

Name of Claimant

KINOSHITA, Chisato

Case 1309

Custodian File

4991

<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% there- of	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
					2062		1118.24			225.00 1118.24
<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 & Not Found & 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				
100.00	99.00	29.70	75%	50.00		37.50		67.20		
TOTAL RECOMMENDATION									1410.44	



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

CASE NO: 1309.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 29, 1948.

IN THE MATTER OF THE CLAIM OF
MRS. CHISATO KINOSHITA

PROCEEDINGS AT HEARING

Original.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

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.A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,
November 29, 1948.

IN THE MATTER OF THE CLAIM OF
MRS. CHISATO KINOSHITA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
F.A. BREWIN, ESQ.,	appearing for the Claimant.
<hr/>	
A. SMITH, ESQ.,	Secretary,
G.N.R. UPTON, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.



1 MRS. CHISATO KINOSHITA, the claimant herein,
2 being first duly sworn,
3 testified as follows:

4 Q. Mrs. Kinoshita, before you were married your
5 name was Oye? A. That is correct, sir.

6 Q. And you were the owner of a farm in Matsqui
7 Municipality. Is that right?

8 A. That is right.

9 Q. And owing to some misunderstanding your
10 claim was not originally forwarded to the Custodian but
11 it has been added to the list?

12 A. Yes, sir.

13 Q. In respect to this farm I notice that you
14 are claiming that the fair market value is \$5,000.
15 Is that right?

16 A. Yes, sir.

17 Q. From whom did you get the farm?

18 A. That was from my father.

19 Q. From your father? A. Yes.

20 Q. He conveyed the property to you, I understand,
21 on December 15, 1941?

22 A. Yes. I should say he was feeling in ill
23 health and he deeded it over to me.

24 Q. And he is since deceased?

25 A. Yes.

26 Q. And, you, of course, did not pay for it;
27 it was by reason of your relationship?

28 A. Yes.

29 Q. That he made the conveyance to you?

30 A. Yes.

MR. BREWIN: Is there any question of title?



1
2 MR. CHRISTIE:, No. I will tender as Exhibit 1,
3 the Certificate of Encumbrance, showing the title to be
4 in Chisato Oye.

5 Q. Is that right? A. Yes, sir.

6 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.1)

7 MR. BREWIN: Q. It is described as being 7.5
8 acres more or less. Would that be about the fight size?

9 A. That was the first farm, I believe.
10 It should be 15 and 1/2 acres. It was bought in two
11 separate lots.

12 MR. BREWIN: Perhaps my friend would file the
13 farm appraisal report.

14 MR. CHRISTIE: I tender as Exhibit 2 the farm
15 appraisal report.

16 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO.2)

17 MR. BREWIN: Q. You have had an opportunity to
18 look over this Farm Appraisal Report?

19 A. Yes.

20 Q. And I see one item you might want to comment
21 on. It says the district is not an especially good
22 one. Have you any comment to make on that?

23 A. Simply that I do not quite agree.

24 Q. Why do you not agree?

25 A. It is situated on the main road in this
26 village and it is right next to the B.C. Electric
27 Railway, which made transporation very easy and easily
28 accessible to all the stores and so forth.

29 Q. You think it was a particularly good
30 district? A. According to everyone that I know of



1 it was supposed to be.

2 Q. I notice that there was a house on it which
3 the appraiser puts at the value of \$1,500., and he
4 says later:

5 " This is a very good house, equipped with
6 electric light, and pump, for the water supply.
7 The out buildings are poor, but for the class
8 of farming carried on they are servicable and
9 useful for some time to come."

10 Do you agree with that?

11 A. Yes, I do. I guess he means the garage
12 and the tools sheds and so on, by "the outbuildings."

13 Q. They were not of very high quality?

14 A. No. They were roughly done.

15 Q. But, they were useful to somebody carrying on
16 a farm?

17 A. Yes.

18 Q. You lived on the farm?

19 A. Yes. I have all my life.

20 Q. Apparently it was in berries, five acres of
21 loganberries, six acres of raspberries, one-quarter
22 acre blackberries, one-quarter acre of grapes and one
23 and one-quarter acres grass and two grass, weedy, no
24 crop. Would that be about its state of cultivation?

