

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
		375.00			491.		392.40			392.40 50.00
<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		
<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 Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
						450.00 .00		315.00	132.50	182.50
<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			
TOTAL RECOMMENDATION										624.90

CASE NO: 84

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF

YOSHIO KOCHI

PROCEEDINGS AT HEARING

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

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kamloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF

YOSHIO KOCHI

PROCEEDINGS AT HEARING

20 APPEARANCES:

T.G. BOWEN-COLTHURST; Esq., appearing for the Dominion Government.

R.J. McMASTER, Esq., appearing for the Claimant.

J.R. COLLEY, Esq., Secretary to Kamloops Sub-Commission.

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

G. HAMBLETON, Esq., Official Reporter.

30

K. Yoshio
In Chief.

MR. McMASTER: I would like to proceed with Case No. 83 on the original list.

YOSHIO KOCHI, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. McMASTER: With respect to the claim, your honour, I would ask leave to amend. There are two claims with respect to real property: No. 1 appears on the claim form as a residence, and I would ask
10 leave to reduce that to \$1000.00 -- the property was sold by the Custodian for \$375.00; No. 2 as described by the legal description on the claim form is a farm property, and I would ask to reduce the claim on that to \$1500.00 -- the property was sold by the Custodian for \$491.00.

With respect to the chattel claim, I would ask leave to amend by abandoning the claim for furniture and farm implements, leaving the claim
20 for fish nets and lines at \$450.00, the Custodian sold these for \$132.50, making a net chattel claim of \$317.50.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, I produce to you a statement with regard to parcel No. 1 as shown on your claim form, the residence at 60 Chatham Street, Steveston, B.C. Did you instruct Mr. Leckie to prepare that statement and is that your signature on it?

30 A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I ask to file that statement as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: Does my friend have an appraisal on that property?

MR. BOWEN-COLTHURST: Yes.

10 MR. McMASTER: While my friend looks for the appraisal, I might proceed by referring to Exhibit No. 1. The property is situated at Steveston, 60 Chatham Street. It is a seven room house, and the statement shows the type of finish of the house. The claimant purchased the lot as vacant land in 1914 for \$700.00 and erected a house in 1914 after purchase. He put an addition on the house in 1915 at a cost of \$1000.00. He states that in 1938 he renewed the wooden bases for the house posts and re-shingled the roof and that other repairs were attended to as required. The claimant says that when he left the property the foundations were in fair condition. However, the ground is wet and foundation posts do require renewal after 20 eight to ten years. He says the paper in the main house was all right, but he admits that the addition required repapering. The floors were in quite good shape when he left.

30 He says the appraisor is in error in stating the age of the house as about fifty years old.

The claimant says he built it in 1914 and made an addition in 1915 as noted in his statement. He considers the valuation of \$350.00 to be very much below a fair value.

10

The Custodian rented the property at \$7.00 per month. The claimant says that he admits the house was old, but when he left it was in good shape and entirely habitable, and he believes that its value was at least \$1,000.00. He points out that the property was situated close to the business section of Steveston and the town hotel is diagonally opposite this property in the same block. Further, he states that he understands that by 1944 the demand for properties had greatly increased and values had gone up, and he says that the manager of the Royal Bank erected his home directly opposite his place in 1927 or 1928.

20

I file on behalf of my learned friend what purports to be an appraisal by Messrs Coulthard Sutherland and Company dated April 24, 1944 with respect to these premises

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. McMASTER: I take it the red pencil marks are additions made by the Custodian.

Q: Now, witness, did you instruct Mr. Leckie to prepare this statement with regard to your farm land at Steveston with respect to which you are claiming, and is that your signature? A: Yes.

30

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 3)

MR. McMASTER: Before I proceed with that, I would ask my learned friend if he would admit the 1943 assessment on the first property, the Chatham Street property, was \$1200.00?

MR. BOWEN-COLTHURST: What year was that?

MR. McMASTER: 1943.

10 MR. BOWEN-COLTHURST: The land was assessed at \$450.00 and the improvements at \$750.00.

MR. McMASTER: Thank you.

