

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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
								869.00	1317.50	1317.50
								185.00		
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 & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
114.16	27.45	8.23	24.04%	299.34	71.96	13.00	1.56	81.75		
TOTAL RECOMMENDATION									1399.25	



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CASE NO: 1046

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
May 14, 1948.

IN THE MATTER OF THE CLAIM OF

KYUICHI AOKI

PROCEEDINGS AT HEARING.

Original





1 MR. BREWIN: In this case I am going to try, once  
2 again, to put the evidence in through the son.  
3 THE COMMISSIONER: Very well.

4  
5 TAKASHI AOKI, being first duly sworn,  
6 testified as follows:

7 DIRECT EXAMINATION BY MR. BREWIN:

8 Q. Mr. Aoki, you are the son of Mr. Kyuichi Aoki?

9 A. Yes.

10 Q. I do not know whether I have pronounced his  
11 name right, but you are his son at any rate?

12 A. Yes.

13 Q. And your father is making a claim in respect  
14 of two parcels of land; one is lot 184 and  
15 lot 185, the northwest quarter section of  
16 Mission? A. Yes.

17 Q. The other is lot 192 in the same quarter section?  
18 Is that right? A. Yes.

19 Q. I supposed you lived on the farm there?

20 A. Yes, we did.

21 THE COMMISSIONER: Is this all one farm?

22 MR. BREWIN: I think perhaps I had better ask about  
23 that.

24 Q. The buildings are on lots 184 and 185? Is that  
25 right? A. Yes.

26 Q. And where is lot 192 in relation to Nos. 184 and  
27 185? A. I am not exactly certain  
28 about that.

29 Q. You are not certain about it? A. No.

30 Q. Well, it is nearby, I assume?

A. It is the same piece of land.



T. Aoki  
In-Chief.

- 1 Q. The same piece of land? A. Yes.
- 2 Q. Right alongside of it? A. Yes.
- 3 Q. All treated as one property?
- 4 A. As one property, yes.
- 5 Q. I am showing you a form under the heading of
- 6 real estate, farm land. Whose signature is that?
- 7 A. That is my father's signature.
- 8 Q. That is your father's signature. Did you
- 9 assist him in the preparation of this material?
- 10 A. Yes.
- 11 Q. And did he give to you and to Mr. Gilbert, I
- 12 think it was, the information which is contained
- 13 in there? A. Yes.
- 14 Q. And is it all correctly set out?
- 15 A. So far as he knows it is.
- 16 Q. So far as he knows it is; and, so far as you
- 17 know it is? A. Yes.
- 18 MR. BREWIN: Exhibit No. 1, my lord.
- 19 THE COMMISSIONER: Very well.
- 20 (PARTICULARS OF REAL ESTATE, FARM LAND,  
21 MARKED EXHIBIT NO. 1)
- 22 MR. BREWIN: Then, my lord, perhaps it would be
- 23 convenient at this stage to file the farm
- 24 appraisal reports. They are two separate
- 25 reports, one in respect of Lot 184 and 185,
- 26 and one for Lot 192.
- 27 MR. HUNTER: I file the Soldiers Settlement Board
- 28 appraisals as Exhibit No. 2.
- 29 (FARM APPRAISAL REPORTS, MARKED EXHIBIT NO. 2)
- 30 MR. BREWIN: Perhaps we could deal with Lot 192 there  
very briefly.



- 1 Q. That lot had no buildings on it? A. No.
- 2 Q. And apparently it was purchased in 1931 for
- 3 \$450. Is that right? A. Yes.
- 4 Q. And it was not cleared at that time?
- 5 A. No, not cleared ---
- 6 Q. And later it was cleared?
- 7 A. Yes, it was.
- 8 Q. Did you ever have any crops on that? Apparently
- 9 there was some rhubarb and raspberries on it?
- 10 A. Rhubarb.
- 11 Q. At the time you left what sort of crop, if any,
- 12 was there?
- 13 A. I believe there was just rhubarb and strawberries.
- 14 It is quite a while back.
- 15 Q. Yes. I understand.
- 16 It consisted altogether of four acres,
- 17 apparently?
- 18 A. Yes, four acres.
- 19 Q. Then, the other lots were where you had the
- 20 house? A. Yes.
- 21 Q. I think you have set out most of the details I
- 22 might ask you about on this form?
- 23 A. Yes.
- 24 Q. There is one thing which did not seem to be in
- 25 the form about which I wished to ask you,
- 26 namely, the rental. Did you rent the property
- 27 at all?
- 28 A. Yes. I believe so.
- 29 Q. Do you know about that?
- 30 A. It was supposed to be rented in 1942 for that



1 crop season only.

2 Q. Do you know to whom it was rented?

3 A. Mr. Wasylyshyn. It was apparently rented for  
4 \$600 for the season.

5 Q. Is that right?

6 A. Yes, including the crop.

7 Q. I understand the farm was about a mile from the  
8 centre of the village of Mission?

9 A. I believe it was three-quarters of a mile.

10 Q. Three-quarters of a mile? A. Yes.

11 Q. And it was situated on Grand Avenue; that is a  
12 hard-surfaced road?

13 A. Hard-surfaced, yes.

14 MR. BREWIN: I think that is all, then, in regard to  
15 that claim.

16 Is there anything else in respect to the  
17 form which is not on this form which you think  
18 would help us in estimating the value?

19 A. I do not think so.

20 Q. All right, thank you. I suppose my friend will  
21 put in the assessed value.

22 MR. HUNTER: Yes.

23 MR. BREWIN: Then, in respect to personal chattels,  
24 has your father prepared with your assistance  
25 a form covering the personal chattels?

26 A. Yes.

27 Q. That is his signature? A. Yes.

28 Q. And I suppose in that case, too, the information  
29 on the form was got from him?

30 A. Yes.



T. Aoki  
In-Chief.

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Q. And it is correct?  
A. So far as I know.  
Q. So far as you know. There is attached to it the inventory of the furniture. That, too, was obtained from him and again the valuations are the best he is able to give us. Is that right?  
A. Yes.

MR. BREWIN: May that be Exhibit No. 3, my lord?

THE COMMISSIONER: Yes.

(PARTICULARS WITH RESPECT TO PERSONAL CHATTELS, MARKED EXHIBIT NO. 3)

THE COMMISSIONER: I notice a claim is made in respect of a share in the Co-operative.

MR. BREWIN: Yes. You will see on the form we are abandoning that claim. It is written out on our form here.

I ask my friend to file the analysis of personal property claim.

MR. HUNTER: I tender the analysis of personal property claim as Exhibit No. 4.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 4)

MR. BREWIN: Q. Do you know anything about the truck? Did you drive the truck, yourself, at all?

A. Not very often.

Q. Not very often? A. No.

Q. I guess your father is the only one who could tell us that he bought it in 1930 for \$600?

A. He is the only one who knows. He told me that.

Q. He told you that? A. Yes.

Q. And is there any special reason of which you know for valuing it at \$275 or is that just an





T. Aoki  
In-Chief.

- 1 estimate? A. Well, that is  
2 the estimate at that time.
- 3 Q. The details as to the farm implements as set  
4 out in the form, too?
- 5 A. Yes, they are.
- 6 Q. Now, I notice that the Custodian's record shows  
7 no record of these dishes in respect of which  
8 you are claiming. Can you tell me anything  
9 about those dishes?
- 10 A. Well, I would not know very much about that  
11 particular point. They could have been stolen,  
12 or something.
- 13 Q. You would not know what happened to them?
- 14 A. No.
- 15 Q. There were a number of dishes there?
- 16 A. Yes.
- 17 Q. When you left? A. Yes.
- 18 Q. Can you give me any details? I see you are  
19 claiming \$50 for them.
- 20 A. There were various Japanese dishes, you see.
- 21 Q. And I see included in what you call furniture  
22 is \$140 for an electric pump. Was that pump  
23 attached to the ground or was it detachable,  
24 portable?
- 25 A. I would not know whether it was portable but that  
26 claim was supposed to be withdrawn, I believe.
- 27 Q. For the pump? A. Yes.
- 28 Q. Has your father instructed you to say that,  
29 because he has not instructed me to say so?
- 30 A. I do not know. You see, I do not think you can



T. Aoki  
In-Chief.

1 consider a pump as furniture.

2 Q. I agree with you that it is a rather peculiar  
3 description of a pump, but are you telling me  
4 your father has told you to withdraw that?

5 A. So far as I know it is supposed to be withdrawn.

6 Q. I do not know what to say about this.

7 I think we should ask the father about it.

8 THE COMMISSIONER: You had better call the father.

9 MR. BREWIN: Yes.

10 Q. I just asked you a fact about the pump, in case  
11 the father does not wish to withdraw it. Was  
12 it attached to the ground?

13 THE COMMISSIONER: He said he does not know whether  
14 it is portable.

15 THE WITNESS: I would not know that.

16 MR. HUNTER: He says it cost \$25 to install. I  
17 imagine it was attached, my lord.

18 THE COMMISSIONER: I notice the appraiser says  
19 that he was unable to locate the pump. Where  
20 was it installed?

21 THE WITNESS: In the basement.

22 Q. In the basement of the house? A. Yes.

23 MR. BREWIN: Where was the furniture and the other  
24 farm implements left?

25 A. The furniture was left in the house and the  
26 implements in the barn, in the rhubarb house.

27 Q. And was anybody left in charge of them?

28 A. I believe the Custodian was supposed to be.

29 Q. You believe the Custodian was but I am not  
30 asking you that. Was any actual person



1 instructed by you or your father to look after  
2 them when you left? A. No.

3 Q. No? A. No.

4 MR. HUNTER: I think that is all, thank you.

5 THE COMMISSIONER: I notice attached to the claim,  
6 Mr. Brewin, a memo under date of November 9,  
7 1947:

8 "I would further like to state that I have  
9 "not received any consideration for the  
10 "land described as Section 21, Township 17,  
11 "Lot 4, Group 3, registry office at the  
12 "City of New Westminster.

13 "The property consists of eight acres  
14 "of land and buildings.

15 "I have the power of attorney over  
16 "said land.

17 "The value of the land and buildings  
18 "is estimated at \$3,000."

19 Just what does all that mean?

20 MR. BREWIN: I am afraid we will have to ask the  
21 claimant. It was not given in my instructions  
22 or in the form given to me.

23 THE COMMISSIONER: Very well. We will ask the  
24 claimant, himself.

25  
26 MR. HUNTER: It is submitted, my lord, that the real  
27 property was sold for its fair market value.

28 It is submitted that the personal property  
29 sold was sold for its fair market value.

30 It is submitted that the claims made for



T. Aoki  
In-Chief.

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personal property not sold by the Custodian are excessive.

It is submitted that the motor vehicle was not vested in the Custodian and was not sold by the Custodian. This was one of the vehicles which the Custodian divested.

THE COMMISSIONER: Yes.

MR. HUNTER: And reference is accordingly made to the exhibit which was filed at an earlier date, being a true copy, an original copy of the divesting order with the schedules attached thereto.

THE COMMISSIONER: That related to some co-operative exchange. What was it?

MR. HUNTER: The Pacific Co-operative. I do not know whether the Secretary has kept a record of the particular case that exhibit was filed in. At the time it was to be filed with that case but it was to be an exhibit to which we would refer and really file as an additional exhibit in each other case where it was relevant, if my recollection is correct.

THE COMMISSIONER: Can you give us any assistance, Mr. Secretary?

MR. WATSON: Yes. I think I can, my lord.

MR. HUNTER: In the meantime, my lord, I think the real property is entirely a question of value, again.

Insofar as the chattels are concerned most of these chattels were inventoried, including



T. Aoki  
In-Chief.  
Discussion.  
Cross-Exam.

1 the inventory of furniture, although while the  
2 dishes claimed for are shown here in the  
3 inventory as a few dishes and kitchen utensils  
4 this inventory is acknowledged by the claimant:

5 "These items represent all my chattels  
6 "remaining in the restricted area of  
7 "British Columbia."

8

9 CROSS EXAMINATION BY MR. HUNTER:

10 Q. Is that your father's signature?

11 A. Yes, it is.

12 Q. I see. I tender that as the next exhibit.

13 (INVENTORY, MARKED EXHIBIT NO. 5)

14 I did not have time to make a new analysis  
15 on this but I can give you some of the things  
16 on the inventory of furniture attached to  
17 Exhibit 3; of the three harrows one was sold for  
18 \$1; kitchen table \$1.75; there is a stove sold  
19 for \$3.75 but whether that could be the same  
20 as the kitchen range, I do not know; the dis-  
21 parity seems rather large; the kitchen cabinet  
22 sold for \$3; chest of drawers sold for \$2.75.

23 THE COMMISSIONER: Any record of the kitchen chairs?

24 MR. HUNTER: No, my lord. They were inventoried,  
25 I believe, but they do not appear to have been  
26 sold. I am only giving the items which in the  
27 time available to me I could really identify  
28 from the auction sheets. The couch sold for  
29 \$6; the gramophone sold for \$6; the two lamps  
30 were coal-oil lamps; the dishes, as mentioned



T. Aoki  
Cross-Exam.  
Discussion.

1 before, were a few and only one scale was  
2 inventoried in the inventory filed as Exhibit 5,  
3 which was acknowledged by the claimant.

4 THE COMMISSIONER: No record as to its sale?

5 MR. HUNTER: No, my lord. The furniture for which  
6 a claim of \$130 is made was sold at auction  
7 for \$24.25. That does not show on the analysis  
8 because it is a general furniture claim, my lord.  
9 More furniture was sold but I am only referring  
10 to the specific items I have just mentioned  
11 because those were the few that I could identify  
12 in the short time available to me.

13 Q. I notice from the inventory that these chattels,  
14 the furniture, for instance, was left in the  
15 house in various places in the house. Did you  
16 leave it as you were using it or did you store  
17 it in different rooms?

18 A. I believe it was what you might call stored.

19 Q. In the inventory it shows furniture downstairs,  
20 furniture upstairs and things of that kind. It  
21 does not appear to be stored in any one room.  
22 You do not know?

23 A. I would not know exactly.

24 Q. What arrangement did you make with the tenant  
25 about the use of this furniture?

26 A. I would not know the facts about that, either.

27 MR. HUNTER: I think that is about all I can get  
28 out of this witness.

29 Incidentally, I have the R.C.M.P. receipt  
30 for this vehicle. It shows the speedometer



Discussion  
K. Aoki  
In-Chief.

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reading 38,810 miles, but I presume that it has gone a lot further than that since 1928. It shows the condition as being poor. It says, "Description and condition: windshield cracked, "generally in bad shape." Attached thereto is the transfer of license for motor vehicle. These were the things we argued about once before and we used to get a photostatic copy of the transfer but in view of the divesting evidence that evidence will be no longer necessary.

I tender that R.C.M.P. receipt as Exhibit No. 6.

(R.C.M.P. receipt, MARKED EXHIBIT NO. 6)

Q. You did not find that?

A. No. I think I must have left it in my room.

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

Please call the father now.

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KYUICHI AOKI, the Claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Can you tell us about this electric pump? Was it attached to the ground or fixed to something?

A. It was bolted to some boards and fixed in the basement.

Q. Yes. I see. Now I notice that you are claiming for a horse which was bought in 1939. Can you tell us how old the horse was when it was purchased?



K. Aoki  
In-Chief.

1 A. I think it was about nine or ten years old.

2 Q. When it was bought? A. Yes.

3 Q. Then perhaps I had better confirm this fact:

4 Are the facts set out in these forms which  
5 have been filed, when your son was giving  
6 evidence, correct?

7 A. Yes. The facts are true.

8 Q. Yes. Then in your original claim form which  
9 was sent in to the Commissioner, you added a  
10 note which is not in the information I have.

11 Might the Interpreter read that?

12 THE WITNESS: Yes.

13 Q. Are you making any claim with regard to that  
14 property?

15 A. I reported these facts to the Custodian. I  
16 received a reply to the effect that some kind of  
17 settlement would be made when peace came, when  
18 the war was over and peace was declared.

19 Q. Perhaps I might ask you, were you the owner of  
20 this property? It says you have a power of  
21 attorney but who was the owner?

22 A. This property belonged to my parents. I received  
23 the power of attorney when they returned to Japan.

24 THE COMMISSIONER: That is the end of that.

25 MR. BREWIN: I think that disposes of that.

26 THE COMMISSIONER: All right, thank you.

27 MR. BREWIN: There is one other question I want to  
28 ask him.

29 THE COMMISSIONER: Yes.

30 MR. BREWIN: Q. Mr. Aoki, when you left the farm did





K. Aoki  
In-Chief.  
Discussion.  
Cross-Exam.

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you leave the furniture and the farm implements  
in anybody's care?

A. No. I just rented the land with the crop,  
including the crop.

Q. That is all, thank you.

MR. HUNTER: Lots 184 and 185, the eight acre bit  
were assessed in 1942 \$800 for the land, \$700  
for the improvements, a total of \$1,500. They  
were sold to the Director of Veterans Land Act  
for \$869. Lot 192 was assessed in 1943, land  
\$400, improvements \$350, totalling \$750. Sold  
to the Director of Veterans Land Act for \$185.

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CROSS-EXAMINATION BY MR. HUNTER:

Q. What did you do with your furniture when you left?

A. They were left just as we had been using them.  
They were not packed.

Q. Is it not natural to assume that the tenant would  
use them, then? A. Yes.

Q. Although nothing definite was said one way or  
the other you did not say anything about him  
using them or not using them?

A. No. There was nothing said along those lines.

Q. The farm tools were left in the barn?

A. Yes.

Q. And was anything said to the tenant about using  
those or not using them?

A. No, nothing special was said as to whether he  
should use them or not.

THE COMMISSIONER: Who put the tenant in?



1 MR. HUNTER: The claimant, my lord.

2 When I say that, it is one of those things  
3 where there is a lease which we will get from  
4 the Veterans Land Act. It is one of those  
5 leases, if I ask him he probably will not  
6 remember making through the Pacific Co-Op.

7 THE COMMISSIONER: I agree you might not get much  
8 from him.

9 MR. HUNTER: I will ask him if he does.

10 Q. Did you make this lease with Nicholas Wasylyshyn?

11 A. Yes. I made it. I have the agreement.

12 Q. Yes. I wonder if we could have it. Have you  
13 that with you?

14 A. I have (producing).

15 MR. HUNTER: It seems to be an ordinary farm lease  
16 from the claimant to this chap Wasylyshyn.

17 THE COMMISSIONER: Will you have him verify the  
18 signature and put it in?

19 MR. HUNTER: Yes.

20 Q. Is that your signature? A. Yes.

21 Q. It reads:

22 "The lessee further covenants with the  
23 "lessor that he will properly care for and  
24 "account to the lessor for any livestock,  
25 "farm implements or miscellaneous tools  
26 "which are left by the lessor in the care  
27 "of the lessee and such accounting will  
28 "be given to the lessor or his agent at the  
29 "termination of this lease; which livestock,  
30 "farm implements or miscellaneous tools are



K. Aoki  
Cross-Exam.  
Discussion.

1 "evidenced by a list signed by the lessee;"  
2 and as seems to be so common with this form of  
3 lease there is no list attached.

4 THE COMMISSIONER: Put that in as Exhibit No. 7.

5 MR. HUNTER: I tender the lease as Exhibit No. 7.

6 (LEASE, MARKED EXHIBIT NO. 7)

7 In view of the chattels situation I should like  
8 to submit that these chattels were left under  
9 the custody, control or management of some  
10 person other than the Custodian appointed by  
11 the owner, and that accordingly only those  
12 chattels which came under the custody, control  
13 or management of the Custodian are within the  
14 terms of reference.

15 What happened here, my lord, is that if  
16 the berry crop was taken off in 1942 the lessee  
17 left the property untenanted, although he left  
18 the horse and some of the chattels with a chap  
19 named Gilfoil, quite a well-known local resident.  
20 By the time they found out about this and were  
21 able to get a new tenant in there a number of  
22 the chattels were missing. Whether the Custodian  
23 came in as soon as he found out the tenant had  
24 left and came in and inventoried or whether he  
25 waited until the new tenant went in, I am not  
26 in a position to say but we will get the facts  
27 when we get Anderson, who is the chap who  
28 actually looked after it.

29 THE COMMISSIONER: Q. When were you evacuated and  
30 left, and when did you leave your own farm



K. Aoki  
Cross-Exam.  
Discussion.

1 property? A. On May 8, my lord.

2 THE COMMISSIONER: I see the lease is dated April 14.

3 MR. HUNTER: Q. Was your tenant there at the time  
4 you left?

5 A. No, he had not arrived by the time I left. I  
6 just gave him the key.

7 Q. You gave him the key? A. Yes.

8 Q. Was there just one key or was there a key to  
9 the barn as well?

10 A. No. There was no key to the barn but there was  
11 one or two other keys, including the key to the  
12 post office box.

13 Q. The house was left locked? A. Yes.

14 Q. And was this tenant of yours a chap who lived  
15 nearby?

16 A. No, he was a man from Chilliwack.

17 Q. He came out and you gave him the key?

18 A. At Mission Station.

19 THE COMMISSIONER: Mission is on the other side of  
20 the river; Chilliwack is on the south side.  
21 Mission is on the north.

22 MR. HUNTER: I am not familiar with that area.

23 THE COMMISSIONER: Is there anything more?

24 MR. BREWIN: No, my lord.

25 THE COMMISSIONER: That is all, Mr. Aoki.

26  
27 (PROCEEDINGS ADJOURNED SINE DIE)

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

*A. J. Vitch*

base 1046

NOV 19 1947

NOV 3 1947

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.

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ACKNOWLEDGED

[Signature]

Toronto

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

(1) NAME AOKI KYUICHI (RCMP) Reg. No. 13209  
(Print) Surname Given Name

(2) Pre-Evacuation Address Box 45, Mission City, B. C.

(3) Present Address R.R. # 2, Fletcher, Ont.

(4) REAL ESTATE

(a) Street Address (if any) \_\_\_\_\_  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lots 184, 185, and 192 of Section 21, Township 17,  
Map 955, District of New Westminster, c. of E. 50021, and  
50019.

(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 - - - - - \$ 5000  
(ii) Buildings - - - - - \$ 3000  
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ \_\_\_\_\_  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 8000  
1136.12  
(v) Amount at which Custodian sold property and credited your account - - - \$ \_\_\_\_\_  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 6863.88

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation \_\_\_\_\_  
Either left as was or in the floor of the closet.

(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")  
 The first year it was left in the care of a sharecropper.

It was in no one's care thereafter.

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

1. One 1929 Ford 1/2 ton truck.	Estimated Value \$	\$275.
Furniture	Estimated Value \$	400
2. Dishes.	Estimated Value \$	50
3. _____	Estimated Value \$	_____
4. <del>Shares in a Co-operative.</del>	Estimated Value \$	120
1 horse	Estimated Value \$	75
5. _____	Estimated Value \$	50
6. Farm Implements	Estimated Value \$	_____
7. _____	Estimated Value \$	_____
8. _____	Estimated Value \$	_____
9. _____	Estimated Value \$	_____
10. _____	Estimated Value \$	_____

TOTAL CLAIM FOR PROPERTY LOSS \$ 970

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) - - - - - \$ 7833.88

(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 \_\_\_\_\_

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 Kootenai )  
 TO WIT: )

I, *Kiyochi Aoki* of the *County of Kootenai* in the *County of Kootenai*

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 Cheluvie* of *Cheluvie* in the *County of Kootenai* this *14<sup>th</sup>* day of *November* A.D. 1947.

*Kiyochi Aoki*  
 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.

NOV 19 1947

I would further like to state that I have not received any consideration for the land described as Section 21, Township 17, lot 4, group 3, registry office at the City of New Westminster.

The property consists of 8 acres of land and buildings.

I have the power of Attorney over said land.

The value of the land and buildings is estimated at \$3000.

*Disallowed*

AOKI, Kyuichi  
(Claimant's Name)

**REAL ESTATE**  
(Farm Land)

13209  
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	1/2	Lot 184-1925	Mr. Atherton	\$1000.			
Cultivated not planted		Lot 185-1920	Mr. Hills	\$ 600.			
Cultivated and not in crop							
List Crops							
Strawberries	4	" 192-1931	Mr. H. Sakai	\$ 450.	All uncleared	none	\$5000.
Raspberries	1						
Asparagus	1						
Loganberries	1						
Blackberries	1						
Rhubarb	1						
Some fruit trees							
<b>Total</b>							

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

Description	When Made	Cost
Cleared land and cultivated	1920 to 1939	\$3300.00 (\$300.00 per acre for 11 acres)
Well dug	1923	25.00
Bridge	1923	50.00

**BUILDINGS**

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House(s storey)	24 x 30 6 x 24	Frame	1923	\$1500 (reshingled in 1941)		\$1500.	\$1000.	\$2000.00
Shack	12 x 20 8 x 12	"	1940 1923	\$ 200		\$ 100.		275.00
(This building was on premises at date of evacuation in 1942 but was burned down in 1943 or 1944 when under Custodian's care)								
Rhubarb House	16x 32	"	1932	\$ 125		\$ 75.	\$ 150.	50.00
Rhubarb House	22 x 48	"	1936	\$ 300		\$2000.	\$ 200.	300.00

Comments re Appraiser's report not covered by above information:

Assessment 1943	Lot (184 - 185)	Land	\$800.00
		Improvements	700.00 \$1500.00
		Lot 192 Land	400.00
		Improvements	350.00 750.00
		<b>Total</b>	<b>\$2250.00</b>

EXHIBIT No. 1046-1  
DATE 14 May 1948  
FILED BY J. A. Brewin

K Aoki

Signature



# Farm Appraisal Report

File No. JL-184

Land Description Lots 184 & 185, N.W. 1/4 Sec. 21, Tp. 17., Village of Mission

Containing 8 Acres

Owner's Name K. AOKI Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 1/2 mile

Market Town Mission Distance 1/2 "

Church (give denomination) All denominations Distance 1/2 "

Nearest School Mission Distance 1/2 "

State how property was identified: By map and roads.

Roads: State whether property has access to main road, the kind of road and its condition.  
On Grand Avenue. Hard surfaced, good.

Is this district a good one? Only fair.

Employment opportunity Seasonal.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Barbed wire West side - poor Value \$

Water supply: Water piped into house by electricity. Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 30)	Frame	12'	Shgl.	20	Cedar posts	Fair	500.00
Shack	6 x 24)							
BARN	12 x 20	"	9'	"	5	" "	"	75.00
Rhubarb Hse	.16 x 32	"	7'	Boards	old	on posts	Poor	no value
BARN	x							
Rhubarb Hse	.22 x 44	"	8'	Shgl.	15	" "	Fair	150.00
GRANARY	x							
	x							
	x							
	x							
	x							
Two small sheds of no value.								

Total present day value \$ 725.00

Total Value Buildings add to farm \$ 500.00

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

Describe the basement and chimneys: No basement, brick chimney on bracket.

No. rooms downstairs? 4 Upstairs? 1 How finished Boards

Are buildings painted? No. Condition of paint -

Distance from nearest bush No bush near.

EXHIBIT No. 1046-2  
DATE 14 May 1948  
FILED BY J. A. Brewin

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6.3	Rolling	Clay & sandy loam, 4"-6"	Sand & gravel	Straws; rasps; blacks; logans; gooseberries;	50.00	315.00
.5	Level	Black loam 12"	Sand.	asparagus and some trees-mostly fair.	80.00	40.00
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
1.2	Sloping	Sandy & blk. loam 6-12"	Sand & gravel	Clearing of bush. Part ravine.	100.00	25.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 385.00

Total added by buildings to value of farm \$ 500.00

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

Total value of farm \$ 885.00

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

Farm in fair state of cultivation, now rented. Unable to see tenant to obtain particulars of lease.

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

Small fruits, etc. Poultry.

Noxious weeds:

Thistles.

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

Taxes - \$19.65.  
Village of Mission.

Date: May 28th, 1942.  
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 21 day of May 19 42

Inspector's Signature

"R.W. BROWN"

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

JL-184 - K. AOKI

# Farm Appraisal Report

**Remarks:**

This farm is located in the Village of Mission about one mile from the centre of town. Quite a fair location on a southern slope. The soil is mostly light and comparatively shallow and requires building up as it is lacking in humus. Some of the straws are poor and the plants old. The rasps show considerable winter injury. Logans, blackberries and asparagus are good. The soil in the N.E. corner is a black loam and is productive. Clearing is fairly heavy.

Dwelling, shack and rhubarb house are in fair shape but the other buildings are poor. There is some barbed wire on the West side but the balance of lot is unfenced. Water is apparently pumped into the house by electricity, although I was unable to locate the pump. There is electric light in the house.

Property located on Grand Avenue, which is hard-surfaced.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Approximate acreages in small fruits: \$

3.75 acs. straws \$

.6 " blacks \$

.5 " rasps \$

.4 " logans \$

.2 " asparagus \$

.7 " Gooseberries & trees. \$

Balance cultivated area pasture and not cropped. \$

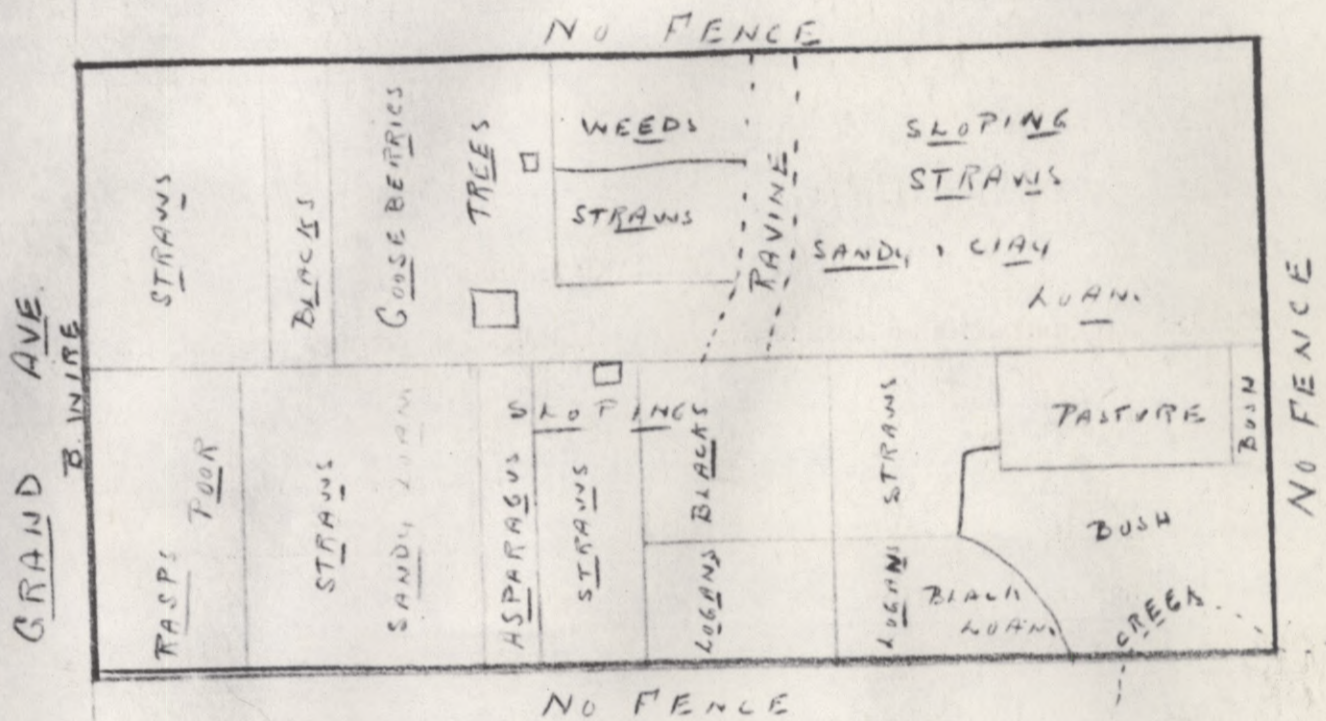
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



SCALE - 20' = 1"



LOTS 194 & 195, NW 1/4, Sec 21, Sp. 17 - 9AC

A. AOKU

A. W. BROWN

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

value is \$ 1000.

Date 1st June 19 42.

"I. T. BARNET"

District Superintendent.

BC-310-P

# Farm Appraisal Report

File No. JL-184

Land Description Lot 192, N.W. 1/4 Sec. 21, Tp. 17.  *Village of Mission*

Containing 4 Acres

Owner's Name K. AOKI Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 1/2 mile

Market Town Mission Distance 1/2 "

Church (give denomination) All denominations Distance 1/2 "

Nearest School Mission Distance 1/2 "

State how property was identified: By map and roads.

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

On Horne Avenue - gravel, fair.

Is this district a good one? Only fair.

Employment opportunity Seasonal.

Predominating Nationality and religion: British, Protestant.

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

Water supply: Well could be dug. Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	(NO BUILDINGS)						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.5	Rolling and steep in places.	Sdy. and gravelly & clay lm. 6"-12"	Sand and gravel	Some old rhubarb and rasps-poor - not being operated.	50.00	175.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
.5	Sloping	Lt. clay & sdy. lm. 6-8"	Sand & Gravel	Clearing of bush and brush.	100.00	25.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 187.50

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 187.50

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

Property has not been operated this year. There is some old rhubarb and rasps, but of no value. Part of lot is seeded to a cover crop of clover. Has neglected appearance.

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

Small fruits.

Noxious weeds:

Thistles are bad.

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

Taxes - \$9.20 - Village of Mission.

Date: May 28th, 1942.  
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 26 day of May 1942.

Inspector's Signature

"R.W. BROWN"

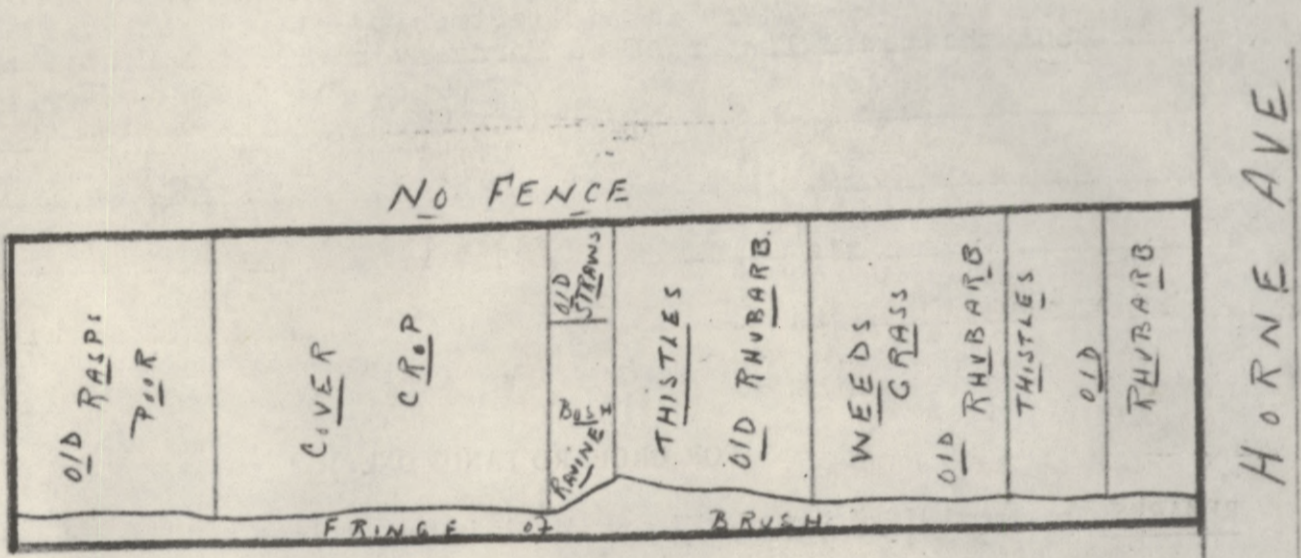
Note: (Use Form 43 (Sheet 2) in connection with this form.)



Diagram of Property

N

SCALE 2 CH = 1"



LOT 192, NW 1/4 SEC 21, T. 17 4 ACRES

K. AOKI

R. W. BROWN

Following careful review of this appraisal report, it is my opinion that the present value is \$ 200.00

Date 1st June 19 42.

"I. T. BARNET"

District Superintendent.



AOKI, Kyuichi  
(Claimant's Name)

PERSONAL CHATTELS

13209  
Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
1929 Ford 1/2 ton truck	1930	Used (1 year)	\$600.00	Good	\$275.00
Horse	1939		90.00	"	75.00
Farm Implements (Plow	1927	New	25.00	"	10.00
(Cultivator	1927	"	18.00	"	9.00
(Harrows	1927	"	6.00	"	3.00
Miscellaneous	1927-1942	-	75.00		28.00
Dishes	1928-1940	"	75.00		50.00
Furniture (as per list attached)		"			400.00

The claimant is claiming on chattels listed in column 3 of Analysis of Personal Property Claim. The claimant is withdrawing claim for \$120.00 for share in P.C.U.

850.00

Jan 52, 30

Description of Storage of Goods:

General Statement as to Chattels not Described above:

EXHIBIT No. 1046-3  
DATE 14 May 1948  
FILED BY J. A. Brewin

Additional Comments, if any:

The goods were left on the premises at time of evacuation.

*K Aoki*

Signature

INVENTORY OF FURNITURE

3 Heaters	\$15.00	1 sold for \$
Kitchen Table	10.00	1 75.
Kitchen Range	40.00	3 75.
4 Kitchen Chairs	4.00	3
Kitchen Cabinet	25.00	3-
2 Beds	30.00	
Linoleum Rug	5.00	
Chest of drawers	10.00	6
Couch	15.00	
Easy Chair	15.00	
China Cabinet	15.00	6
Gramophone	25.00	
55 Sealers	5.00	
2 lamps	1.00	cool oil
Dishes	20.00	
2 Scales	25.00	1 scale inventoried
	<hr/>	
	\$260.00	
Electric Pump	140.00	(purchased in 1939 for \$150.00 - installation \$25.00)
	<hr/>	
	\$400.00	

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5060

EXHIBIT No. \_\_\_\_\_

NAME Kyuichi AOKI

REG. No. 13209

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.
			AUCTION	TENDER &c	
DECLARATION <u>Apr. 17/42</u>	TAKEN BY <u>J. Moryson &amp; H.J. Logan</u>				
EVACUATION <u>May 2/42</u>	DATE <u>July 30/42</u>				

Tables  
Chairs  
Gramophone  
Beds  
Dressers  
Sewing machine  
Stove (3)  
Sofa  
Electric pump

1 Furniture \$400 00  
2. Dishes 50 00  
3. Horse 75 00  
4. Farm implements 50 00

37 10  
  
13 00  
2 20  

---

\$39 30 13 00  
13 00  

---

\$52 30

Shares in P.C.U. 120.00  
\$80.00 worth of P.C.U. shs issued in 1942 were redeemed this year and the proceeds recently sent to AOKI. The other \$40.00 worth cover 4 non-redeemable shares which have no cash value at the present time.

1929 Ford 1/2 ton truck 275.00  
This was a 1928 Ford A truck. Appraised by McDermot Motors for \$75.00, and sold through P.C.U for \$80.62.

---

\$970.00

EXHIBIT No. 1046-4  
DATE 14 May 1948  
FILED BY J. W. E. Hunter

TENDER &c      WITH REAL PROP.      NOT FOUND      AT ANYTIME      ABANDONED      THEFT &c      UNSOLD      REMARKS

13 00

50 00

Inventory shows only "few dishes"

13 00

Chattels valued by claimant at \$525.00 sold for \$52.30  
" " " " " 50.00 no account, theft, etc.

LIST OF CHATTELS OF KYUICHI AOKI

at 1612 Grand Ave., Mission, B. C.

In house. (downstairs.)

Heater  
Kitchen table.  
Kitchen range.  
4 Kitchen chairs.  
Kitchen cabinet.  
Bed.  
Linoleum rug.  
Chest of drawers.  
Couch.  
Easy chair.  
China cabinet.  
Gramophone.

In house. (upstairs)

42 Quart Sealers.  
13-2 Quart Sealers.  
Baby carriage.  
High chair.  
Screen door.  
2 Electric Heater.  
2 Coal oil lamps.  
Few dishes & kitchen utensils  
Straw suitcase. (cont. old clothes)  
Bed.  
Bedstead.

In the barn.

Horse & harness. (horse very lame)  
Shovel.  
Hay fork.  
Potato digger.  
Axe. hoe

In rhubarb house.

Scythe.  
Platform scale.  
30 gal. steel drum.  
2 Heaters.  
100'  $\frac{1}{2}$ " garden hose. (old)  
Electric water pump

EXHIBIT NO. 1046 - 5  
DATE 14 May 1948  
FILED BY J.W.G. Hunter

These items represent all of my chattels remaining in the restricted area of British Columbia.

Dated .....1 Aug 1948.....

Confirmed ....."Kyuichi Aoki".....

Please sign and return one copy to the Custodian.

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

July 12, 1948

*M. A. Hunter*  
M.A.

## EXHIBIT REPORT

Detachment File No.  
Sub-Division File No.  
Division File No. E269-G-13-3  
Headquarters File No.

Detachment  
Sub-Division  
Division (E)  
Date March 19 1942

RE: Kyuichi AOKI P.O Box 45 Mission B C

On March 19 1942 I Goodfellow K E

Came into possession of the following goods by:

SURRENDERED UNDER O.I.C. P.C. 1486

"Grand Ave. Box 45"

LICENCE NO. (41) CX 453  
MAKE & MODEL Ford A Truck 28 TIRE NUMBERS 5  
SERIAL NO.  
ENGINE NO.  
SPEEDOMETER READING 38810  
CONDITION Poor

EXTRA EQUIPMENT Nil

EXHIBIT No. 1046 - 6  
DATE 14 May 1948  
FILED BY J.W.G. Hunter

DESCRIPTION & CONDITION Windshield Cracked

VERIFIED Generally in Bad Shape

Y "Kyuichi Aoki" 13209

Signature of Owner  
Japanese Registration No.

Handed over to representative of  
Custodian whose signature in receipt  
thereof appears hereunder

"E.H. Cruise"

DATE: March 19/42

"K.E. Goodfellow"  
Signature of Member submitting Report.

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

July 12, 1948

*ma MacIntyre*

Licence No. CX 453

Province of British Columbia.

Revenue

Receipt NO.78245 F

Year 1941

"MOTOR-VEHICLE ACT."

TRANSFER OF LICENCE FOR MOTOR-VEHICLE.

Motor Office

PAID

MAR 9 1942

MISSION

THIS IS TO CERTIFY THAT, notice having been filed with me pursuant to the provisions of the "Motor-vehicle Act" of the transfer of the motor-vehicle registered under Motor-vehicle Licence No. CX 453 from Kyuichi Aoki , of Mission , B. C., as vendor, to Pacific Co-Op Union, of Mission , B. C., as purchaser, and the prescribed transfer fee of seventyfive cents having been paid to me, the said licence is hereby transferred to the said purchaser of the motor-vehicle.

COMMISSIONER OF PROVINCIAL POLICE.

Dated this 9 day of March

Per

"J.Penner"

(Signature of issuing official)

1942, at Mission, B.C.

Official position B.C.P.

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

July 12, 1948

*M. A. St. Paul*

FARM LEASE

THIS INDENTURE made in duplicate the 14th day of April A.D., 1942.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:-

KYUICHI AOKI of Mission City  
in the Province of British Columbia  
Farmer  
(hereinafter called the Lessor)

Of the First Part

- and -

NICOLAS WASYLYSHYN of Chilliwack  
in the Province of British Columbia  
Farmer  
(hereinafter called the Lessee)

Of the Second Part

1046 - 7

EXHIBIT No.

14 May 1948

DATE

FILED BY J.W.G.Hunter

WITNESSETH THAT: for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Village of Mission in the District of New Westminster and Province of British Columbia, more particularly described as:

Blocks 184 - 185 and 192 of Section Twenty-one (21) Township Seventeen  
(17) Map 955

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of Ten months to be computed from the first day of April A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Six hundred (\$600.00) Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vix Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1943 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of:-



Four (4) acres of strawberries  
One half ( $\frac{1}{2}$ ) acre of raspberries  
One quarter ( $\frac{1}{4}$ ) acre of asparagus  
One quarter ( $\frac{1}{4}$ ) acre of loganberries  
Three quarter ( $\frac{3}{4}$ ) acres of blackberries  
One (1) acre of rhubarb  
Some fruit trees

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants The Lessor covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, sealed and Delivered by	)		
KYUICHI AOKI and NICOLAS WASYLYSHYN	)	"K. Aoki"	"Seal"
in the presence of	)		
"N.M. Fletcher "	)	"N. Wasylyshyn"	"Seal"

AFFIDAVIT OF EXECUTION

I. Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and say:-

1. That I was personally present and did see KYUICHI AOKI and NICOLAS WASYLYSHYN the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in	)	
the Province of British Columbia	)	"N.M.Fletcher"
this fourteenth day of April	)	
A.D. 1942	)	
% "J.M.Campbell"	)	
A Commissioner for taking affidavits	)	
within British Columbia	)	

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

July 12, 1948

*M. M. Fletcher*  
m.a.

DATED 14th day of April A.D. 1942

KYUICHI AOKI

TO

NICOLAS WASYIYSHYN

---

F A R M   L E A S E

---

"Lessor"

---

JAMES M. CAMPBELL  
Barrister - Solicitor

Mission City

B.C.