25 A. No, sir. We did not have that many loganberr-
26 ies. There is no mention made of nectar berries, but
27 it was a new wrinkle and they were very good marketing.

28 Q. Perhaps the appraiser would not know the
29 difference between loganberries and nectar berries?

30 A. Yes. He might possibly have been confused
about them.



1 Q. Are they somewhat similar?

2 A. Somewhat similar and much sweeter. The
3 loganberries tended to get diseased. That is why we
4 cut that out and started this new brand.

5 Q. I notice he says that this is a good small
6 fruit proposition. Would you agree with that?

7 A. Yes. We lived very comfortably on that
8 farm.

9 Q. Before you left in April 1942 did you make
10 a lease of this property to one Kenneth Richardson of
11 Abbotsford?

12 A. Yes. That was through the Pacific Co-operative
13 Union. All our crop was under contract to this parti-
14 cular union and in order to have the berries coming in
15 to that co-operative I believe the company had something
16 to do with our leasing it to this man.

17 Q. All your crops were sold to the Pacific
18 Co-operative Union?

19 A. Yes.

20 Q. And I presume they would have pretty complete
21 records of what your crops brought in?

22 A. Yes, under my father's name.

23 Q. And in 1942 through their intervention in
24 some way you leased the land and the crops to Mr.

25 Richardson? A. Yes. We leased the whole thing.

26 Q. And that included the house?

27 A. Yes. We were supposed to help harvest that
28 year's crop but they did not like to live with us in
29 the one house and had us evicted.

30 Q. I see that this property described all



1 together as 15 and 1/2 acres was leased to them from
2 the first of April 1942 for a period of 10 months for
3 the sum of \$2,200.? That is correct?

4 A. Yes. We did not get a cheque for it, or
5 anything like that. I do not recall receiving money
6 from them.

7 Q. Probably at that time it would have been
8 paid to the Custodian?

9 A. I think the Pacific Co-operative Union
10 was to pay the Custodian for us and then the Custodian
11 was supposed to pay us.

12 Q. This is your signature (Indicating)?

13 A. Yes, sir.

14 Q. And that is Mr. Richardson's signature
15 (Indicating)? A. Yes.

16 Q. And it scribed as being 4 acres of rasp-
17 berries, two and one-half of loganberries, five acres of
18 nectar berries, one acre of asparagus and three acres
19 of blackberries. So apparently that bears out what
20 you say about there being more nectar berries and not so
21 many loganberries?

22 A. May I say something?

23 Q. Yes? A. You stated something
24 about two acres or more of weedy and uncultivated ---

25 Q. The appraisal report says two acres weedy,
26 no crop?

27 A. Most of that was pastureland and my father
28 had planted blackberries in the pastureland and we
29 got blackberry crops from that.

30 (FARM LEASE, MARKED EXHIBIT NO.3)



1 Q. That, I suppose, is largely a question of
2 valuation of what that property is worth.

3 Is there anything else about it you would like
4 to call to the attention of the Commissioner? You
5 lived there and I suppose your father ran the farm?

6 A. Yes.

7 Q. You probably did not have too much to do with
8 that?

9 A. No, I did not; just the writing end of it.
10 He did not understand very much English.

11 Q. I do not suppose it would be any good my
12 asking you what your father paid to build the property
13 or build the house, or anything like that?

14 A. Well, it was discussed in the family and
15 from that I surmised what he paid for certain things,
16 sir.

17 Q. Yes. Do you think you could give us any
18 accurate estimate as to the house, for example? I mean,
19 there is no good of your just guessing?

20 A. No. I could not tell you exactly.

21 Q. You put a value of \$5,000. on it. What was
22 the basis of your putting that value on it?

23 A. Well, I admit I have no knowledge of real
24 estate, but prior to leaving the farm we were offered
25 \$5,000. for the said farm but my father was ill and
26 due to the fact that we had to leave the farm before
27 evacuation we went to Mission to live, you see, and
28 my father was very ill and we were not able to do
29 anything about it.

30 Q. You cannot give me any of the details of that



1 offer? A. No. I was just present there.