MR. BOWEN-COLTHURST: I will admit that.

MR. McMASTER: I file on behalf of my learned friend the Farm Appraisal Report of the Soldier Settlement Board with respect to the farm land as the next exhibit.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 4)

20 MR. McMASTER: With respect to Exhibit 3, your honour, this property is about one mile from Steveston. It consisted of three acres which the claimant purchased in 1937 from Robert Bridge. He says it cost him \$1500.00 including \$300.00 paid to the lease holder for buildings and crops planted. The property was all cleared when he purchased it and there was a cabin or barn and packing shed on it when he purchased it.

30 The claimant improved the property by digging about 600 feet of open ditch at his own labour and points out there were no changes made to the

Y. Kochi
In Chief

barn and the packing house after he bought.

The claimant states that he believes the valuation at \$500.00 to be very much below a fair market value for this land, and he says that in March, 1947 he saw Mr. Peters in the Custodian's office in Vancouver, that Mr. Peters informed him that the Custodian had sold 20 acres belonging to a Japanese association, adjoining the 20 acres from which the claimant purchased his 3 acres, for \$400.00 per acre and that "my land was sold lower because it was taken by the Director under the Veterans Land Act."

The claimant says this land is excellent small fruit growing soil and is of quite the same quality as the 20 acres mentioned. The property is well located just outside of Steveston townsite, and he considers it is worth at least \$1500.00.

Q: Now, witness, this property which you refer to in Exhibit No. 3, that is, the statement with regard to some farm land adjoining your farm and owned by some Japanese Association. Is that the Japanese Association with which Mr. Gihoe Takahashi is associated?

A: Yes, Mr. Takahashi was secretary of the association.

Q: Yes. And what was the name of that association, do you know?

A: The Steveston Farming Company.

MR. McMASTER: Now, your honour, in that connection, I

Y. Kochi
In Chief
Cross exam

(STATEMENT MARKED EXHIBIT NO. 5)

MR. McMASTER: Now, I would ask my learned friend if he would admit that the Custodian found the nets and lines claimed for in this statement by the claimant and sold them.

MR. BOWEN-COLTHURST: The Custodian sold the three nets that are listed on the last exhibit and the 300 fathoms of cork line for \$132.50.

MR. McMASTER: That is for all?

10 MR. BOWEN-COLTHURST: For the total, yes.

MR. McMASTER: I might refer to the last exhibit, your honour. It sets out the various nets claimed and shows the approximate date of purchase, the price paid and the age and condition of the nets, and the estimate of value of the claimant. The nets were left in his son-in-law's house and, as the Crown has admitted, were found by the Custodian and sold.

Your witness.

20 MR. BOWEN-COLTHURST: We will contend in this case, your honour, that the real estate, both parcels, was sold for a fair and reasonable value and that the price obtained for the nets and for the cork line was also a fair and reasonable value for nets and lines in the condition that these were in. The defence, then, in this case, will be a pure question of value.

CROSS EXAMINATION BY MR. BOWEN-COLTHURST:

30 Q: Now, Mr. Kochi, you have had no experience as

far as valuing real estate is concerned, I take it?
A: No, I have no experience.

Q: I show you a photograph, witness. Is that a picture of your residence in connection with which you have placed a claim?
A: Yes.

MR. BOWEN-COLTHURST: I file that as Exhibit No. 6.

(PHOTOGRAPH MARKED EXHIBIT NO. 6)

Q: Did you build this house at Steveston yourself, witness, or under your direction?

10 A: I employed carpenters and I did the work myself, too; I helped them.

Q: And that was in 1914 or 1915, is that correct?

A: 1914.

Q: And since that time, would you care to estimate what you have spent on that house in the way of repairs?
A: About \$200.00

Q: Did you keep any track of the cost of erection at the time it was built?
A: I have no documents now -- it is 30 years ago.

20 MR. BOWEN-COLTHURST: That is all.

MR. McMASTER: No questions.

(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

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

J.R. Archibald

J.R. Archibald
Sub-Commissioner

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

691

Kamloops

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

- (1) NAME KOCHI, Yoshio (RCMP) Reg. No. 04692
(Print) Surname Given Name
- (2) Pre-Evacuation Address P. O. Box 266, Steveston, B. C.
- (3) Present Address c/o 133 Victoria St., Kamloops, B. C.
- (4) REAL ESTATE
 - (a) Street Address (if any) Chatham St., Steveston, B. C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
 - (1) Lot nine(9) Block Eight(8) Section ten(10) Block North three(3) Range West seven(7) West Map 249 in the District of New Westminster.
 - (2) Part (Three acres more or less) of Sections Three and Four Block Three North Range Seven West as shown outlined Red on Sketch deposited No. 7886 in the District of New Westminister. (2 parcels)
 - (c) Type of Real Property (cross out words which do not apply):
 - (i) ~~Farm~~
 - (ii) ~~Residence~~ Type of business Farming and fishing
 - (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 - - - - - \$ 1800.00
 - (ii) Buildings - - - - - \$ 1440.00
 - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
 - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ _____
 - (v) Amount at which Custodian sold property and credited your account - - \$ 836.47
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2403.53
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation Left on above premises -- fishing nets left with I. Konishi, Garry St., Steveston, B. C.
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) house and shed
 - (c) How stored or packed at time of evacuation Left in one room and locked up.

6

(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")

Left in Custodian's care

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

- | | |
|---|----------------------------------|
| 1. <u>Furniture and Farm implements</u> | Estimated Value \$ <u>300.00</u> |
| 2. <u>Fishing nets</u> | Estimated Value \$ <u>800.00</u> |
| 3. _____ | Estimated Value \$ _____ |
| 4. _____ | Estimated Value \$ _____ |
| 5. _____ | Estimated Value \$ _____ |
| 6. _____ | Estimated Value \$ _____ |
| 7. _____ | Estimated Value \$ _____ |
| 8. _____ | Estimated Value \$ _____ |
| 9. _____ | Estimated Value \$ _____ |
| 10. _____ <u>Custodian's price</u> | Estimated Value \$ <u>170.00</u> |

TOTAL CLAIM FOR PROPERTY LOSS \$ 930.00

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) - - - - - \$ 3333.53

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

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

Kamloops

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)

Home of B.C.)

TO WIT:)

I, Yoshio Koichi of the Kamloops in the Province of 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 city)
of Kamloops)
in the Province of B.C.)
this 18th day of Nov)
A.D. 1947. D. Dorman)

Yoshio Koichi

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.

Y Kochi
(Claimant's Name)

REAL ESTATE
(Other than farm)
Parcel 1

04692
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
60 Chatham St Steveston BC. - house - main 20 x 50 addition - 14 x 31	7 rooms - no bath room - all on one floor - rough attic above.	Frame on posts - no cellar - shingle roof - main house ship lap (papered) - addition & joist (papered) - fir floors	Dwelling	114 x 120	1914	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Fisherman's locality	\$700.00 as vacant land	① Erected house in 1914 (after purchase) & addition house in 1915 - hired carp- enter, some own labour and bought materials - - cost approx - 1000.00	\$1000.00 (land & improvements)

Comments re upkeep of premises:
In 1938 I renewed the wooden
sills for the house posts
and re-shingled the roof -
other repairs were attended to
as required.

Comments re Appraiser's report not covered above: when I left the property the foundations were in fair
condition. However this ground is wet and foundation post bases do
require renewal after 8 to 10 years. The paper in the main house was
abright but I admit that the addition required re-papering. The
floors were in quite good shape when I left. The appraiser is in error
in stating the age of this house as about 50 yrs old. I built in 1914 &
1915 as noted above. If repairs were required after I left this was
the custodian's responsibility and he was collecting the rents from
my properties. I believe the valuation at 350 to be very much below
a fair value.

Comment - the custodian rented this property at 7.00 per month, altho I
have been informed that his representative reported in
Apr 1940 that he did not believe it could be rented and
should be closed and boarded up. I admit that the house
was old, but I left it in quite good shape and entirely habitable. I
believe that the property would be at least worth \$1000.00 when sold
by the custodian for 75.00 in June 1944. This property is well
PTO

Y. Kochi
SIGNATURE

comments (ctd)
located close to the business section of Steurton, and
the town hall is diagonally opposite this property
in the same block. I understand that by
mid 1944, demand for properties had greatly increased
and that values had gone up — the manager of the
Royal Bank (Mr Caldwell) erected his home directly
opposite my place in 1927 or 1928. —

CASE No.
84
EXHIBIT No. 1
DATE MAY 6 1948
FILED BY Mr. M. M. ...
C

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

11

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

Catalogue #855.
File: 691, 11497.

April 24, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

CASE NO. 84
EXHIBIT No. 2
DATE MAY 6 1948
FILED BY *Mr. MacArthur*

APPRAISAL.
RE: Lot 9, Block 8, Section 10, B3N/7W. Map 249,
Steveston Townsite.

Dear Sir:

This property measures 44' X 120' and is located at 60 Chatham Street and is rented by Mr. for \$7.00 per month. The building is 48' X 28' with four rooms and in addition to this there is a three roomed structure attached to the side. Heating is by stove and the only plumbing is a sink. There is city light and water.

The interior is finished with shiplap and paper, the latter being loose, dirty, and hanging in shreds. The floors are terrible and the foundations are rotten, construction is cheap. The roof is in good condition. The house is about 50 years old and should be demolished.

There is an open ditch down the side and across the front into which is being discharged the sewerage and the odour is objectionable.

VALUATION:

House	\$250.00
Lot	<u>100.00</u>
	\$350.00

X

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. H. Coulthard
F. H. Coulthard.

Y Kochi
(Claimant's Name)

REAL ESTATE
(Farm Land) Parcel 11

0-1692
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 none							
Cultivated not planted 1 acre	3 ac	1937	Robert	1500			
Cultivated and not in crop							
List Crops							
straws - 1 ac							
logans 1/2 ac							
rasps 1/2 ac							
b/currants 1/2 ac							
veg -							
	Total 2 ac.						

Bridge (including 300 paid to leaseholder for buildings and crops planted)

all cleared cabin (barn) and packing shed

Estimated value at Date of Sale \$1500.00 (land and improvements)

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

Description	When Made	Cost
Dug about 600' open ditch (2' wide x 3' deep)	in 1937-38	own labour - est value of labour about 25.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
------	------	--------	------------	---------------	-----------------	---------------------	----------------------------	-----------------

Cabin (or barn) and small packing house were on the land when I bought.

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

I believe the valuation at 500 to be very much below a fair market value for this land.

Comment In March 1949, I saw Mr. Peters in the Custodian's office in Vancouver. He informed me that the Custodian had sold 20 acres belonging to a Japanese association (acquiring the 20 acres from which I purchased my 3 acres), for \$1500.00 per acre and that Mr. Peters was sold under because taken by Director under Veterans Land Act. This land is excellent small fruit growing soil and is well located just outside of Sturston townsite and I consider was at least worth \$1500.00 when sold.

Y. Kochi
SIGNATURE

BC-681-P

CASE No. 84

EXHIBIT No. 4 DATE FILED BY MAY 6 1948

Farm Appraisal Report

File No. JL-555

Land Description Pt. 3.00 acs. of Secs. 3 & 4, Blk. 3, N., Rge. 7, W., Map 7886, N.W.D.

Containing 3.00 Acres

Owner's Name KOCHI, Yoshio Post Office Address Steveston, B.C.

Nearest Rail Point Steveston - B.C. Electric Rly. Distance 1 mile

Market Town Vancouver - 12 miles; New Westminster - Distance 12 "

Church (give denomination) All denominations Distance 1-3 "

Nearest School Steveston Public School Distance 1 "

State how property was identified: Two posts located and map and road check.

Roads: State whether property has access to main road, the kind of road and its condition. Property fronts on Seventh Avenue, a grass road, open; 150 feet from paved road - Chatham Street.

Is this district a good one? Fair; mostly small holdings and on edge of Steveston Townsite.

Employment opportunity Fair at Canneries, also Eburne & Marpole industrial plants.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: 3 B.W. along South line. Value \$

Water supply: City Domestic water supply available; \$2.00 monthly - \$24.00 minimum yearly. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
Cabin	12 x 28	Frame	8'	Shgl.	8	Mad Sills	Poor	50.00
Pack. shed	6 x 8	"	7'	"	8	" "	"	nil
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							

Electric light is in the house on the corner of 7th Avenue and Chatham Street.

Total present day value \$ 50.00

Total Value Buildings add to farm Cabin - - - - - \$ 50.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? No dwelling.

Describe the basement and chimneys: No basement; stove pipe in cabin.

No. rooms downstairs? 1 Upstairs? - How finished Lumber finish?

Are buildings painted? No. Condition of paint -

Distance from nearest bush Unexposed.

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
3.00	Level	8" to 10" clay loam	Clay	Straws; logans; black currants, & oats.	150.00	450.00
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 \$ 450.00

Total added by buildings to value of farm \$ 50.00

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

Total value of farm \$ 500.00

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

Property leased to W.J. Thompson of Steveston for \$1.00 a year for duration of War with Japan, or return of Lessor. Property all in crops; good stand of oats and logans and black currants.

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

Small fruit or market garden produce, or house for fisherman to work out from.

Noxious weeds:

Some thistles and couch grass - not bad.

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

Corporation of District of Richmond.

Land assessed - \$675.00

Improvements" - 100.00

\$775.00 - 1942 Taxes - \$29.45.

(Includes Dyke and Drainage Taxes)

Date: 18th July 1942.

Place: New Westminster, B.C.

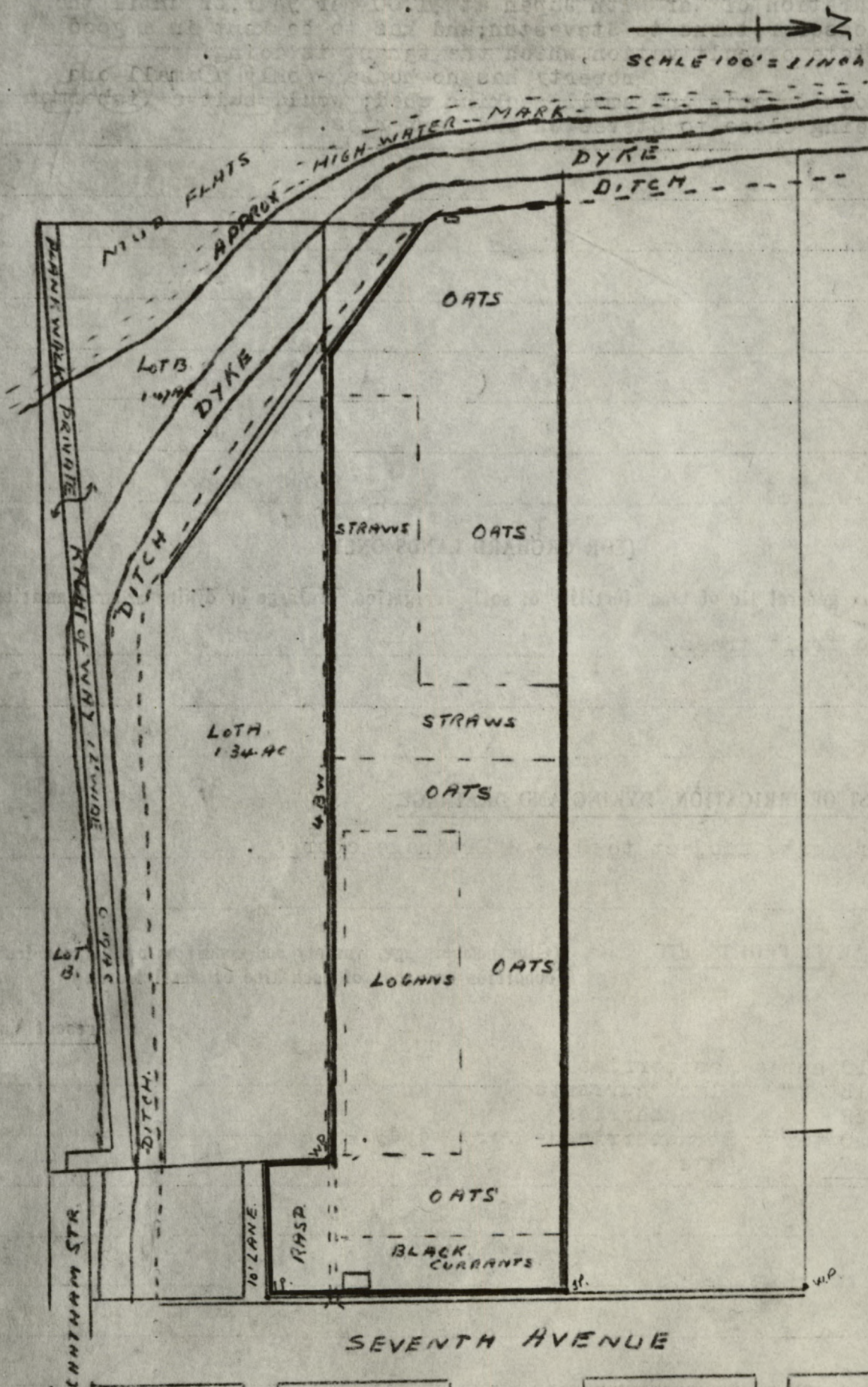
I certify that the above report is based on a personal examination of the whole farm made on the 17 day of July 19 42.

Inspector's Signature

"L.B. PLUMBLY"

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

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 500.00

Date 23rd July 19 42

"I.T. BARNET"
District Superintendent.

Y Kochi
(Claimant's Name)

PERSONAL CHATTELS

- 041692 -
Reg. No.

Fish nets and lines

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid <i>appr^d</i>	Condition when Evacuated	Estimated value at Date of Evacuation
1 sweep net - 5 1/2 x 50 - 300 - 1941		new	2.00 ⁰⁰	used one season - good	1.00 ⁰⁰
1 dog salmon net - 8 x 45 - 300 - 1940		new	26.00 ⁰⁰	used 2 seasons - very good	15.00 ⁰⁰
1 spring net - 9 x 40 - 300 - 1940		new	30.00 ⁰⁰	used 2 seasons - good	15.00 ⁰⁰
300 ft comb line - 1941		new	7.00 ⁰⁰	good	5.00 ⁰⁰
					<u>\$ 45.00⁰⁰</u>

Description of Storage of Goods: The above nets and lines (and other nets) for which I am not claiming) were left in my son-in-law's house at 127 Harry Street, Steveston.

General Statement as to Chattels not Described above:
all the fish nets and lines for which I am claiming are set out above - and lines

Additional Comments, if any: The above nets were sold by the custodian for \$132.50, which I believe to be much below their fair sale value. I have allowed for depreciation as noted above - Dog salmon net and spring net were used very little, so I have not depreciated in same proportion as the sweep net.

Y. Kochi
SIGNATURE

Cat. 855

6

KOCHI, Yoshio
MATODA, Masajiro
Evac. Files 691
11497

CASE No.

84

EXHIBIT No.

6

DATE MAY 6 1948

FILED BY

Mr. [Signature]

c



Picture Taken April 13, 1943

Mackie


December 29th 1947.

Mr. F. G. Shears,
Custodian of Enemy Property,
675 West Hastings St.,
Vancouver, B.C.

Dear Mr. Shears,

We enclose herewith duplicate claim
which we received today from Yoshio Kochi, Reg.No.04692.
We are retaining the original for our file.

Yours truly,



SECRETARY

Enc.

AW/W.