

Name of Claimant

YOSHIDA, Yushichi

Case

174

Custodian File

5288

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1651		2147.62			2147.62
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount		% of Total	Amount
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
							% of Total	Amount	% of Total	Amount
89.50	20.00	6.00				25.00		3.00	9.00	
TOTAL RECOMMENDATION										2156.62

CASE NO: 174.

JAPANESE PROPERTY CLAIMS COMMISSION.

Vernon, B. C.

February 24th, 1948.

IN THE MATTER OF THE CLAIM OF
YUSHICHI YOSHIDA.

PROCEEDINGS AT HEARING.

Original.

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).

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Vernon, B. C.,

February 24th, 1948.

IN THE MATTER OF THE CLAIM OF
YUSHICHI YOSHIDA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

J.A. MacLENNAN, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.
D.J. HANDFORD, Esq., Official Interpreter.
G. HAMBLETON, Esq., Official Reporter.

30

Y. Yoshida,
Discussion.

MR. MacLENNAN: Mr. Yoshida, my lord, No. 26 on the list.

YUSHICHI YOSHIDA, the claimant herein,
being first duly sworn, testified
through the interpreter as
follows:

MR. MacLENNAN: My lord, I would like to apply to amend
the claim, if your Lordship pleases, on the front of
the form, leaving the value in at \$4950.00 but
crediting the amount at which the Custodian sold
the property, \$1651.00.

10 THE COMMISSIONER: \$1651.00.

MR. MacLENNAN: Yes, my lord, leaving the total property
claim, \$3299.00.

THE COMMISSIONER: Yes.

MR. MacLENNAN: The chattel claim, my lord, I would like to
amend by deleting the claim for the sewing machine,
striking it out entirely, and reducing the platform
scales claim from \$15.00 to \$10.00.

THE COMMISSIONER: Yes.

MR. MacLENNAN: Reducing the kitchen stove from \$50.00
20 to \$40.00. The total claim as amended would be
\$154.00.

THE COMMISSIONER: And fifty cents.

MR. MacLENNAN: That is right, my lord, less \$45.00
received from the Custodian.

THE COMMISSIONER: There would be a claim of \$109.50
then.

MR. MacLENNAN: Yes, my lord.

THE COMMISSIONER: The claim appears to include an item
for farm products, \$3877.36, shown as farm products,
30 etc., but that item doesn't appear to have been

Y. Yoshida,
Discussion.
In Chief.

carried into the total.

MR. MacLENNAN: There doesn't seem to be such a claim on mine, my lord. Yes, my lord, I am asking to strike that out.

THE COMMISSIONER: Very well. The claim of \$3877.36 covering farm products and various other heads is stricken out.

MR. MacLENNAN: Yes, my lord. My lord, I notice that the claim form was never sworn.

10 THE COMMISSIONER: Well all that is omitted is the signature.

MR. MacLENNAN: Yes.

THE COMMISSIONER: You had better have the claimant sign this claim above the signature of Arnold and I will swear him.

(Witness complies).

THE INTERPRETER: Shall I interpret this to him?

THE COMMISSIONER: First of all ask him to identify his signature and does he know the contents of the
20 document?

(Interpreter to the witness).

THE WITNESS: A: Yes.

THE COMMISSIONER: Read the declaration to him.

(Interpreter to the witness).

THE WITNESS: Yes.

THE COMMISSIONER: Q: You declare that to be your signature. You make this declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under
30 oath and by virtue of the Canada Evidence Act?

Y. Yoshida,
In Chief.
Discussion.

(Interpreter to witness).

THE COMMISSIONER: You have read that to him?

THE INTERPRETER: Yes, my lord.

A Yes.

THE COMMISSIONER: All right.

MR. MacLENNAN: Q: Mr. Yoshida, you instructed counsel
to prepare your claim form in connection with this
case? A: Yes.

Q And that form was prepared on your instructions?

10 A Yes.

Q Do you swear that that is true to the best of your
knowledge, information and belief?

A The witness wishes to know what this date was.

Q That is the house with the frame siding, 26' x 30,
was built in 1925. A: Yes, he understands
that. Yes, that is true.

Q Would you have him sign that in verification?

A (Witness complies.).

MR. MacLENNAN: I tender that real estate form as Exhibit
20 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. MacLENNAN: My lord, I would like to file as Exhibit
2 the farm appraisal report.

(REPORT MARKED EXHIBIT NO. 2).

Q Mr. Yoshida, what was the condition of the land on
your farm we are dealing with; was it run down or
was it good or how was it?

A I think it was very good.

MR. MacLENNAN: My lord, I would like to point out two
30 matters in Exhibit 1. The witness says this valuator

Y. Yoshida,
In Chief.

underestimated the acreage in crop. I would like to point out, too, that there was a lease in effect when this witness left on evacuation, part of the terms of that lease was that the tenant was to rebuild an old barn. We don't know yet whether that barn was rebuilt but if the barn were rebuilt, it would add to the value of the property.

THE COMMISSIONER: Where is this property situated?

MR. HUNTER: Near Haney.

10 MR. MacLENNAN: It is half a mile from Haney, my lord.

My lord, I have the assessment values for the year -- I think it is for the year 1942. The land is assessed at \$970.00, the improvements, \$1225.00, making a total of \$2,195.00.

THE COMMISSIONER: For what year is that?

MR. MacLENNAN: That is for 1942, my lord.

THE COMMISSIONER: What did the property sell for, Mr. Hunter?

MR. HUNTER: \$1651.00.

THE COMMISSIONER: In what year?

20 MR. HUNTER: 1st of January, '43.

MR. MacLENNAN: Q: Mr. Yoshida, you are also claiming \$154.00 for personal chattels.

A Yes.

Q I am producing to you a list. Was that prepared on your instructions? A: Yes.

Q Are the contents of that list true to the best of your knowledge and belief?

A Yes.

Q Would you sign that in verification, please?

30 A (Witness complies).

Y. Yoshida,
In Chief.

Discussion.
Cross-Exam.

MR. MacLENNAN: I tender that, my lord, as Exhibit 3.

(LIST MARKED EXHIBIT NO. 3).

MR. MacLENNAN: I would tender as Exhibit 4 the Custodian's analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. MacLENNAN: That is the claimant's evidence, my lord.

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

10 It is further submitted that the personal property was sold for its fair market value. There is no question of missing, lost, destroyed or damaged articles, my lord. On the analysis of personal property claim, it will be seen that for articles totalling \$154.00 since the sewing machine has been withdrawn, as shown, and with values as shown on Exhibit 3, we received \$47.00.

THE COMMISSIONER: \$47.35.

MR. MacLENNAN: No, my lord, the \$2.35 there is for other goods not included in the claim. We
20 received a total of \$20.00 by auction and \$25.00 for the kitchen stove.

THE COMMISSIONER: That would be \$45.00.

MR. MacLENNAN: \$45.00, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Yoshida, did you have other employment besides working on the farm?

A Yes, I raised chickens.

Q And is it not true, Mr. Yoshida, that when you
30 started to raise chickens, you didn't cultivate the

same acreage?

A: Yes, it was reduced

a certain amount.

Q Yes. What acreage did you put in crop in 1942 -- first of all, when were you evacuated?

A The 12th of June, 1942.

Q And what about this 6.06 acres that the V.L.A. appraiser said was in sod? I show you the diagram of property shown on page 4 of the V.L.A. appraisal.

A Yes.

10 Q There is your house and the barn, the brooder, the hen house, and he shows a patch here in strawberries; is that correct?

A Yes.

Q He shows this as being fallow alongside the hen houses?

A Yes.

Q He shows this over here near the road, up as far as the gully, in rhubarb, is that correct?

A Yes.

20 Q And he shows a big corner patch over here which he says was in weeds, is that correct?

A Yes, he had grown strawberries in this patch but he hadn't been able to get around to doing it.

Q You hadn't cultivated it in 1942?

A No.

Q And there is a little strip at the extreme west end called "bush", is that so?

A Yes.

Q And then the little thin strip of raspberries?

A Yes.

30 Q And the balance, according to the appraiser, was in

Y. Yoshida,
Cross-Exam.

sod, hay and pasture; would that be correct?

A Yes.

Q Have you ever been in the real estate business?

A No.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: I take it this is a straight question
of valuation?

MR. HUNTER: Yes, my lord.

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

10

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
"G. HAMBLETON"

Official Reporter.

20

30

NOV. 25. 1947

Case 174

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

[Signature]

5288

Kanabetsu
Memor

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

- (1) NAME YOSHIDA YUSHICHI (RCMP) Reg. No. 13935
(Print) Surname Given Name
- (2) Pre-Evacuation Address R.R. 1 HANEY B.C.
- (3) Present Address OKANAGAN CENTRE
- (4) REAL ESTATE
 - (a) Street Address (if any) MAPLE RIDGE B.C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
LOTS 31 AND 32 OF WEST HALF OF SECTION 20
TOWNSHIP 12 MAP 1161 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	- - - - -	\$ 3000 00
(ii) Buildings	<u>HOUSE, CHICKEN HOUSE, BARN, BROODER HOUSE</u>	\$ 1950 00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	<u>FARM PRODUCTS</u>	\$ 3877.36
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	- - - - -	\$ 4950 00
(v) Amount at which Custodian sold property and credited your account	- - -	\$ 1650 89
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - -	\$ 3299 11
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation HANEY
 - (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
STORED UNCRATED IN HOUSE

Feb 24 48
amends
ADG

(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")

CUSTODIAN

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

- | | | |
|----------------------------------|-------------------|---------------------------------|
| 1. <u>SPRAY PUMP</u> | | Estimated Value \$ <u>5.00</u> |
| 2. <u>(2) INCUBATORS</u> | | Estimated Value \$ <u>50.00</u> |
| 3. <u>SEWING MACHINE</u> | | Estimated Value \$ <u>10.00</u> |
| 4. <u>PLATFORM SCALES</u> | | Estimated Value \$ <u>10.00</u> |
| 5. <u>(3) PRUNING SHEARS</u> | EA \$ <u>2.50</u> | Estimated Value \$ <u>7.50</u> |
| 6. <u>GARDEN HOSE</u> | EA \$ <u>1.00</u> | Estimated Value \$ <u>4.00</u> |
| 7. <u>PLOW</u> | | Estimated Value \$ <u>18.00</u> |
| 8. <u>CULTIVATOR - HORSE-USE</u> | | Estimated Value \$ <u>10.00</u> |
| 9. <u>(2) BROODER STOVE</u> | | Estimated Value \$ <u>10.00</u> |
| 10. <u>KITCHEN STOVE</u> | | Estimated Value \$ <u>40.00</u> |

TOTAL CLAIM FOR PROPERTY LOSS \$ 154.50

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) - - - - - \$ 3455.67 109.50

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

VERNON

(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 }
of)
TO WIT: }

I, Yoshiki Yoshida

of the Town Okanagan Centre
in the British Columbia

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 Town)
of Wenfield)
in the Province of British Columbia)
this 14 day of November)
A.D. 1947.

Yoshiki Yoshida
John W. Arnold
Justice of the Peace
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.

Mushiki & Yoshida
(Claimant's Name)

REAL ESTATE
(Farm Land)

13935-
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 about 1/4 ac Cultivated not planted about 6 ac Cultivated and not in crop List Crops strawberries 1/2 ac rasps 1/2 ac rhubarb 1 1/2 ac Total about 3 1/2 ac	10 ac ±	Jan 16/1922	Trouye	1000 ⁰⁰	uncleared	none	2/4/950

EXHIBIT NO. 174-1
DATE 24 Feb 1948
FILED BY J. A. McEeman

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

- | Description | When Made | Cost |
|---|-----------|------|
| 1 cleared about 9 1/2 ac over period of seven years after purchase - own labour with horse, during 6 mos every year - estimate cost of labour @ 200 per acre - approximately \$1900 ⁰⁰ | | |
| 2 also constructed ditching (with cedar & tiles) at considerable outlay | | |
| 3 Planted about 50 fruit trees (4 apple - rest prune) - cost 25 ⁰⁰ | | |

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
1 house		26 x 30	frame siding shingled - cement foundation - 2' full cellar (1' cement floor) - shingle roof - joint living room (part cabin- shed); bir floors	1925		Carpenter built and I bought materials - cost in all approx. - 1700 ⁰⁰			
1 hen house		14 x 80	- frame	1941					585 ⁰⁰
(2 stores)	14 x 40	353 ⁰⁰							
1 hen house		14 x 60							132 ⁰⁰
2 Brooder houses		each 12 x 14			1940				(each approx 66 ⁰⁰)

Comments re Appraiser's report not covered by above information: He underestimated the acreage in crop and failed to mention the fruit trees. In my opinion his valuation at \$164,140 is much below the fair market value.

Comment - I leased this property to Arthur Squires (lease 21 May 1942). The rent for 1942 was to be covered by Squires rebuilding the old barn on the premises and paying the 1942 taxes and the insurance; comm'g 1943 he was to pay 10⁰⁰ per month. I do not know if Squires ever re-built the barn but I understand he advised the Custodian he would do so before the end of 1942. If re-built, it would add value to the property.

I believe that the value of 1945 estimated by me would represent the fair market value of the property at the time it was sold by the Custodian.

Mushiki Yoshida
SIGNATURE

BC-213-P
BC-1939-B

Farm Appraisal Report

File No. JL 190

Land Description Lots 31 & 32, W. 1/2 of Sec. 20, Tp. 12, Map 1161.

Containing 9.46 acs. Acres

Owner's Name YOSHIDA, Yushichi Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 1/2 mile

Market Town New Westminster; (also local facilities) Distance 24 miles

Church (give denomination) Haney, all denominations Distance 1/2 mile

Nearest School Haney Distance 1/2 mile

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

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

Property has direct access to 10th Ave., good gravelled road.

Is this district a good one? Yes, quite good - co-operative marketing.

Employment opportunity Fairly good, 2 sawmills, brick yard, peat plant.

Predominating Nationality and religion: Mixed, Japanese predominating.

Describe Fencing and its condition: Fenced on south side only Value \$

Water supply: Good water from shallow well. Value \$

Electricity:- Power available, lights installed.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 30	Frame	1 st.	shgl.	18	cement	fair	800.00
Hen house	18 x 80	"	9'	shk.	10	wood	poor	} 250.00
2nd storey	18 x 40	"	18'	"	10	"	"	
BARN	x							
Hen house	18 x 60	"	9'	"	10	"	"	200.00
BARN	x							
Brooder hse.	12 x 14	"	8'	shgl.	8	"	"	15.00
GRANARY	x							
Brooder hse.	12 x 14	"	8'	"	8	"	"	15.00
	x							
	x							
	x							

Total present day value \$ 1280.00

Total Value Buildings add to farm \$ 800.00

Is dwelling habitable without repairs? Yes.

Describe repairs needed to make buildings serviceable and give approximate cost of same.
\$

Describe the basement and chimneys: Basement part cement, brick chimney on bracket.

No. rooms downstairs? 5 Upstairs? nil How finished wood.

Are buildings painted? No Condition of paint -

Distance from nearest bush Approx. 300 yards.

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

EXHIBIT NO. 174-2
 DATE 24 Feb 1948
 FILED BY J. McEwan

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.46	Undulating	clay loam 15" to 20"	clay	mostly hay of poor quality.	90.00	\$881.40
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.						
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 \$ 881.40

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 1681.40

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied: Land occupied by owner and also by tenant. Land appears to be in good state of fertility, but little active ground work has been done for several years, ~~What is the average yield per acre of this land?~~ activities being confined to poultry.

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

Suitable for small fruits and poultry.

Noxious weeds: Some Canadian thistle, otherwise not serious.

~~State type of fruit recommended for this property.~~

~~How soon can it be reasonably expected to begin paying farm annual instalments?~~

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
 Maple Ridge Municipal Assessment
 Ass'd. Land \$ 970.00
 Imp. 1225.00
 \$2195.00 - Taxes, 1942: \$44.88.

Date: June 1st, 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 29th day of May, 1942.

Inspector's Signature

"D. DODDING"

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

Farm Appraisal Report

Remarks: This is quite a good small holding, practically all cleared and in a reasonably good state of fertility. A few years ago the owner gave up small fruit growing and confined his efforts to poultry raising. The poultry houses are serviceable but poor types of structures, the walls are sheeted with building paper battened on the outside. The house is a fair structure but requires some finishing on the inside.

The property is rented to Mr. Arthur Squires, on the following terms:- 1942, to pay the taxes and remodel old barn, then \$10.00 a month for the duration.

(FOR ORCHARD LANDS ONLY)

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

Nil.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

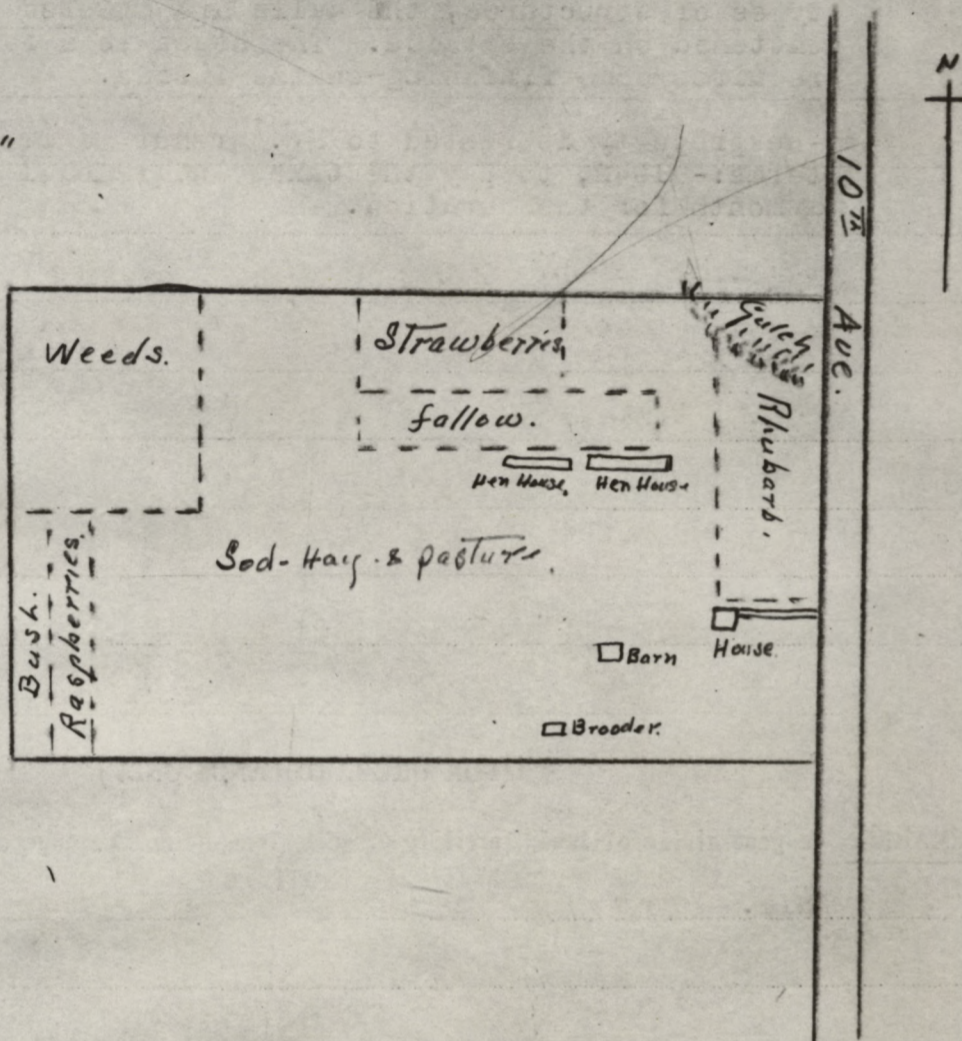
Strawberries - .60	\$	
Raspberries - .26	\$	
Rhubarb - .58	\$	
Fallow - .41	\$	
Weeds - 1.11	\$	
Sod - 6.08	\$	
Bush and gully <u>.42</u>	\$	
9.46	\$	
	\$	
	\$	
Total	\$	

Amount fruit trees add to value of farm \$.....

Diagram of Property

lots. 31 & 32. of $W\frac{1}{2}$ of Sec. 20 T₁₂, Map-1161. - 9.46 ac.
Y. Yoshida.

Scale - 200' to 1"



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

value is \$ 1700.00

Date 2nd June, 192.

"I.T. BARNET"

District Superintendent.

Yushichi Moshida
(Claimant's Name)

EXHIBIT No. 174-3
DATE 24 Feb 1948 PERSONAL CHATTELS
FILED BY J. A. McLaughlin

- 13935 -
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
1 Spray pump	1941	new	8.50	good	8.50
2 Incubators	1942	used @ 25 ⁰⁰	50.00	"	50.00 (never used)
1 Platform scale	1935	new	18.00	"	10.00
3 Pruning shears	1928	" @ 2 ⁵⁰	7.50	"	7.50 (never used)
1 Garden hose 75'	1941	"	4.50	"	4.00
1 Plow	1942	"	18.00	"	18.00 (used only once)
1 Cultivator (horse)	1934	"	18.50	"	10.00
2 Brooder stoves	1940	used @ 7 ⁵⁰	15.00	"	10.00
1 Kitchen stove	1939	new	60.00 (wholesale)	"	40.00
Total claim					<u>\$154.00</u>

Description of Storage of Goods:

Kitchen range was left with Mr. Larsen, Haney, BC - other articles were left in house, garage & brooder houses on my land & premises at RR #1, Haney.

General Statement as to Chattels not Described above:

- ~~all~~ articles claimed for are listed above

Additional Comments, if any:

In fixing values I have allowed for depreciation on used articles

Yushichi Moshida

SIGNATURE

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5288

EXHIBIT No. _____

NAME Yushichi YOSHIDA

REG. No. 13935

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 23/42</u>	TAKEN BY <u>J. Moryson</u>					
EVACUATION <u>Sept. 16/42</u>	DATE <u>July 16/42</u>	<i>Amended</i>				
Household furniture	Kitchen utensils	1. Spray pump 5⁰⁰	\$5 00	1 00		
Kitchen utensils	Dishes (few)	2. 2 Incubators 50⁰⁰	50 00	(1) 1 50		
Chinaware	Ctn. elec. light bulbs	3. Sewing machine -	10 00	1 00		
2 incubators	Couch bed	4. Platform scale 10⁰⁰	15 00	5 00		
60' chicken wire	Heater	5. 3 Pruning shears 7⁵⁰	7 50	1 25		
netting 6' high	Kitchen cabinet	6. Garden hose 4	4 00	1 75		
120' " " 2' high	Bed	7. Plough 18⁰⁰	18 00	3 00		
8 feed boxes	2 framed pictures	8. Cultivator 10	10 00	3 50		
1 brooder	Hand spray pump	9. 2 Brooder stoves 10	10 00	2 00		
18' 5" stove pipe	2 Incubators (Charters)	10. Kitchen stove 40	50 00		\$25 00	
Farm implements	Roll linoleum	<u>\$ 154⁵⁰</u>	\$179.50			
Plough	Sewing machine					
Cultivator	Round table					
Harrow	3 bedsteads, 2 springs			\$20 00		
Hoes	Kitchen table			2 35	\$25 00	
Rakes	Platform scale					
Shovels	3 gal. stone crock					
Sickles	3 cross cut saws					
Pruning shears	Bdle. garden tools					
Mattock	Box cont. carpenters tools (few)					
Scale	2 lge. milk cans					
2 24" pipe wrenches	Pruning shears					
Carpenters tools	75' garden hose					
1000' lumber	Plough					
75' rubber hose	Cultivator					
	Roll 6' chicken wire					
	Wheelbarrow					
	120' 2" chicken wire in use					
	Qunty lumber scattered around buildings.					

EXHIBIT No. 174-4
 DATE 24 Feb. 1948
 FILED BY J. A. W. [Signature]

E No. 5288

EXHIBIT No. _____

CASE No. _____

G. No. 13935

VENUE Vernon

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
1 00								
1 50					1			
1 00								
5 00								
1 25								
1 75								
3 00								
3 50								
2 00								
	\$25 00							
20 00	\$25 00							
2 35								
\$22.35								Toronto Couch & mattress, and carpenters tools shipped Nov. 1942.