2 I did not know the man's name or who he was.

3 Q. Do you know anything of his title or anything
4 by which we could get him at all?

5 A. I could not tell you.

6 Q. I see. You are also making a claim in
7 respect to some personal chattels. Is that right?

8 A. Yes, sir.

9 Q. First of all, an electric pump. By the way,
10 you sent me a letter with some details. Have you a
11 copy of the letter which you sent either to me or to
12 my office? I seem to have lost the second page.

13 A. The first page. I think I have got something
14 about that. This is the rough draft which I copied
15 your letter from. I guess it would do. It is not
16 word for word.

17 Q. The first item of your claim in respect of
18 personal property, although it might be regarded as
19 real estate possibly is an electric water pump motor
20 and tank. You are claiming \$300. for that. First of
21 all, I would like to ask you was that motor detachible
22 or attached, or what? A. Well, since I wrote to
23 you I asked about that and the people told me that
24 whatever is attached to a home you cannot separate or
25 take away.

26 Q. You may have got some good advice or not on
27 that, but all I want to ask you is was in fact attached?

28 A. Yes. It was attached.

29 Q. And why did you put a value of \$300. on it?

30 A. That is just very - that is just from hear-



1 say, from my father.

2 Q. What you understand that he paid for it?

3 A. Yes; the cost of buying the motor and
4 getting it installed, the wiring, and the piping and
5 digging the extra depth in the well in order to instal
6 it.

7 Q. Do you know what type of motor it was?

8 A. I believe it was a General Electric, but I
9 am not sure. It was bought in Mission.

10 Q. How long before you left did your father buy
11 this motor?

12 A. I believe it was about a year.

13 Q. About a year or so?

14 A. Not quite a year.

15 Q. I assume that it was working all right?

16 A. Yes. It was working fine.

17 Q. And it was in fact attached I think you said
18 to the real estate?

19 A. Yes, it was.

20 Q. Maybe it will increase the value of the real
21 estate? A. Yes.

22 Q. The next item is a rather general one, dishes,
23 pictures, etc., lamp and books. Can you give us
24 any sort of detail? You are claiming \$50. for that.
25 Can you give us any sort of detail as to what was in-
26 cluded there, how you arrive at \$50.? You tried to
27 compile a list of those items for me?

28 A. Yes. Those were what we considered our
29 personal goods and seeing that we were leaving the farm
30 with the person that leased it we locked everything



1 in the closet. I left the goods with my lawyer, asking
2 him to ---

3 Q. Who is he?

4 A. I believe his name was Campbell.

5 Q. In Mission? A. Yes.

6 Q. You asked him to send the things?

7 A. Yes. I told him I would be writing the
8 Custodian after we got settled to go and get those
9 things out for us and he could forward it to us.

10 Q. Did you write to the Custodian about it?

11 A. Yes. I wrote for dishes. The second Christ-
12 mas after we were pretty well settled we needed dishes
13 and so on; we were not able to pack them; we were not
14 able to pack them because my father was ill.

15 Q. Did you ever get the dishes?

16 A. No, we did not.

17 Q. Perhaps the Custodian has something on file
18 about it. Did he say why he was not able to send you
19 the dishes?

20 A. No, I believe it was about a month or two
21 later I received a letter saying that all the things
22 I left behind were sold at an auction.

23 Q. It might perhaps save time if my friend does
24 not object if I just read out some of the items she has
25 given me to include these dishes, pictures, etc.

26 MR. CHRISTIE: That makes up the total of \$50.?

27 MR. BREWIN: Yes. Five to six miscellaneous
28 pictures, framed; miscellaneous lamps, shades, table size;
29 Japanese tea set, good quality; Japanese rice and soup
30 bowls, unused; Japanese fish plates; large platters;



1 dinner set; miscellaneous bowls, pots, pans, cups,
2 saucers, dishes and all sorts, books, mostly fiction
3 for children and adults, English and Japanese;
4 stone crocks, three to four dozen; preserving jars;
5 Japanese musical instrument somewhat like a mandolin.
6 Those are the items which you have listed under this
7 general heading as dishes, pictures, etc, lamps and
8 books?

9 A. Yes.

10 Q. How did you come to the conclusion that they
11 were worth about \$50.?

12 A. Well, I took an estimate. I knew about
13 how much they were new. Of course, some of them could
14 not be priced at all.

15 Q. And you are claiming \$30. for the one winter's
16 supply of wood. Where did you leave the wood?

17 A. It was stacked in the wood shed, in a leanto
18 by the forcing shed.

19 Q. How many cords?

20 A. I could not tell you exactly how many cords.

21 Q. Is there any way of telling us how much
22 wood there was there?

23 A. No. There was enough to last all Winter
24 long.

25 Q. Enough to last all winter long. Have you
26 any idea what that would cost if you had to buy it?

27 A. Yes. Seeing our farm was cleared we had
28 to buy all our wood from our neighbours by the tree
29 and my father used labour to cut it.

30 Q. How much would this wood which you left there



1 cost? A. About \$30. That is a low estimate.
2 We had a forcing shed to keep going, too.

3 Q. You are claiming \$100. for farm implements.
4 I have quite a long list of items. From where
5 did you get this list, from your recollection?

6 A. Yes, mostly.

7 MR. BREWIN: I wonder if we might put in this
8 list to save me reading over the details.

9 Q. That is your signature (Indicating)?

10 A. Yes.

11 Q. And under the heading "4" have you included a
12 list of the farm implements for which you are making a
13 claim? A. Yes.

14 MR. BREWIN: I might submit that was Exhibit 4.

15 THE WITNESS: Yes.

16 (LIST OF FARM IMPLEMENTS, MARKED EXHIBIT NO.4)

17 Q. You put a value of \$100. on them. Is there
18 any particular help you can give us as to why you did
19 that?

20 A. Most of the implements were quite old.
21 It was just again from hearsay how much he paid for
22 them new. Some of the things were new and others were
23 quite old.

24 Q. Did you make any deduction there when they
25 were old?

26 A. No. I just took a general estimate.

27 Q. That is all, thank you.

28 Your witness.
29
30



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated April 16, 1942. Is that your signature (Indicating)?

A. Yes, sir.

MR. CHRISTIE: I tender this J.P. Form as Exhibit 5.

(J.P. FORM, MARKED EXHIBIT NO.5)

Q. You told my friend that the consideration for the lease was \$2,200., of the property, which you leased to Mr. Richardson. Did that not include the horse and the household furniture? Mr. Richardson was to get a horse. I think that was a personal sale, though. I do not think that was included in the lease. Does it say that?

Do you know or do you not know of your own knowledge whether this sum of \$2,200. was to include the price of a horse and household furniture?

A. No. I do not think it said that in the lease I signed. I may have missed it.

MR. CHRISTIE: I am tendering as Exhibit 6 a Statutory Declaration of Kenneth Richardson. Of course, this will be subject to proof in Vancouver. He states that:

" In addition to leasing this property I purchased from the said Chisato Oye one horse and certain household furniture, etc., at a cost of three hundred (\$300.00) dollars. This was included in the rental payment of Two Thousand two hundred (\$2,200.00) dollars made by me to the said Chisato Oye."



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

(STATUTORY DECLARATION, MARKED EXHIBIT NO.6)

THE WITNESS: It does not say that in the lease, does it?

Q. I have not examined the lease.

A. I think it was a personal sale.

Q. Yes, but he said that the \$2,200. was to include that, or did include it.

I have filed that as Exhibit 6.

MR. BREWIN: I am of course objecting to this document. It contradicts the lease under seal.

MR. CHRISTIE: I am only filing it in the nature of pleadings.

MR. BREWIN: I understand that. My objection should not be taken too seriously.

MR. CHRISTIE: And I will file as Exhibit 7 the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM,
MARKED EXHIBIT NO.7)

Q. You were evacuated on the 16th April, 1942?

A. Not directly to the evacuation camp.

Q. You stayed in your own property until October 23, 1942, I understand?

A. No, sir. We had to leave that place and we worked for another person in Mission City to help harvest his crops.

Q. When you left did you leave this property in the care of Mr. MacAskill? Were your chattels left in his care?

A. No, sir. We did not leave anything - we just asked him to sort of look out for the farm, but that was not a binding agreement or anything. We were



1 just good neighbours.

2 Q. What was Mr. Campbell to do?

3 A. I believe he was a lawyer in Mission.

4 Q. Did you leave any of your property in his
5 care? A. Just a couple of keys to the closet
6 in which I had stored our personal goods that would be
7 of no value to anyone else, I thought.

8 Q. In respect of the chattels you are claiming
9 for today, were they left in the care of Mr. Campbell?

10 A. No, not actually; just the keys.

11 Q. Just the keys. Was Mr. Richardson to
12 have the use of this wood?

13 A. Yes. Well, in the summertime, the weather
14 is very mild out there and the only wood he would use
15 would be from day to day for cooking purposes. The
16 wood we generally stocked in was for the Winter time.

17 Q. In respect of this wood for which you are
18 claiming, was Mr. Richardson to have the use of any
19 of it?

20 A. I suppose he just helped himself.

21 Q. Was it all right with you for him to help
22 himself?

23 A. It had never occurred to me.

24 Q. Would you have objected to him using it?

25 A. If I had thought of it at the time I imagine
26 I would have made a personal sale to him.

27 Q. You had quite a bit of time between the
28 time you signed this declaration in April until
29 October to make some arrangement?

30 A. Pardon?



1 Q. Did you not have quite a bit of time to
2 have made some arrangement with regard to this wood
3 between April 16 and October 3, 1942?

4 A. With Mr. Richardson?

5 Q. To make some arrangement with somebody,
6 Mr. Richardson, or somebody else about this wood?

7 A. No. A lot of things happened during that
8 time. We did not part the best of friends and my
9 father was very ill and so on and we had to evacuate
10 in October, so we just left it to the Custodian to
11 look after it for us.

12 Q. What were these books which were left?

13 A. Well, they were mostly story books and so on
14 that we had collected as the years went by - school
15 books - but they were a little bit heavy for us to
16 take with us because we were limited in our baggage to
17 go to camp.

18 Q. Were they English or Japanese books?

19 A. They were a mixture, sir.

20 Q. Why did you put put these books and dishes
21 on your J.P. Form? Was there any reason?

22 A. Well, I had an idea we would be back there
23 to claim them. I did not think they would have been
24 sold or else I would have taken precautions to itemize
25 everything.

26 Q. That is all, thank you.

27 THE SUB-COMMISSIONER: Is there any real property
28 claim filed, farm land?

29 MR. CHRISTIE: There is no claim filed.
30



1 THE SUB-COMMISSIONER: All right.

2 MR. CHRISTIE: In respect of the real property,
3 Mrs. Kinoshita, I do not suppose you would know what
4 income you made from this farm? You told my friend you
5 lived comfortably but did you know the actual amount
6 of income which you received from it?

7 A. No. You see, at the time the land was
8 deeded over to me it was the winter time and our income
9 was just in the summertime of the next year and it was
10 already leased so I had no idea actually of how much
11 but you could get an over-all picture from the company
12 with which we dealt.

13 Q. I think it is a matter of appraisal, anyway.
14 That is all, thank you.

15 I will tender as Exhibit 8 the Auctioneer's
16 Sheets.

17 (AUCTIONEER'S SHEETS, MARKED EXHIBIT NO.8)

18 _____
19 RE-EXAMINATION BY MR. BREWIN:

20 Q. The J.P. Form which you filled in was on
21 the 16th of April. Where was it that you filled that
22 in? Do you remember where?

23 A. I did not recall the form. Let me see it.

24 Q. This is the document here (Indicating).

25 A. I imagine I signed this back home while I
26 was still on the property.

27 Q. I see that it is typed out. Do you know who
28 did the typing?

29 A. No, I cannot recall, sir. It has been
30 too long ago.



1 Q. I notice that in regard to the personal
2 property on the whole it is in pretty general terms?

3 A. Yes.

4 Q. It refers to household furniture, including
5 electric victrola and record case, electric pump, new
6 value \$165, chesterfield suite and so on, kitchen
7 utensils, chinaware, silverware, and so on. It is
8 pretty general language. Were you asked at the time
9 to make a detailed inventory of what you had there?

10 A. I think that was before the lease was signed
11 and after we leased the farm to this new occupant he
12 had to have certain articles in order to run the farm
13 and we made a personal sale of some of the goods
14 mentioned.

15 Q. Apparently you did refer to the dishes, I
16 gather in the form. You told him about your dishes?

17 A. Yes.

18 Q. Had you given Mr. Richardson the right to
19 use your dishes at all?

20 A. No, sir. We had them all locked up in a
21 closet. Most of them were Japanese dishes. I do not
22 imagine he could have used them, anyway.

23 Q. You put a value of \$50. on the general
24 item "dishes, pictures, lamps, books" and so on. How
25 big a proportion of that do you think would be under
26 the heading of dishes?

27 A. Well, it was a six-piece dinner set. It
28 would not be a very expensive set but generally-speaking
29 I guess we came to that conclusion.

30 Q. Generally-speaking you came to what conclusion?



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

A. About \$50., I thought.

Q. \$50., covers all of these other items.

What I have in mind is supposing for example it is held that you have a proper claim for the dishes but not for the other things what would you say the dishes were worth, taking them separately?

A. Well, it was not a whole set. Some of it was broken. We used it over a period of years. That was the only set we had and I think we paid about \$20. for it, or something like that. I could not tell you for sure.

Q. And all of these other things were there when you left?

A. Yes, sir, they were there. They were packed in boxes.

Q. They were packed in boxes?

A. And put in the closet and the closet was locked.

Q. And these other things would be in the same place, that is, the dishes and so on?

A. The picture frames and so on?

Q. Yes? A. Yes, sir.

Q. And the lamps and books were all put together with the dishes?

A. Yes. I had an idea we could ask the Custodian to send them to us after we got settled.

Q. You seem to be fairly good at estimating values, because apparently goods valued by you at \$100. were sold at public auction for \$99. Now many of us



1 could guess that closely.

2 That is all, thank you.

3

4 MR. CHRISTIE: I tender as Exhibit 9 the Real
5 Property Summary.

6 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.9)

7 I tender as Exhibit 10 the Personal Property
8 Summary and Chattels Schedule.

9 (PERSONAL PROPERTY SUMMARY AND CHATTELS SCHEDULE,
10 MARKED EXHIBIT NO.10)

11 I tender as Exhibit 11 the Notice of Assessment
12 for the year 1943.

13 (NOTICE OF ASSESSMENT, 1943, MARKED EXHIBIT
14 NO.11)

15 It is submitted, your honour, that the real
16 property was sold at its fair market value.

17 It is submitted that those articles of personal
18 property which were sold were sold at their fair market
19 value.

20 It is submitted that this electric water pump
21 was a fixture.

22 It is further submitted that the Custodian is
23 not responsible for those articles of Personal Property
24 of which he had no record and which were not sold by
25 him.

26 THE WITNESS: May I ask a question?

27 MR. BREWIN: Yes; ask us the question.

28 THE WITNESS: Very well.

29 THE SUB-COMMISSIONER: What is the assessment?

30 MR. BREWIN: The total amount on both lots is
\$2,865. The witness wishes to point out to us that



1 the assessment may have been low by reason of the fact
2 that some of the improvements were not made until
3 fairly recently, not before he made the assessment, and
4 the assessor may not have found out about that. But
5 we found as a general rule that these assessments are
6 not very heavily relied on, one way or the other.
7 That often is the fact; they do not catch up on the
8 improvements very quickly. I do not think it is necessary
9 to have any further evidence on that.

10 Q. An exhibit has been filed which is the
11 Assessment Notice for the year 1943. You were evacuated
12 as I recall it in 1942. Is that right?

13 A. Yes.

14 Q. Some of the improvements such as the electri-
15 city and so on, when were they put in? When was the
16 electricity put into the house?

17 A. I made a mistake. I thought I said 1933.
18 I did not hear you correctly. I am sorry.

19 Q. This was for 1943. A. That is why
20 I thought you said something funny. I thought you said
21 1933. I am sorry.

22 Q. Then, we need not pursue that.

23 That is all, thank you.

24
25 (PROCEEDINGS ADJOURNED SINE DIE)

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

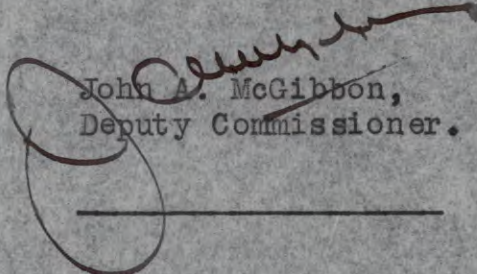
29

30 A.G. Veitch,
Official Reporter.



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30

I, John A. McGibbon, Deputy Commissioner,
appointed to hear a Commission to investigate
claims of Japanese Canadians for property loss,
do certify the foregoing is a true copy of the
evidence heard on the within claim.


John A. McGibbon,
Deputy Commissioner.

JAPANESE PROPERTY CLAIMS COMMISSION

(Before the Honourable Mr. Justice H.I. Bird, Commissioner)

Vancouver, B.C.

November 12th, 1948

Re; CLAIM OF KINOSHITA, Chisato.

10 MR. BREWIN: I have spoken to my learned friend about
this case, and the situation is this:
I have in my hand the original claim that was
prepared in Hamilton by the claimant and sworn
to on the 28th November, 1947. These original
claims were sent to the Japanese Canadian
Citizens Association. They stamped it as
having been received by them. They apparently
were of the opinion this was the copy of the
claim for the Co-operative Committee, and they
20 put it on a file and left it there until
recently the claimant asked them why the case
wasn't on the list, and they searched and
found they had never ~~sent~~ forwarded these two
claim forms.

THE COMMISSIONER: Normally the claim would have been
heard in Toronto?

MR. BREWIN: Yes, and that is what they want to have done
now.

THE COMMISSIONER: What is the nature of the claim.

MR. BREWIN: It is a claim in respect to a farm property

In Matsue Municipality , and there is also a claim for chattels.

THE COMMISSIONER: Was this farm part of the V.L.A. transaction?

MR. BREWIN: Yes. At least perhaps I shouldn't say positively.

THE COMMISSIONER: It is reasonable to assume so.

MR. BREWIN: I think so.

THE COMMISSIONER: Do you know anything about it, Mr.
10 Hunter.

MR. HUNTER: No, my lord. Mr. Brewin mentioned the case to me. I have no objection if the facts are as he states, but I think they should be supported by some affidavit evidence because it is obviously hearsay on his part.

MR. BREWIN: I wonder if I should not file the claim form?

THE COMMISSIONER: What I would prefer you to do is,
20 have the application supported by affidavit, and that will take you some time, but it can be spoken to again. On the face of it I certainly would allow this claim to be heard, and I think they ought to move quickly because I understand the Toronto Commission is likely to conclude about the first week in December.

MR. BREWIN: Does your lordship feel that an affidavit from the Japanese Association would be the best way to meet this?

THE COMMISSIONER: I think it would. So as to be sure
30 there is no misunderstanding about it, could Mr.

Discussion.

Hunter investigate the situation in the Custodian's office and perhaps send forward the file to Government counsel in Toronto?

MR. HUNTER: If we can have a copy of the claim form.

MR. BREWIN: I will give my learned friend one copy of the claim form.

10 MR. HUNTER: This is again one of these cases where it would be impossible from the claim form to draw up an analysis of the person/^{al}property claim, as it is just pictures, farm implements, etc., We would have to have more particulars before we could make an analysis.

MR. BREWIN: I will see that is done.

THE COMMISSIONER: See that the details are furnished at the same time, and perhaps if it can be done by air mail it would not be too late to get it on the Toronto list.

MR. BREWIN: I will do it that way, my lord.

20 THE COMMISSIONER: You should have a reply back within a week.

MR. BREWIN: Yes, I would think so.

THE COMMISSIONER: All right. Speak to it again.

I hereby certify the foregoing to be a true and accurate report of the said proceedings.

[Signature]
Deputy Official Stenographer

Thought it had been sent on by JCCA base no/109

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.

RECEIVED PAYMENT
ONTARIO JAPANESE CANADIAN
CITIZENS ASSOCIATION
84 GERRARD ST., EAST,
TORONTO 2, ONT.

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

(1) NAME KINOSHITA, Chisato (Nee OYE, Chisato) (RCMP) Reg. No. 12994
(Print) Surname Given Name

(2) Pre-Evacuation Address Mt. Lehman, B. C.

(3) Present Address 163 Rebecca St., Hamilton, Ontario

(4) REAL ESTATE

(a) