inventory of what was in the garage, is that correct? A: Yes.

MR. HUNTER: In connection with this, which I am tendering for filing, my lord, I would point out there is no claim for lumber, and a large portion of this is lumber. I will tender that as Exhibit 9.

(INVENTORY MARKED EXHIBIT NO. 9).

MR. BEST: Well, there is some claim for lumber, Mr. Hunter, on the list. It is a small claim, admittedly, only $24.00, but it shows on the list here. It was lumber that was stored in the garage. That may be the explanation, my lord, of the difference between what the Custodian accepted from the insurance company and what the claimant is claiming for.

Perhaps the lumber as ordinary lumber would not be covered by an ordinary fire insurance policy on chattels.

THE COMMISSIONER: That might be.

MR. HUNTER: I would like to file, my lord, if I can find it, a letter from the claimant in connetion with the sale of lumber. My learned friend advised me there was no claim for lumber.

MR. BEST: I don't recall that.

MR. HUNTER: I am sorry, my lord.

THE COMMISSIONER: You seem to have quite a file there.

MR. HUNTER: When things get out of position here, it is almost impossible to trackkthem down.

THE COMMISSIONER: Well we are due for a recess now, anyway, Mr. Hunter, and that will give you an opportunity to find it.

(PROCEEDINGS RESUMED AFTER SHORT RECESS)

KAMEKICHI KOBAYASHI, resumed the stand, testifiedfurther as follows:

MR. HUNTER: I must apologize, my lord, for the letter which turned out to be non-existent. It was in one of the previous cases, my lord.

MR. BEST: If I had been a little more aggresive, my lord, I might have saved him the trouble. When I said I didn't say anything about lumber, I didn't remember making the remark at all, but I didn't want to contradict my friend.

MR. HUNTER: There were a large number of items here that were shipped. Now I am not sure, not having a copy of the claim as filed, whether they were struck out

by my learned friend. If he could probably refer to his copy of the new analysis and tell me whether he is still claiming for those items, then I would know. You will notice them under the column "shipped". There are a number of items.

MR. BEST: No, I don't think so. For instance, those Singer sewing machines have not been claimed for.

MR. HUNTER: There was a four piece walnut bedroom suite that was shipped.

MR. BEST: I think it is a safe assumption, my lord, to say that everyone of them has been deleted, because the claimant does admit that he got most of the things that were shipped.

MR. HUNTER: The Neon electric clock, have you crossed that out?

MR. BEST: I think that is the first one on the previous analysis. No, apparently there was no more about it being shipped on the previous one. You can ask him about it, if you want.

MR. HUNTER: Q: Mr. Kobayashi, this Neon electric clock, our records show that was shipped to you October 10th, 1944. A: Was that shipped alone or with any other things?

Q It was shipped with a number of other things.

A As far as I know, I don't think I received it.

Q There is a list here. You read English, I presume, and there isa list here of things shipped to you on October 10th, and they are invoiced here.

THE COMMISSIONER: Have counsel the claim form in this case?

MR. BEST: The original claim form, my lord? Yes, I have it, my lord.

A No, I don't think I received the Neon clock.

MR. HUNTER: Q: Are you sure of that?

A The best thing I can do is check at home. Maybe somebody else received it, I don't know, but not to my knowledge.

THE COMMISSIONER: What is the indication from your correspondence, that all these goods were shipped together?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: The Neon electric clock would have to be packaged.

MR. HUNTER: It shows 5 cartons all invoiced, and all considered shipped on schedule. Then it gives a list of the things contained in those, plus the walnut bedroom suite. There are a number of different cartons and those are checked and as far as the cartons are concerned I have the usual invoice of the C.P.R. Express. There are a number of them.

THE COMMISSIONER: There was no complaint received from the claimant at the time, of it being missing from the goods that were received?

MR. HUNTER: No, my lord.

THE COMMISSIONER: Was there any acknowledgment from him of receipt of any part of the goods shipped at the same time?

MR. HUNTER: Without reading the correspondence further, I couldn't say.

THE COMMISSIONER: Perhaps you can get from him if he did receive the other articles listed.

MR. HUNTER: He has admitted, I think, that he received the walnut bedroom suite.

THE WITNESS: Yes.

MR. HUNTER: Q: And the two sewing machines?

A Yes.

MR. HUNTER: On that page the only one he questions is the Neon clock. The only other thing shown as shipped are 10 volumes of the World Encyclopedia.

Q You got those, did you? A: Yes.

THE COMMISSIONER: Q: Just what is your position, Kobayashi? Do you say you do not think you got it or you do not know whether you got it?

A The point is I was in Toronto and my parents were in Manitoba, and I think the clock belonged to my sister. If I could get in contact with her, I could be sure.

Q As far as you go is to say you do not think you received it? A: Yes.

MR. HUNTER: There is a longhand list of the same, but I don't know whose writing it would be. Is there a Richmond Transfer Company?

THE COMMISSIONER: You are referring to Vancouver?

MR. HUNTER: Yes. It has "Rich Trans", whatever that means.

THE COMMISSIONER: Where were these goods?

MR. BEST: They were in Steveston where they were shipped from.

THE COMMISSIONER: There is probably a Richmond Transfer because that is in the municipality of Richmond.

MR. HUNTER: That is just attached to the same file in longhand. Obviously someone has made an inventory

of the things, and it is in October of 1944 with the signature "Rich Trans", which makes it appear they were handed over to the transfer company.

THE COMMISSIONER: I fancy that is about as far as you can go now.

MR. HUNTER: Yes.

Q Those two small items on page 2 of the inventory which were unsold, the first one was in the garage, and I show the 11½ bundles of shingles as disposed of by the owner because they were one of the things you crossed off the original inventory. You remember originally there was an invetory?

A Yes.

Q Which was filed as an exhibit, and on that inventory you crossed off a number of things, do you remember that? A: Yes.

Q The shingles were one of a number of things you crossed off? A: I am not sure, but I thought it wasn't.

MR. HUNTER: It is the last document you have there, I believe, my lord. Here we are, on page 3 it shows 15½ bundles of shingles, $12.00.

Q Your claim is actually for a lesser number, but the 15½ bundles are crossed off. In addition to the 15½ bundles, did you also have 11½ bundles?

A I am not sure. What was it in the inventory, Mr. Best?

MR. BEST: You have included them in your new inventory as claiming for them. You mean in the list?

A Yes.

MR.BEST: That is what Mr. Hunter has been reading from.

MR. HUNTER: Q: Right up there, about fourth from the top. It is one of the ones on your inventory crossed off, and you stated you were the one that crossed those off. A: Yes, I remember. Oh yes, now I remember. There were originally 15½, but you can see here that they have been changed to 11½.

Q Oh, I see. In other words, you crossed it off on one place and added the difference?

A Yes.

MR. HUNTER: That remark wouldn't appear to be accurate then, to say they were disposed of by the owner.

Q They were not in the garage, were they?

A No, they were in the basement.

MR. HUNTER: I think then, my lord, they will have to go under the other column "No account, theft", which would change the recapitulation very slightly.

As far as the nets are concerned, my lord, if you could refer to the last net statement which was filed, I could quickly give you the figures at which those were sold. Starting from top to bottom, $30.00, $90.00, $20.00, no record, $25.00, $20.00, $30.00, $20.00, $10.00, $70.00, $25.00, $15.00, abandoned as having no value, $5.00, and $5.00, making a total of $365.00 against $1145.00.

THE COMMISSIONER: Was there an appraisal of these nets?

MR. HUNTER: I haven't any record of it, but I am quite sure there will have been because they were all appraised by Leckie. Now, as far as the ones shown

on the front page are concerned --

THE COMMISSIONER: That is the front of Exhibit 2.

MR. HUNTER: Yes, my lord -- the 750 fathoms of dogfish line and hooks are shown as missing. The seine twine, 34 --

THE COMMISSIONER: 34 pounds.

MR. HUNTER: -- was sold for $7.00, and the loose corks, first of all there are 300 loose corks sold for $6.00. Then there is a whole bunch of dogfish corks and two bundles of corks sold for $12.00, making a total of $18.00 for the corks. Whether that is what is meant by just "loose corks", I am not sure, but the total received for corks of all kinds is $18.00. The line and leadline, there is a leadline showing as having been sold at $5.00. There are a number of small items like pieces of web and mending twines and things like that, that were sold for a total of $40.00, but they don't appear to be claimed for.

As far as the propellers are concerned, they appear to have been sold for $1.71.

THE COMMISSIONER: They were apparently sold as metal.

MR. HUNTER: Q: What were these propellers, Kobayashi?

A They were off a boat.

Q Which, the one that was sold?

A Well, some time or other they were all new.

Q I am sorry, I can't hear you.

THE COMMISSIONER: Q: Speak up, please.

A They claimed we should change the propeller to improve the speed of the boat, so we took one off

and put another one on, and this was more or less a spare.

MR. HUNTER: Q: Is it just one propeller?

A No, there were two.

Q There were two spares, were there?

A Well, we had three boats to start with.

Q Oh, I see. Would you say they were obsolete propellers? A: No, they were in good condition and were more or less as a spare.

Q What would you say about their obsolescence?

A I don't know what you mean by obsolescence.

Q They were old fashioned?

A No. They were good propellers but we took the engineer's advice; that was all.

Q Were they brass? A: Yes, brass or bronze, I don't know.

Q How long had they been used?

A About three seasons, I guess -- 3 years.

THE COMMISSIONER: They were still fit to put on some vessel?

A Yes.

MR. HUNTER: I think they were sold by auction, if I remember right. I can check on it very quickly.

MR. BEST: It is in the analysis in the tender list.

MR. HUNTER: Is it? No, I think they must have been sold privately, my lord. I had an idea they were sold at auction. I think that completes the case, as far as I can go at this time, my lord.

THE COMMISSIONER: That is all, thank you, Mr. Kobayashi.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)
Certified a true and accurate transcript.
T.P. Horrobin
"T.P. HORROBIN"
Official Reporter.

Toronto, Ont.,

May 19th, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. BEST: You will recall, my lord, the other day, Case No. 41 on the short list, Kobayashi.

THE COMMISSIONER: Yes, No. 1030 on the list.

MR. BEST: The son testified in that case, my lord, and there was on the list of chattels claimed a Neon electric clock valued at $55.00, and Mr. Hunter, on cross-examination, brought out that the claimant wasn't sure whether that clock had been shipped to the Kobayashi family or not. He said at that time he believed it wasn't. He has since sent me a letter, my lord, saying it definitely was shipped; so he wanted to clarify it and I understand delete that $55.00.

THE COMMISSIONER: You abandon the claim for the Neon electric clock?

MR. BEST: I abandon the claim for the Neon electric clock, that is correct. I thought I should speak to the matter now.

MR. HUNTER: The transcript of that could be added to the other transcript, my lord.

THE COMMISSIONER: Yes, it should be.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 1030

DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

2304 Toronto

41

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) **NAME** Kobayashi (Print) Surname Kamekichi Given Name **(RCMP) Reg. No.** 03840

(2) **Pre-Evacuation Address** 110 Moncton St., Steveston, B.C.

(3) **Present Address** 114 Alcorn Ave., Toronto 5, Ontario Rest

(4) **REAL ESTATE** (Number of this address has been changed since)

(a) Street Address (if any) 110 Moncton St., Steveston, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

That Piece of land situate in the municipality of Richmond, Lot "D" of Lots seven(7) ten(10) and eleven(11) of Block eight(8) of part of Section (11) Block three(3) North Range seven(7) West Map 4466 in the District of New Westminster.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) Residence Type of business
(iii) Business
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)

Sole Owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ amended 10000 —
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 7500.00
(v) Amount at which Custodian sold property and credited your account - - $ 3044.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 4356.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

110 Moncton St., Steveston, B.C. (number of address changed since)

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

House, Garage

(c) How stored or packed at time of evacuation

Mostly left as is with tenant

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

Mr. Theodore Foort, Moncton St., Steveston, B.C.

(e) Itemized description of personal property which is the subject of the claim:

1.	Chattels including fishing gear	Estimated Value $
2.	List given to custodian -	Estimated Value $
3.	Additional List attached	Estimated Value $
4.	Value: $3330.00	Estimated Value $
5.	Sold by Custodian for $1192.13	Estimated Value $ 2137.87
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 2137.87

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 6493.87

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Toronto

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
County of York)
TO WIT:)

I, Kamekichi Kobayashi of the City
of Toronto in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City)
of Toronto)
in the County of York)
this 26th day of November)
A.D. 1947. R.A. Best.)

Kamekichi Kobayashi
A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

November 26, 1947.

Kamekichi Kobayashi

~~Value of list given to Custodian~~

Value of list given to Custodian	$1627.20
1 Complete set of Reece's screw Plate in Hardwood Case	25.00
1 Baby's doll carriage	5.00
1 New aluminum wear-ever potato pot	1.50
Blinds and curtains and rods	75.00
2 New chrome plated taps (water)	5.00
1 only kitchen stove (McClary Duchess)	72.50
1 only large mirror	10.00
1 only baby buggy	18.00
1 only single bed mattress and spring	25.00
3 Piece Chesterfield suite	45.00
2 end tables	4.00
1 only bridge lamp	5.00
1 only congoleum rug	10.00
1 only chest of drawers	8.00
1 only arm chair	2.00
Value of fishing nets as per inventory	1145.00
Line and Hooks	30.00
Seine twine	14.00
Loose corks	6.00
Loose corks	12.00
Line and Lead Line	99.43
Propellers (2)	20.00
Bicycle Trailer and Store Truck	25.00
1 alarm clock	2.00
6 cushions	9.00
3 bedspreads	30.00
Total	$3330.63

& 1350 see Ex 2.

1145
161
1306

Kobayoshi, Kamekichi
(Claimant's Name)

REAL ESTATE
(Farm Land)

03480
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared							
Cultivated not planted							
Cultivated and not in crop							
List Crops	1 3/8	Mar. 8/29	Mr. Grauer	$1625.		1 Bungalow	$10,000.
						1 Old shed	
Loganberries	1 1/8				2½ acres cleared & cultivated		
Total	2½						

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
Fences	1929	$100.
Ditching	1929	100.
Currants	1930	50.
Loganberry	1938	300.

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	36 x 42	California stucco	1937	~~$4385.~~ $2000.	$2000.	$1000.	$500.	$6835.
Garage	21 x 21	Frame	1929	250.	50.		100.	300.
Rebuilt older house	18 x 40	Frame	1941 (Originally built) (about)	300	300			1500.

EXHIBIT No. 1030-1
DATE 11 May 1948
FILED BY R. a. Best

Comments re Appraiser's report not covered by above information: This is a particularly fine and expensive house which cost $7385. even in 1937. The land has produced $1000. in crops per year for several years in strawberries.

K. Kobayashi
Signature

Kamekichi, Kobayashi,
(Claimant's Name)

PERSONAL PROPERTY
(Fishing Vessels, gear and equipment)

03480
Reg. No.

NETS:

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimated value at Evacuation
See attached list.						
TOTAL $1145.00						

VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom Left	Estimated Value

Improvements to Vessel since date of purchase:

Type	Date	Cost

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation
Dog fish line with hooks (3 skedges)	1937	new	$50.00	good	$30.00
Seine twine 34 lbs.	1941	new	$25.00	good	$14.00
300 Loose Corks & dog fish corks.					$18.00
Line and lead line					$99.43
2 Propellors					$20.00
				Total.....	$181.43

Sold at missing #7 #15 J. 1.71. #40 other articles

Arrangements made for storage when evacuated: Stored in sewing room on upper floor of main house.

EXHIBIT NO. 1030-2
DATE 11 May 1948
FILED BY R. A. Best

Additional Comments, if any:

The claimant's complete claim for Fishing Gear as per his original claim amounts in all to $1326.43.

K. Kobayashi
Signature

NETS

Soldat.

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Est'd value at evac'n
Barbour's	4/40	6"	150	1 year 30-	$200.00	$115.00
Barbour's	6/40	7¼"	150	1 year 90	250.00	150.00
Barbour's	6/40	7¼"	50	1 year 20	55.00	35,00
Barbour's	4/40	5 5/8"	75	1 year not	65.00	40.00
Barbour's	4/40	6¾"	150	1 year 25	200.00	115.00
Barbour's	4/40	6½"	150	1 year 20	125.00	75.00
Barbour's	10/40	9¾"	150	1 year 30	350.00	150.00
Barbour's	12/40	10½"	50	1 year 20	350.00	150.00
Stewart's	4/40	5 3/8"	150	1 year 10	165.00	150.00
Barbour's	4/40	5 3/8"	150	1 year 70.	250.00	100.00
Barbour's	5/40	5 5/8"	75	1 year 26	50.00	35.00
Barbour's	5/40	5½"	75	1 year 15	50.00	35.00
Barbour's	4/40	6½"	80	1 year abau.	50.00	30.00
Barbour's	4/40	6½"	140	1 year 5.	50.00	30.00
Barbour's	5/40	6¾"	50	1 year 5-	50.00	35.00
				365.		$1145.00

KOBAYOSHI, Kamekichi
(Claimant's Name)

PERSONAL CHATTELS

03480
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
9 Piece dining room suite	1937	used	$65.00	good	$55.00
1 Steaming Pressing machine	1935	used	500.00	fair	300.00
Seed & hand cultivarore	1935	new	32.00	good	25.00
1 Webster international dictionary	1942	new	25.00	excellent	25.00
6 Beds	various times	new and used	120.00	fair	50.00

See attached list of Household Chattels Total $505.75

See attached list of Other Household Chattels Total $602.60

See attached list of Chattels Burned in Fire Total $242.00

Grand total 1350.35.

Description of Storage of Goods: Stored in house upstairs rooms -- Smaller items packed in boxes at Moncton St. Stevenston B.C.

General Statement as to Chattels not Described above: Large 7 room house well furnished. -- Chattels in good condition generally.

EXHIBIT NO. 1030-3
DATE 11 May 1948
FILED BY R. A. Best

Additional Comments, if any:

Items in column 3 of analysis of Personal Property claim marked "sold tenant"--$199.50 were sold with claimant's consent and have been deleted from original claim as have other items stroked out on original inventory as per lease to Theodore Foort. All of the items in plaintiff's claim are shown in column 2 of the analysis of Personal Property.

K. Kobayoshi
Signature

HOUSEHOLD CHATTELS IN PERSONAL PROPERTY CLAIM OF

KAMAKICHI KOBAYASHI

2	18" x 32" Walnut finished tables	$5.00
1	Magical elec. fire model 504E	50.00
1	15" x 15" Walnut finished table	2.00
1	Flower pot stand	1.25
1	Japan red finish smoke stand	1.00
1	30# x 46" Oak table w. 3 drawers	15.00
1	2" x 5'Plate mirror w. stand	20.00
2	Hat & coat trees	6.00
2	Umbrella stand	2.50
1	Umbrella stand	1.00
9	Pc. Din. Rm. suite: 6 chairs; 1 table; 1 buffet; 1 china cabinet	55.00
1	Mounted Pheasant	5.00
12	Kitchen chairs)	20.00
1	Kitchen table)	
	Linoleum	50.00
4	Windsor chairs	5.00
1	Chiffonier	25.00
1	Bedstead, sprg. matt.	25.00
3	Dressers)	42.00
1	Chiffonier)	
1	Bureau w. mirror)	
5	Cartons pckged goods	50.00
1	Webster's dict'ry	25.00
8	Vols. Dom. Educator Encyclopedia	25.00
20	Vols. Bk Knowledge	25.00
1	Singer(Treadle) #0745353	50.00
	Total	$505.75

OTHER CHATTELS (NOT HOUSEHOLD CHATTELS) IN PERSONAL PROPERTY

CLAIM OF KAMAKICHI KOBAYASHI

1	Elec. neon clock	$55.00
1	Steam pressing machine complete w. boiler, pipes, fittings	300.00
4	Gdn. hoes	6.00
3	Forks (5 prong)	3.50
1	Coal shovel	1.00
5	Shovels	7.00
1	Square shovel	1.00
1	Planet jr. comb seeder & hand cultivator	25.00
2	10# sledge hammers	4.00
2	Wedge hammers	5.50
1	7# Sledge hammer	1.50
3	8' saw	16.00
4	Peaveys	10.00
3	d. b. axes	4.50
4	Steel bars 1 claw bar	8.00
2	Mattocks 1 pick	6.50
1	Bush axe	3.00
	100' ½" gal. water pipe	7.50
1	Pipe vise	3.00
1	Good cheer stove	10.00
1	2½ gal. spray tank comp.	5.00
1	No. 25 Wood box stove	7.00
1	No. 28 Findley box stove	15.00
1	Gas range	5.00
58	Loganberry boxes	14.50
11½	Bdle shingles $3. per M	8.60
2	Net buoys	2.00
1	8' pruning tool	3.50
2	Johnson nail bar	2.00
1	Davenport (restmore)	35.00
1	Birdcage ($4.50) & canary	4.50
1	Remington Standard typewriter No. 7	10.00
1	Drawing board	2.50
	50# Lead weight for 'curves'	10.00
	Total.....	$602.60

GOODS LEFT IN GARAGE WHICH THE CLAIMANT UNDERSTANDS WERE BURNED

AND FOR WHICH AN INSURANCE CLAIM OF $66.90 WAS PAID TO CUSTODIAN

7	Kitchen chairs	$7.00
1	Folding chair	1.00
100	Berry boxes	15.00
100	Berry boxes	15.00
60	Strwberry trays	20.00
2	Baby buggies	10.00
200	Bed ft 1" x 4" V. joint	10.00
75	bd ft 1" x 4" No. 1 fir flooring	8.00
6	Pcs. $\frac{3}{4}$" x 8' x 10' DD Cedar boat lumber $120. per M	6.00
3000	bd. ft 2" x 6" fir, 1" x 12" cedar and fir, 2 x 14 yellow cedar 4" x 8" fir	18.00
1	Bedstead & 2 springs	8.00
1	Spry wheel cultivator machine	75.00
6	Tables	15.00
	Water tanks	8.00
2	Hand wash basin	5.00
	Pike poles	6.00
2	Anchors	10.00
2	Long handled hay forks	2.00
1	5 prong manure fork	1.00
2	3 prong hoe	1.00
1	3 prong hoe large	1.00
	Total....	$242.00

THIS IS THE INVENTORY MADE IN DUPLICATE OF FURNITURES AND FIXTURES IN THE HOUSE ON THE SAID PROPERTY DESCRIBED AS IN THE STATUTORY LEASE AND THIS INVENTORY IS HEREBY MADE A PART OF THE LEASE.

K. Kobayashi

-1-

Theodore Foort

The following are the main items:

Blinds and curtains complete on windows. except curtains on kitchen windows.
Curtain rods complete on all the windows. (All "Kirsch" Brand).
Lighting fixtures all complete with Electric light Bulbs. All switches are in good working order.
Plumbings: 2 toilets, 1 only enamelled sink with back, 1 only wash Basin, 1 only 5' 6" Enamelled Bath (to be installed by the Tenant at his own expense).
Kitchen Cupboard, Drawers and Shelves complete.
Flowers of Different Assortments.
Brick and Drum Type Furnace complete with cold and Hot Air Pipes, Registers.

LIVING ROOM

~~3 piece Chesterfield Suite (Restmore) with removable covers~~	~~$160.00~~	Sold
3 piece Used Chesterfield Suite with removable covers	45.00	
/~~2~~ only Walnut-top End Tables	3.00	Sold
1 only Walnut finished end table	1.00	
~~2 only Table Lamps~~	~~6.00~~	
1 only Bridge Lamp	6.50	Sold
1 only 9' x 15' Linoleum	10.00	Sold.
~~1 only Black Bear Rug~~	~~35.00~~	
2 only 28 " x 32" Walnut Finished Tables	5.00	
1 only 28" Round Mantel Mirror	10.00	Sold
1 only Magicoal Electric Fires, Model No. 504E	50.00	
1 only 15" x 15" Walnut Finished Table	2.00	
~~2 only Assorted Cushions:(1 round, 1 oblong "rose with flowers).~~	~~2.50~~	
/~~2~~ only Flower Pot Stand	2.50	
1 only Japanned Finish Smoke Stand	1.00	
~~1 only Round 14" Knockabout Table~~	~~1.50~~	
~~2 only Folding Card Tables~~	~~5.00~~	

60

VESTIBULE

1 only 30" x 46" Oak Table with 3 Drawers	15.00
1 only 2' x 5' Plate Mirror with Stand	20.00
2 only Hat & Coat Trees	6.00
2 only Umbrella Stand	2.50
1 only Umbrella Stand	1.00

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DINING ROOM

~~9~~ 9 Piece Dining Room Suite (6 Chairs, 1 Table, 1 Buffet, 1 China Cabinet).	55.00
1 only Mounted Pheasant	5.00

60

KITCHEN

12 only Kitchen Chairs and 1 Kitchen Extension Table	$ 20.00
1 only McClary Duchess Wood and Coal Stove & Hot Water Boiler (Serial No. 54303)	110.00 Sold loss
Linoleum on Floor	50.00
4 only Windsor Chairs	5.00

BED ROOM

1 only Double Bed ~~with Spring and Mattress~~ stead.	~~35.00~~ 20.00
1 only Chiffonier	25.00

UPSTAIRS

1 piece Walnut Bedroom Suite with Spring & Mattress (Consisting of Vanity with Bench, Chiffonier and Bed)	135.00 Sent
6 sets ~~Bedsteads, Mattresses & Springs~~ Beds	~~100.00~~ 50.00
1 Bedstead (Single) with Spring & Mattress ------ to Y.R.T.	25.00 sold
6 only - 3 Dressers, 2 chiffonier, 1 Bureau with mirror	50.00 sent
1 only Trunks & Contents	
~~1 only (I. Murakami) Trunk & Contents~~	
5 Cartons of Packaged goods.	40.00.
~~1 only Baby Crib & Mattresses~~	~~22.00~~
1 only Webster's New International Dictionary, Second Edition	25.00
1 set Dominion Educator Enclyclopedia, Eight Volumes	25.00
~~1 set World Book Encyclopedia, British Empire Edition, 10 Volumes~~	~~50.00~~
1 set Book of Knowledge, 20. Volumes	25.00
~~1 only Singer Tailor Sewing Machine, Serial No. Y7487502~~	~~100.00~~
~~1 only Singer Electric Sewing Machine, Serial No. JA904276~~	~~150.00~~ Kijoni Kamekichi
~~1 only Singer Electric Sewing Machine, Serial No. JA902875~~	~~150.00~~ Kamekichi
1 only Singer Treadle Sewing Machine, Serial No. G745353	50.00
1 only Electric Neon Clock, Serial No. 508	55.00
~~2 only Blackforest Mantel Clocks~~	~~35.00~~

BASEMENT

1 only Steam Pressing Machine Complete with Steam Boiler, Pipes, Fittings etc.	300.00
1 only Baby Buggy, Fawn Color	25.00 Sold
~~1 only Platform Scale, 600 lb. Capacity~~	~~25.00~~
4~~5~~ only Garden Hoes	6.00
3 only 5 Prong Spades (Short Handle)	3.50
1 only coal Shovel	1.00
5 only Shovels (Long Handles) ~~no handle~~	7.00
1 only Square Shovel (Short Handle)	1.00
1 only Planet Jr. Combination Seeder and Hand Cultivator	25.00
Assortments of Paints, Paint Brushes etc.	25.00
2 only 10 lb. sledge Hammer	4.00
2 only Wedge Hammers	5.50
1 only 7 lb. Sledge Hammer	1.50
3 only 8' saw	16.00
~~1 only 5' Saw~~	~~3.00~~
4 only P. B.	10.00

BASEMENT Continued.

3 only Double Axes	4.50
4 only Steel Bars; lonly Claww Bar	8.00
2 only Mattocks, 1 Pick	6.50
~~15½ Bundles of XXX Shingles~~	~~12.00~~
1 only Bush Axe	3.00
~~200 lbs. Lead @ 6¢ per Lb.~~	~~12.00~~
100' - ½" Galv. Waterpipe @ 8¢ per FOOT	8.00
1 only Pipe Vise	3.00
~~1 only Pyrene Fire Extinguisher, Type No. 37129~~	~~5.00~~
1 only Good Cheer Stove	10.00
1 only 2½ Gal. Spray Tank complete	5.00
~~2 only Bucksaw~~	~~4.50~~
1 only No. 25 Wood Box Stove	7.00
1 only No. 28 Findlay Box Stove	15.00
1 only Gas Range	5.00
~~1 only Post-Hole Auger~~	~~3.50~~

GARAGE

58 "B. C. Berries" Loganberry Boxes @ 25¢	14.50

7 Kitchen Chairs
1 Rocking Chair 2.00 1 Folding ~~Chairxx~~ Chair.
100 Richmond Berry Growers' Berry Boxes
100 Berry Boxes for Frozen Berries.
60 Strawberry Trays.
2 Baby Buggies.
200 Bd.ft. 1"x4" Fir V Joint.
75 Bd. ft. 1" x 4" No. 1 Fir Flooring.
6 pcs. ¾" x 8' -10' DD Cedar Boat Lumber $120 per M.
300 Bd. Ft. of 2" x 6" Fir, 1" X 12" Cedar & Fir, 2 x 14 Yellow Cedar, 4" x 8" Fir.
1 Beds~~teads~~ & 2 Springs.
1 Spry Wheel Cultivator Machine.
6 Tables, Water Tanks, Galv. Chimneys Etc.
2 Hand Wash Basin, Pike-poles, Anchors,

~~10' Duck Punt~~	~~22.00~~ 18.00 Each.

---oOo---

BURNT DOWN CLAIM PUT IN — $418.60

The above things including the nets & net lines which are stored in the premises as described in the lease are to be well looked after by the Lessee (Mr. Theodore Foort), and that the said Lessee shall be fully responsible for any loss suffered upon the things described in the inventories, except when the loss is suffered by fire.

SHED

3 only Empty Cans.
2 only long handle Hay forks.
1 only 5 prong manure fork
2 only 3 prong Hoe
1 only 3 prong Hoe (Large)

} 7.50

BASEMENT

11½ Bundle xxx Shingles, $3.00 per M.	$ 8.60
2 only Net Buoys	2.00
1 only 8' pruning tool	3.50
2 only "Johnson" Nail Bar	2.00

LIVING ROOM

1 only Table Lamp	7.00
1 only Davenport (Restmore)	35.00
1 Birdcage ($4.50) and canary.	10.00
1 only Picture of Their Majesties The King & Queen	4.00
1 only World Book Encyclopedia, Br. Empire Edition, 10 Vol.	50.00 sent

UPSTAIRS

1 only Remington Standard Typewriter No. 7.	20.00
1 only Drawing Board	4.50
50 lbs. of Lead Weight for "Curves".	15.00
School Books and other types of Books.	10.00.

THIS IS THE INVENTORY OF THE NETS, MADE IN TRIPLICATE, TO BE ATTACHED TO THE STATUTORY LEASE.

Brand of Net	Length (fathom)	Ply	Depth (Meshes)	Mesh (Inches)	Description	Value	
~~Barbour's~~	~~150~~	~~4/40~~	~~50~~	~~5 7/8"~~	~~Sockeye~~	~~$115.00~~	Original
Barbour's	150	4/40	50	6"	Sockeye	115.00	200.
Barbour's	150	6/40	45	7 1/4"	Fall Net	150.00	250.
Barbour's	50	6/40	45	7 1/4"	Fall Net	35.00	55
Barbour's	75	4/40	50	5 5/8"	Sockeye	40.00	65.
Barbour's	150	4/40	60	6 3/4"	Cohoe	115.00	200
~~Barbour's~~	~~150~~	~~5/40~~	~~50~~	~~6 3/4"~~	~~Cohoe~~ Cash $105.00	~~115.00~~	Sold by Theo Foort Sept 24/42.
Barbour's	150	4/40	47	6 1/2"	Cohoe	75.00	125.
Barbour's	150	10/40	35	9 3/4"	Spring	200.00	350.
Barbour's	50	12/40	33½	10 1/2"	Spring		
~~Barbour's~~	~~50~~	~~4/40~~	~~50~~	~~5 7/8"~~	~~Sockeye~~	~~35.00~~	
~~Barbour's~~	~~150~~	~~5/40~~	~~50~~	~~5 3/4"~~	~~Sockeye~~	~~25.00~~	
~~Barbour's~~	~~150~~	~~4/40~~	~~60~~	~~7½"-7¾"~~	~~Fall Net~~	~~75.00~~	
~~Barbour's~~	~~100~~	~~4/40~~	~~50~~	~~5 13/16"~~	~~Sockeye~~	~~50.00~~	
Stewart's	150	4/40	53	5 3/8"	Sockeye	100.00	165.
Barbour's	150	4/40	50	5 3/8"	Sockeye	150.00	250.
Barbour's	75	5/40	50	5 5/8"	Sockeye	35.00	50
Barbour's	75	5/40	50	5 1/2"	Sockeye	35.00	50
Barbour's	80	4/40	50	6 1/2"	Cohoe	30.00	50.
Barbour's	140	4/40	50	6 1/2"	Cohoe	30.00	50
Barbour's	50	5/40	50	6 3/4"	Cohoe	35.00	50.
							1145

K. Kobayashi

Theodore Foort

THIS IS THE INVENTORY OF THE LINES, MADE IN TRIPLICATE, TO BE ATTACHED TO THE STATUTORY LEASE.

Length (Fathom)	For the Net (Mesh)	Description	Cork or Lead line	Value
~~150~~	~~5 7/8"~~	~~Sockeye Net line~~	~~Cork Line~~	~~$25.00~~
~~150~~	~~5 7/8"~~	~~Sockeye Net Line~~	~~Lead Line~~	~~10¢ per lb.~~
~~150~~	~~6"~~	~~Sockeye Net Line~~	~~Cork Line~~	~~$25.00~~
~~150~~	~~6"~~	~~Sockeye Net Line~~	~~Lead Line~~	~~12¢ per lb.~~
~~150~~	~~7 1/4"~~	~~Fall Net Line~~	~~Cork Line~~	~~$25.00~~
~~150~~	~~7 1/4"~~	~~Fall Net Line~~	~~Lead Line~~	~~10¢ per lb.~~
~~50~~	~~7 1/4"~~	~~Fall Net Line~~	~~Cork Line~~	~~$ 9.00~~
~~50~~	~~7 1/4"~~	~~Fall Net Line~~	~~Lead Line~~	~~10¢ per lb.~~
~~150~~	~~6 3/4" 60 Meshes~~	~~Cohoe Net Line~~	~~Cork Line~~	~~$25.00~~
~~150~~	~~6 3/4" 50 Meshes~~	~~Cohoe Net Line~~	~~Lead Line~~	~~12¢ per lb.~~
~~150~~	~~6 3/4" 50 Meshes~~	~~Cohoe Net Line~~	~~Cork Line~~	~~$25.00~~
~~150~~	~~6 3/4" 50 Meshes~~	~~Cohoe Net Line~~	~~Lead Line~~	~~10¢ per lb.~~
~~150~~	~~9 3/4"~~	~~Spring Net Line~~	~~Cork Line~~	~~$27.00~~
~~150~~	~~9 3/4"~~	~~Spring Net Line~~	~~Lead Line~~	~~10¢ per lb.~~
~~50~~	~~10"~~	~~Spring Net Line~~	~~Cork Line~~	~~$9.00~~
~~50~~	~~10"~~	~~Spring Net Line~~	~~Lead Line~~	~~10¢ per Lb.~~
~~50~~	~~6 3/4" 50 Meshes~~	~~Cohoe Net Line~~	~~Cork Line~~	~~$9.00~~
~~50~~	~~6 3/4" 50 Meshes~~	~~Cohoe Net Line~~	~~Lead Line~~	~~10¢ per lb.~~
750	3 (Skedges)	Dog Fish Line with Hooks 1937.		$30.00 30.
Seine Twine	34 lbs.	1941	News.	$14.00 75.

1145
30
14
1189.00

Form No. 8. Statutory Lease. 9-41. The Clarke & Stuart Co. Limited, Law Printers and Stationers, Vancouver, B.C.

This Indenture,

Made in duplicate the Twenty-seventh day of May in the year of Our Lord one thousand nine hundred and forty - two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

KAMEKICHI KOBAYASHI, of the Townsite of Steveston, in the Province of British Columbia, Retired,

Insert full Names, Addresses and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

THEODORE FOORT, of 1037 Harwood Street, in the City of Vancouver in the Province of British Columbia, Machinist.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, **All and Singular** that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond in the Province of British Columbia, and more particularly known and described as:

Lot "D" of Lot Seven (7) Ten (10) and Eleven (11) Block Three (3) North Range Seven (7) West, Map 4466, in the District of New Westminster, B.C.

Save and except the land and the cottage occupied by one Mrs George Sturgeon. It is understood that the Garage goes with the property also the Fruit trees situated around the grounds, also save and except the land which is being used as a farm.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining. together with Furniture and Fixtures and all other goods which are stored in the above premises as quoted in the attached inventory for which the Lessee is responsible in case of any loss suffered except in case of Fire or any act of God.

From the date of the evacuation of ~~day of~~ Lessor from Steveston, one thousand nine hundred and forty - two. for the term of the duration of the war with Japan ~~thence ensuing~~

Yielding during the said term therefor the rent of ~~///~~ Fifteen ($15.00) ------ Dollars, per month---------- ------- of lawful money of Canada, payable on the following days and times that is to say:

The sum of Fifteen Dollars ($15.00) on the delivery of this agreement, the receipt of which is hereby acknowledged, and the further sums of Fifteen Dollars $15.00) on the First day of each and every month commencing on the First day of July in the year 1942 and continuing thereafter on the first day of each and every month during the term of this agreement.

the first payment to be made on the day of , 194

That the said Lessee covenants with the said Lessor to pay rent; ~~and to pay taxes~~; and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

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

Proviso for re-entry on the usual statutory of 30 days being given to the Lessee by the Lessor on his return to Steveston or on the termination of the war with Japan.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness Thomas C. Tang

Street Address 78 Georgia Street,

City or Town Steveston, B.C.

Occupation Accountant.

Hamakichi Kobayashi

Theodore Foort.

EXHIBIT No. 1030-4
DATE 11 May 1948
FILED BY R. A. Best.

Dated May 27th, 1942.

KAMEKICHI KOBAYASHI.

—TO—

THEODORE FOORT.

Statutory Lease

SHORT FORM

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 8

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2304 EXHIBIT No.

NAME Kamekichi KOBAYASHI PAGE 1 (of 3) REG. No. 03840

DATE
DECLARATION 30 Mar ~~48~~ 42
EVACUATION 30 May 42

INVENTORY
TAKEN BY Kobayashi & T. Foort
DATE LEASE INVENTORY 1942

At 110 Moncton St. Steveston, BC:- Large quantity of furniture & H'hold effects including: Fishing nets and equipment.

Item	Value
Blinds & Curtains, rods	
Lighting fixtures & bulbs	
Plumbing	
Kitchen cupboard	
Flowers	
Furnace	
3 pc (used) Chesfd Suite w. covers	45.
1 Walnut-top end Table	1.50
1 Walnut finished end table	1.
1 bridge lamp	6.50
1 9'x15' linoleum	10.
2 18"x32" Walnut finished tables	5.
1 28" rd mantel mirror	10.
1 Magicoal elec fire model 504E	50.
1 15"x15" Walnut finished table	2.
1 flower pot stand	1.25
1 Japanned finish smoke stand	1.
1 30#x46" Oak table w. 3 drawers	15.
1 2'x5' Plate mirror w. stand	20. ~~2x50~~
2 Hat & coat trees	6.
2 umbrella stand	2.50
1 umbrella stand	1.
9 pc Din. Rm. Suite: 6 chairs, 1 table, 1 buffet, 1 china cabinet	55.
1 Mounted Pheasant	5.
12 kitch. chairs, 1 kitch table	20.
1 McClary Duchess wd & coal stove & h.w. boiler	110.
Linoleum	50.
4 windsor chairs	5.
1 chiffonier	25.
4 pc Walnut Bdrm Ste Bed, sprg, mattress Vanity w. bench chiffonier	135.
1 bedstead, sprg, matt.	25.
3 dressers, 2 chiffoniers, 1 bureau w. mirror	50
1 trunk & contents	--
1 trunk & contents (I.Murakami)	--
5 cartons pckged goods	--
1 Webster's Dict'ary	25.
8 vols Dom.Educator Encyclopedia	25.
20 vols Bk Knowledge	25.
2 Singer Sew mach elec #JA904276	150.
#JA902875	150.
1 Singer (treadle) #G745353	50.

DETAILS OF CLAIM

Item	Value		Sales: Auction	Sales: Tender &c	Sold with real prop.	Decl. not found
Val. of list given Custdn	1627 20	x				
1 set Reece's screw plate	25					
1 doll carr'ge	5	x	630 55	66 90		
1 potatopot	1 50			3		
Blinds, curtains rods	75	x				
2 new water taps	5					
1 kitch stove	72 50					
1 lge mirror	10					
1 baby buggy	18					
1 sgle bed, s&M	25					
3 pc Chesfd ste	45			SoldTenant		
2 end tables	4			199 50		
1 bridge lamp	5					
1 congoleum rug	10					
1 chest drawers	8					
1 arm chair	2					
Fishing nets as per inventory	1145					
line & hooks	30					
Seine twine	14			415		
Loose corks	6					
Loose corks	12			Cannery		
line & lead line	99 43		----------	99 43		
2 propellors	20			1 71		
Bicycle trailer & store truck	25					
1 alarm clock	2					
6 cushions	9	x				
3 bedspreads	30					
	3330 63					
Custdn credit	1192 13		630 55	785 54		
CLAIM	2137 87					

no claim these lists

Items cl

(Fishing do

EXHIBIT No. 1030-5
DATE 11 May 1948
FILED BY J. W. G. Hunter

ILE No. 2304 EXHIBIT No. CASE No.

EG. No. 03840 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	FIXTURE	REMARKS
AUCTION	TENDER &c								
				25					
630 55	66 90								
	3			1 50					
								5	
	SoldTenant 199 50.								no claim made for these items these have been eliminated from lists allg To, Ex 3.—
	415								
	Cannery 99 43								
	1 71								
				25					
				2					
				30					
630 55	785 54			83 50				5	

- ANALYSIS -

Items claimed for value of		$1736.20	Sold by Auction for	$ 630.55
	do		Sold by Sales for	4.71
	do		Insurance claim	66.90
	do	199.50	Sold to Tenant for	199.50 —
(Fishing gear)	do	99.43	Sold by Cannery for	99.43
do	do	1207.	Sold by Sales for	415.
	do	5.	Fixtures	
	do	83.50	No record at anytime	
		$3330.63		$1416.09

5
1948

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2304 EXHIBIT No. ____

NAME Kamekichi KOBAYASHI 2 REG. No. 03840

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION ____ EVACUATION ____	TAKEN BY ____ DATE ____		AUCTION	TENDER &c		
		1 elec. neon clock 55.				
		1 steam pressing mach complete w. boiler, pipes, fittings 300.				
		1 baby buggy 25.				
		4 gdn hoes 6.				
		3 forks (5 prong) 3.50				
		1 coal shovel 1.				
		5 shovels 7.				
		1 square shovel 1.				
		1 Planet jr comb seeder & hand cultivator 25.				
		Assortment Paint & brushes --				
		2 10# sledge hammers 4.				
		2 wedge hammers 5 50				
		1 7# sledge hammer 1.50				
		3 8' saw 16.				
		4 Peaveys 10.				
		3 d.b. axes 4.50				
		4 steel bars 1 claw bar 8.				
		2 mattocks 1 pick 6.50				
		1 bush axe 3.				
		100' ½" galv water pipe --				
		1 pipe vise 3.				
		1 Good Cheer stove 10.				
		1 2½gal Spray tank comp. 5.				
		1 No.25 Wood Box stove 7.				
		1 No.28 Findlay Box stove 15.				
		1 Gas range 5.				
		58 Loganberry boxes 14.50				
		7 kitch chairs				
		1 rocking chair				
		1 folding chair				
		100 berry boxes				
		100 berry boxes				
		60 strawberry trays				
		2 baby buggies				
		200 bd ft 1"x4" V.joint				
		75 bd ft 1"x4" No.1 fir flooring				
		6 pcs ¾"x8'x10' DD Cedar boat lumber $120. per M				
		300 bd ft 2"x6"fir,1"x12"cedar & fir, 2"x4" 2x14 yellow cedar 4"x8" fir				
		1 bedstead & 2 springs				
		1 Spry wheel cultivator machine				
		6 tables				
		water tanks				
		Galv. chimneys				
		2 hand wash basin				
		pike poles				
		anchors				
		3 empty cans				
		2 long handled hay forks				
		1 5 prong manure fork				
		2 3 prong forks hoe				
		1 3 prong hoe large				
		1½bdle shingles $3 per M 8.60				
		2 net buoys 2.				
		1 8' pruning tool 3.50				
		2 Johnson nail bar 2.				
LM		1 table lamp				
		1 Davenport (Restmore) 35.				
		1 birdcage ($4.50) & canary				
		1 picture of THEIR MAJESTIES THE KING & QUEEN				
		10 vols World Encylopedia 50.				

LE No. 2304 EXHIBIT No. CASE No.

EG. No 03840 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2304 EXHIBIT No.

NAME Kamekichi KOBAYASHI PAGE 3 REG. No. 03840

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION	TAKEN BY		AUCTION	TENDER &c		
EVACUATION	DATE					

1 Remington Standard
typewriter No.7
1 drawing board
50# lead weight for 'curves'
School books & other books

Barbour nets:

150 x 4/40 x 50 x 6"	Sockeye	115.	
150 x 6/40 x 45 x 7¼"	Fall	150.	
50 x 6/40 x 45 x 7¼"	Fall	35.	
75 x 4/40 x 50 x 5⅜	Sockeye	40.	
150 x 4/40 x 60x6¾	Cohoe	115.	
150 x 5/40 x 50 x 6¾	Cohoe	75.	
150x10/40 x 35 x 9¾	Spring		
50 x12/40 x 33½ x 10½	Spring	200.	
150 x 4/40 x 50 x5⅜	Sockeye	150.	
75 x 5/40 x 50 x 5⅜	Sockeye	35.	
75 x 5/40 x 50 x 5½	Sockeye	35.	
80 x 4/40 x 50 x 6½	Cohoe	30.	
140 x 4/40 x 50 x 6½	Cohoe	30.	
50 x 5/40 x 50 x 6¾	Cohoe	35.	

Stewart net:

150 x 4/40 x 50 x ⅝	Sockeye	150.	

All Salmon Cork and Lead Lines Sold
Except:

750 fthm Dog Fish Line w. Hooks	30.	
34 lbs Seine Twine	14.	

LE No. 2304 EXHIBIT No. CASE No.

EG. No. 03840 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								

Mibo

PP 1

C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 17 1942

Steveston, B.C.
July 15th, 1942.

2304

Mr. R.P.Alexander, Manager,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Kamekichi KOBAYASHI. Your file #2304

Replying to your letter of the 7th, inst., I am attaching the acknowledgement from Mr. Foort for the goods left in his charge in the house of Kobayashi.

You will please note that I got Foort to initial all pages and to sign the last page in full.

Trust this is satisfactory.

Yours very truly,

Thomas C. King.

Thomas C. King.

EXHIBIT No. 1030-6
DATE 11 May 1948
FILED BY
J. W. G. Hunter

THIS IS THE INVENTORY MADE IN DUPLICATE OF FURNITURES AND FIXTURES IN THE HOUSE ON THE SAID PROPERTY DESCRIBED AS IN THE STATUTORY LEASE AND THIS INVENTORY IS HEREBY MADE A PART OF THE LEASE.

Kobayashi

See King letter July 15, 1947 C.

The following are the main items:

Blinds and curtains complete on windows.
Curtain rods complete on all the windows. (All "Kirsch" Brand).
Lighting fixtures all complete with Electric light Bulbs. All switches are in good working order.
Plumbings: 2 toilets, 1 only enamelled sink with back, 1 only wash Basin, 1 only 5' 6" Enamelled Bath (to be installed by the Tenant at his own expense).
Kitchen Cupboard, Drawers and Shelves complete.
Flowers of Different Assortments.
Brick and Drum Type Furnace complete with cold and Hot Air Pipes, Registers.

LIVING ROOM

~~3 piece Chesterfield Suite (Restmore) with removable covers~~	~~$160.00~~
3 piece Used Chesterfield Suite with removable covers	45.00
2 only Walnut-top End Tables	3.00
1 only Walnut finished end table	1.00
~~2 only Table Lamps~~	~~6.00~~
1 only Bridge Lamp	6.50
1 only 9' x 15' Linoleum	10.00
~~1 only Black Bear Rug~~	~~35.00~~
2 only 28 " x 32" Walnut Finished Tables	5.00
1 only 28" Round Mantel Mirror	10.00
1 only Magicoal Electric Fires, Model No. 504E	50.00
1 only 15" x 15" Walnut Finished Table	2.00
~~2 only Assorted Cushions:(1 round, 1 oblong "rose with flowers).~~	~~2.50~~
2 only Flower Pot Stand	2.50
1 only Japanned Finish Smoke Stand	1.00
~~1 only Round 14" Knockabout Table~~	~~1.50~~
~~2 only Folding Card Tables~~	~~5.00~~

VESTIBULE

1 only 30" x 46" Oak Table with 3 Drawers	15.00
1 only 2' x 5' Plate Mirror with Stand	20.00
2 only Hat & Coat Trees	6.00
2 only Umbrella Stand	2.50
1 only Umbrella Stand	1.00

DINING ROOM

9 Piece Dining Room Suite (6 Chairs, 1 Table, 1 Buffet, 1 China Cabinet).	55.00
1 only Mounted Pheasant	5.00

T.F.

C.

KITCHEN

12 only Kitchen Chairs and 1 Kitchen Extension Table	$ 20.00
1 only McClary Duchess Wood and Coal Stove & Hot Water Boiler (Serial No. 54303)	110.00
Linoleum on Floor	50.00
4 only Windsor Chairs	5.00

BED ROOM

~~1 only Double Bed with Spring and Mattress~~ sread.	~~35.00~~
1 only Chiffonier	25.00

UPSTAIRS

4 piece Walnut Bedroom Suite with Spring & Mattress (Consisting of Vanity with Bench, Chiffonier and Bed)	135.00
6 sets Bedsteads, ~~Mattresses & Springs~~	~~100.00~~
1 Bedstead (Single) with Spring & Mattress	25.00
6 only - 3 Dressers, 2 chiffonier, 1 Bureau with mirror	50.00
~~1~~ only Trunks & Contents	
1 only (I. Murakami) Trunk & Contents	
5 Cartons of Packaged goods.	
~~1 only Baby Crib & Mattresses~~	~~22.00~~
1 only Webster's New International Dictionary, Second Edition	25.00
1 set Dominion Educator Enclyclopedia, Eight Volumes	25.00
~~1 set World Book Encyclopedia, British Empire Edition, 10 Volumes~~	~~50.00~~
1 set Book of Knowledge, 20. Volumes	25.00
~~1 only Singer Tailor Sewing Machine, Serial No. Y7487502~~	~~100.00~~
1 only Singer Electric Sewing Machine, Serial No. JA904276	150.00
1 only Singer Electric Sewing Machine, Serial No. JA902875	150.00
1 only Singer Treadle Sewing Machine, Serial No. G745353	50.00
1 only Electric Neon Clock, Serial No. 508	55.00
~~2 only Blackforest Mantel Clocks~~	~~35.00~~

BASEMENT

1 only Steam Pressing Machine Complete with Steam Boiler, Pipes, Fittings etc.	300.00
1 only Baby Buggy, Fawn Color	25.00
~~1 only Platform Scale, 600 lb. Capacity~~	~~25.00~~
4 only Garden Hoes	6.00
3 only 5 Prong Spades (Short Handle)	3.50
1 only coal Shovel	1.00
5 only Shovels (Long Handles) 1 no handle	7.00
1 only Square Shovel (Short Handle)	1.00
1 only Planet Jr. Combination Seeder and Hand Cultivator	25.00
Assortments of Paints, Paint Brushes etc.	
2 only 10 lb. sledge Hammer	4.00
2 only Wedge Hammers	5.50
1 only 7 lb. Sledge Hammer	1.50
3 only 8' saw	16.00
~~1 only 5' Saw~~	~~3.00~~
4 only P. B.	10.00

C.

BASEMENT Continued.

3 only Double Axes	4.50
4 only Steel Bars; 1only Claw Bar	8.00
2 only Mattocks, 1 Pick	6.50
~~15½ Bundles of XXX Shingles~~	~~12.00~~
1 only Bush Axe	3.00
~~200 lbs. Lead @ 6¢ per lb.~~	~~12.00~~
100' - ½" Galv. Waterpipe	
1 only Pipe Vise	3.00
~~1 only Pyrene Fire Extinguisher, Type No. 37129~~	~~5.00~~
1 only Good Cheer Stove	10.00
1 only 2½ Gal. Spray Tank complete ~~Water tank??~~	5.00
~~2 only Bucksaw~~	~~4.50~~
1 only No. 25 Wood Box Stove	7.00
1 only No. 28 Findlay Box Stove	15.00
1 only Gas Range	5.00
~~1 only Post-Hole Auger~~	~~3.50~~

GARAGE

58 "R. C. Berries" Loganberry Boxes @ 25¢	14.50
7 Kitchen Chairs	
1 Rocking Chair - 1 Folding ~~Chairx~~ Chair.	
100 Richmond Berry Growers' Berry Boxes -	
100 Berry Boxes for Frozen Berries. -	
60 Strawberry Trays.	
2 Baby Buggies.	
200 Bd.ft. 1"x4" Fir V Joint.	
75 Bd. ft. 1" x 4" No. 1 Fir Flooring.	
6 pcs. ¾" x 8' -10' DD Cedar Boat Lumber $120 per M.	
300 Bd. Ft. of 2" x 6" Fir, 1" X 12" Cedar & Fir, 2 x 14 Yellow Cedar, 4" x 8" Fir.	
1 Bedsteads & 2 Springs.	
1 Spry Wheel Cultivator Machine.	
6 Tables, Water Tanks, Galv. Chimneys Etc.	
2 Hand Wash Basin, Pike-poles, Anchors.	
~~10' Duck Punt~~	~~22.00~~ 18.00 Cash.

Note: Household furniture loss by fire paid under Paul Policy No. 112911 in sum of $66.90

---oOo---

The above things including the nets & net lines which are stored in the premises as described in the lease are to be well looked after by the Lessee (Mr. Theodore Foort), and that the said Lessee shall be fully responsible for any loss suffered upon the things described in the inventories, except when the loss is suffered by fire.

T.F.

C.

SHED

3 only Empty Cans.
2 only long handle Hay forks.
1 only 5 prong manure fork
2 only 3 prong Hoe
1 only 3 prong Hoe (Large)

BASEMENT

11½ Bundle xxx Shingles, $3.00 per M.	$ 8.60
2 only Net Buoys in Fishing gear	2.00
1 only 8' pruning tool	3.50
2 only "Johnson" Nail Bar	2.00

LIVING ROOM

1 only Table Lamp	
1 only Davenport (Restmore)	35.00
1 Birdcage ($4.50) and canary.	
1 only Picture of Their Majesties The King & Queen	
1 only World Book Encyclopedia, Br. Empire Edition, 10 Vol.	50.00

UPSTAIRS

1 only Remington Standard Typewriter No. 7.
1 only Drawing Board
50 lbs. of Lead Weight for "Curves". — 0 Fishing
School Books and other types of Books.

J.F.

Copy.

C.

THIS IS THE INVENTORY OF THE NETS, MADE IN TRIPLICATE, TO BE ATTACHED TO THE STATUTORY LEASE.

Brand of Net	Length (Fathom)	Ply	Depth (Meshes)	Mesh (Inches)	Description	Value.
Barbour's	150	4/40	50	6"	sockeye	$115.00 X
Barbour's	150	6/40	45	7¼"	Fall Net	150.00 X
Barbour's	50	6/40	45	7¼"	Fall Net	35.00 X
Barbour's	75	4/40	50	5⅝"	Sockeye	40.00 X
Barbour's	150	4/40	60	6¾"	Cohoe	115.00 X
Barbour's	150	5/40	50	6¾"	Cohoe	115.00 X
Barbour's	150	4/40	47	6½"	Cohoe	75.00 X
Barbour's	150	10/40	35	9¾"	Spring	200.00 X
Barbour's	50	12/40	33½	10½"	Spring	X
Stewart's	150	4/40	53	5 3/8"	Sockeye	100.00 X
Barbour's	150	4/40	50	5 3/8"	Sockeye	150.00 X
Barbour's	75	5/40	50	5⅝"	Sockeye	35.00 X
Barbour's	75	5/40	50	5½"	Sockeye	35.00 X
Barbour's	80	4/40	50	6½"	Cohoe	30.00 X
Barbour's	140	4/40	50	6½"	Cohoe	30.00 X
Barbour's	50	5/40	50	6¾"	Cohoe	35.00 X

1260.-
J 4

NOTE. NETS THAT WERE SOLD NOT IN THIS INVENTORY

J. F.

Copy

THIS IS THE ENVENTORY OF THE LINES, MADE IN TRIPLICATE, TO BE ATTACHED TO THE STATUTORY LEASE.

C.

All Salmon Cork and Lead Lines Sold.

Except:

750 Fathoms	Dog Fish Line with Hooks	$30.00
34 lbs.	Seine Twine	$14.00

Theodore Foort.

BC-477-P
BC-1922-B

BC/477-P
BC/1922-B

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

Farm Appraisal Report

File No. JL-548

Land Description Lot"D" of S.D.of Blks.7,10 & 11 of ptn.of Lot 8 of Sec.11, Blk.3,N.,R.7,W., Map 4466.

House No. - 110 Moncton Road. Containing 2.50 Acres

Owner's Name KOBAYASHI, Kamekichi Post Office Address Steveston, B.C.

Nearest Rail Point Steveston - B.C.Electric Rly. Distance ½ mile

Market Town Vancouver - 10 miles; New Westminster Distance 10 "

Church (give denomination) All denominations-Steveston Distance ½ "

Nearest School Steveston, B.C. Distance ½ "

State how property was identified: Map location and corner post.

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

Direct access to Moncton Road, paved road, good.

Is this district a good one? Reasonably good.

Employment opportunity Fairly good - Fishing and Industrial.

Predominating Nationality and religion: Orientals predominating.

Describe Fencing and its condition: West & South-old pickets & wire. Value $

Water supply: Municipal system. Value $

Electric power available - lights installed.

EXHIBIT No. 1030-7
DATE 11 May 1948
FILED BY [illegible]

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 33	Stucco	2 st.	Shgl.	4	Cement	Good	2850.00
Cabin	18 x 40	Frame	1 "	"	10	Wood	"	400.00
Add'n	12 x 12	"						
BARN	x							
Garage and	x							
~~BARN~~ Shed	21 x 21	"	1 st.	Shgl.	20	Wood	Poor	50.00
	x							
GRANARY	x							
	x							
	x							
	x							
	x							
One old shed of no value.								

Total present day value $ 3300.00

Total Value Buildings add to farm $ 2475.00

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. Cement floor & footing. Brick chimney to ground & furnace.

No. rooms downstairs? 4 Upstairs? 3 How finished Wood lined.
Cabin-No basement; brick chimney on bracket.

Are buildings painted? Stucco Condition of paint Good

Distance from nearest bush No exposure.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.50	Level	Clay loam, 10"to 15"	Clay	Loganberries	250.	625.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 625.00

Total added by buildings to value of farm $ 2475.00

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

Total value of farm $ 3100.00

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

House occupied by tenant. Land operated by Leasee. Farm in good state of cultivation and soil fertility good.

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

Cane fruits and truck.

Noxious weeds:

None of consequence.

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

Corporation of Richmond - 1942 Tax - $53.24.

Assessed-Land - $652.00
Imp. -$3400.00

Date: July 17th,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 15 day of July 1942.

Inspector's Signature "H.L. SINCLAIR"

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

JL-548 - K. KOBAYASHI

Farm Appraisal Report

Remarks: This is a good small holding situated close to Steveston. The soil is a good clay loam; land well cultivated and apparently in good state of fertility.

The dwelling is of frame and stucco construction and basement commences from ground level and is on concrete base; this construction one storey, with main living quarters on second floor. Dwelling is fully modern excepting bath, which is typical Japanese type and in basement. The cabin is of frame construction, painted, good condition; no basement; unoccupied.

~~The dwelling has been leased by Mr. T. Foort for~~ $15.00 per month. He stated that his arrangement is until the ~~duration of the war, but lease can be cancelled one month after~~ Japanese owner returns to Steveston.

~~Mr. Foort advised that the land was being leased~~ and operated by Mr. N. O'Connell, but I was unable to contact ~~O'Connell~~ to obtain information as to lease terms.

(FOR ORCHARD LANDS ONLY)

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

Low lying land in Richmond dyking and drainage area. Drainage is assisted by pumping system when necessary.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

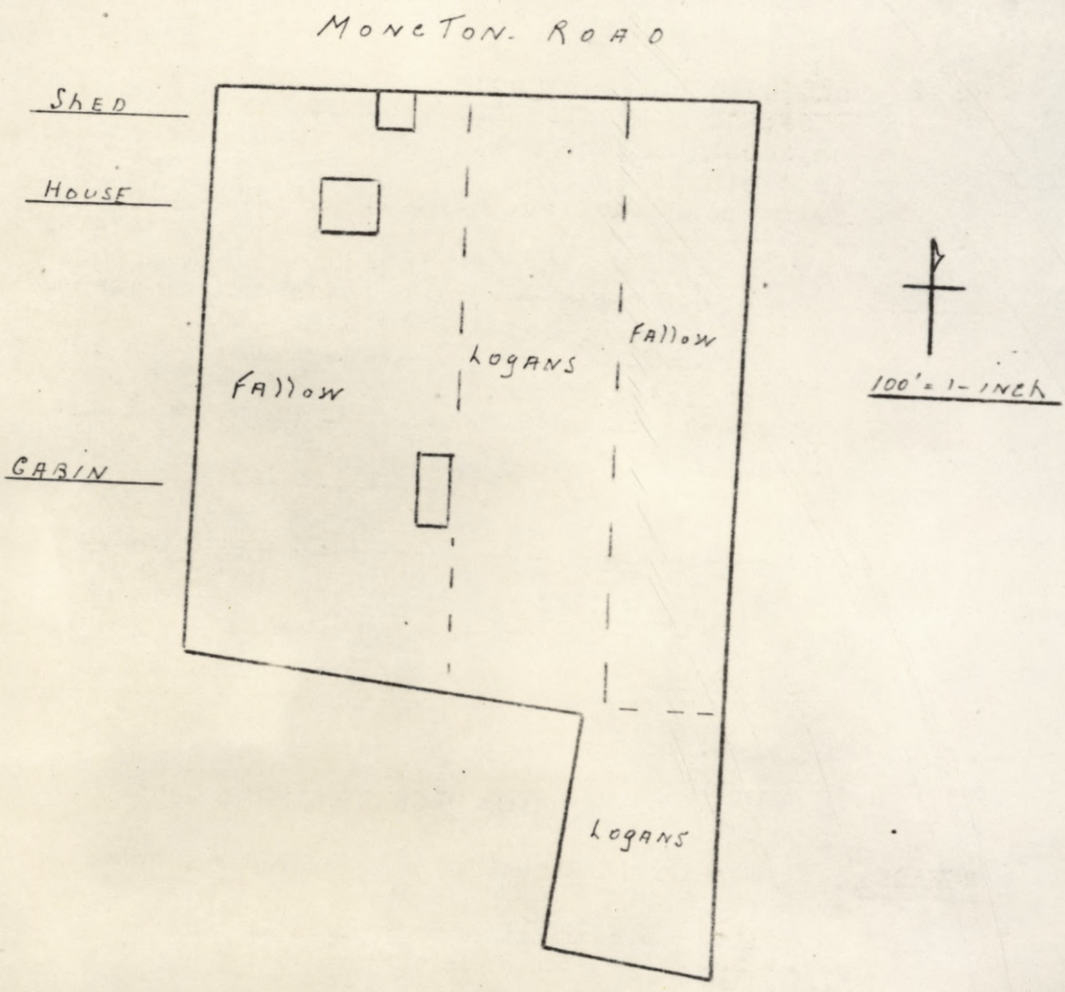
Dyking and drainage charges are included in the general tax; pumping charges fluctuate from 15 cents per acre.

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
Loganberries - 1.00 acre	$
Fallow - 1.50 "	$
2.50 "	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



LOT "D" - Sub-Div. of Blks-7-10-11- of Ptn of Lot 8-Sec.11-Blk-3N-R7W. MAP-4466

KAMEKICHI - KOBAYASHI

2.50 Acs M.or L

Following careful review of this appraisal report, it is my opinion that the present value is $ 3000.00

Date 21st July **19** 42.

"I.T. BARNET"

District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No _____ EXHIBIT No. _____

NAME Kamakichi KOBAYASHI

REG. No. _____

DATE
DECLARATION 30 Mar. 42
EVACUATION 30 May 42

INVENTORY
TAKEN BY Kobayashi & T. Foort
DATE LEASE INVENTORY 1942

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
At 110 Moncton St. Steveston. B.C.					
1. 3 piece (used) Chesterfield suite with covers	45 00				
2. Walnut top end table	1 50		)		
3. Walnut finished end table	1 00		) 400		
4. Bridge Lamp	6 50		500		
5. 9' x 15' linoleum	10 00		1000		
6. 2-18" x 32" walnut finished tables	5.00	4 00			
7. 28" round mantel mirror	10 00		1000		
8. Magicoal Electric fire model 504E	50 00				
9. 15" x 15" Walnut finished table	2 00	3 00			
10. Flower Pot Stand	1 25				
11. Japanese finish smoke stand	1 00	1 25			
12. 30" x 46" Oak Table with 3 drawers	15 00	3 50			
13. 2' x 5" plate mirror with stand	20 00	8 00			
14. 2 Hat & Coat trees	6 00	5 00			
15. 2 Umbrella Stands	2 50				
16. 1 Umbrella Stand	1 00				
17. 9 piece dining room suite- 6 Chairs		(5) 9 00			
1 Table		5 50			
1 Buffet		9 00			
1 China Cabinet	55 00	3 00			
18. Mounted Pheasant	5 00				
19. 12 Kitchen Chairs) 1 Kitchen Table)	20 00	5 25 5 50			
20. McLary Duchess Wood & Coal Stove & H.W. Boiler	110 00				72.50
21. Linoleum	50 00				
22. 4 Windsor Chairs	5 00	8 00			
23. Chiffonier	25 00				
24. 4 piece Walnut bedroom suite, bed, spring, mattress, vanity w. bench and Chiffonier	135 00				
25. 1 bedstead, spring mattress	25 00				2500
26. 3 dressers) 2 chiffoniers) 1 bureau with mirror)	50 00	(2) 34 50 (1) 50 (2) 2 00			
27. 1 Webster Dictionary	25 00	8 00			
28. 8 vols. Dom. Educator Enc.	25 00	2 25			
29. 2 Singer Sewing Mach. El. J.A. 904276	150 00				
J.A. 902875	150 00				
30. 1 Singer (Treadle) G. 745353	50 00	55 00			
31 1 Electric Neon Clock	55 00				
32 Steam Pressing Machine complete with boiler, pipes and fittings.	300 00	26 00			
33. 1 Baby buggy	25 00				1800
34. 4 Garden Hoes	6 00	G.T.			
35. 3 Forks (5 prongs)	3 50	(2) 1 00			
36. 1 Coal Shovel	1 00	1 00			
37. 5 Shovels	7 00	G.T.			
38. 1 Square Shovel	1 00	1 00			
39. Planet Jr. Comb Seeder and hand cultivator	25 00	10 50			
40. 2 Sledge Hammers #10	4 00	1 50			
41. 2 Wedge Hammers	5 50	75			
42. 1 #7 Sledge Hammer	1 50	50			
43. 3 Saws 8"	16 00	G.T.			
44. 4 Peaveys	10 00	2 75			
	1,518 25	217 20			13450

EXHIBIT No. 1030 - 8
DATE 12 may 1948
FILED BY J. W. Hunter

ILE No._____ EXHIBIT No._____ CASE No._____

EG. No._____ VENUE_____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	Shipped	REMARKS
AUCTION	TENDER &c								
	)								Price set by claimant see letter 11/9/44
	) 400								" " " " " " "
	)								" " " " " " "
	500								
	1000								
4 00									
	1000								Sold to tenant
						50 00			Note letter dated 29th May, 1944 where wishes to sell at $40.00
3 00									
						1 25			
1 25									
3 50									
8 00									
5 00									
						2 50			
						1 00			
) 9 00									
5 50									
9 00									
3 00									
						5 00			
5 25									
5 50									
	72.50								Sold to tenant - price set by claimant See letter 11/9/44
						50 00			
8 00									
						25 00			
								135 00	Shipped 10th October, 44 see C.P.R.ship See letter 11/9/44
	2500								
) 34 50									
) 50									
) 2 00									
8 00									
2 25									
								150 00	Shipped on 17 Feb. 44 & 3 August 44.
								150 00	See Bill of Lading.
55 00									
								55 00	Shipped October 10th, 1944
26 00									
	1800								Price set by claimant, see letter 11/9/44.
T.									
) 1 00									
1 00									
T.									
1 00									
10 50									
1 50									
75									
50									
T.									
2 75									
217 20	13450					134 75		490 00	

claimant does not think does received - but all other goods shipped at same time were received - a very doubtful claim -

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No _____ EXHIBIT No. _____

NAME _____ REG. No. _____

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION _____	TAKEN BY _____			AUCTION	TENDER &c		
EVACUATION _____	DATE _____						
		Carried Forward -	1518 25	217 20	134 50		
		45. 3 O.B. Axes	4 50	(2) 25			
		46. 4 Steel bars. 1 Chaw Bar	8 00	(2) 1 50			
		47. 2 mattocks, 1 pick	6 50	25			
		48. 1 Bush Axe	3000	G.T.			
		49. 1 pipe vise	3 00	5 50			
		50. Good Cheer Stove	10 00	2 00			
		51. 2½ gal. spray tank compresser	5 00	G.T.			
		52. No. 28 Findlay Box Stove	15 00	6 50			
		53. Gas Range	5 00	5 00			
		54 58 Loganberry boxes	14 50				
		55 11½ bundles shingles at $3.00 per M.	8 60				
		56. 2 Net Buoys	2 00				
		57. 8" Pruning Tool	3 50	1 60			
		58. 2 Johnson Nail Bar	2 00				
		59. Davenport - Restmore	35 00	28 00			
		60. 10 Vols. World. Encyclopedia	50 00				
			$1693 85	267 80	134 50		

Recapitulation.

Goods valued by claimant at	$	992.00	sold for $402.30
" " " " "		138.75	lost, destroyed or stolen.
" " " " "		23.10	were destroyed by fire. claim withdrawn
" " " " "		540.00	were shipped to owner.
		$1,693.85	

E No._____ EXHIBIT No._____ CASE No._____

. No._____ VENUE_____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	Shipped	REMARKS
JCTION	TENDER &c								
217 20	134 50					134 75		490 00	
25									
1 50									
25									
5 50									
2 00									
6 50									
5 00							14 50		In garage or burned.
						8 60	8 ~~60~~		~~Disposed of by owner~~
						2 00			
1 60									
						2 00			
28 00									
								50 00	Shipped October 10th, 1944.
267 80	134 50					$138 75	$ 23 10	$540 00	

withdrawn

6

Goods Stored in Garage at 110 Moncton St.
Steveston, B.C. Owner KAMEKICHI KOBAYASHI
File No 2304 Reg No 03840.

		$	
58	New "B.C. Berries" Loganberry Boxes	14	50
7	Kitchen Chairs 1.00 each Slightly used	7	00
1	Rocking Chair	5	00
1	Folding Chair	2	50
900	Richmond B.C. Berry Boxes	27	00
100	Berry Boxes	18	00
60	Trays for Berries	30	00
2	Baby Buggies	10	00
200	Bd. Ft. 1x4 Fir V. Joint (New Lumber)	10	00
75	" " " " Flooring " "	9	30
6	pcs. 3/4x8-10' E.G. D.D. Cedar Boat Lumber (new)	4	80
300	Bd. Ft of 2"x6" Fir @ 60.00 New)	18	00
300	Bd Ft 1"x12" Fir & Cedar (New)	12	00
300	" " 2"x14" Yellow Cedar Boat Lumber (new)	30	00
300	" " 4"x8 Fir E.G. "	18	00
1	Bedstead & 2 Springs	5	00
1	Spywheel Cultivator Machine Cost $135.00	75	00
6	Tables @ $2.50 each	15	00
1	Water Tank Cost $1.50	4	00
2	White Enamelled Wash Basins	10	00
6	Pike Poles @ $2.00 each	12	00
4	Anchors @ $4 each	16	00
1	only 10 ft Duck Punt (new)	22	00
1000	Bd Ft 6"x6" Fir timber	15	00
500	" " 1"x6" Shiplap	10	00

EXHIBIT No. 1030-9
DATE 12 may 1948
FILED BY J.W.S. Hunter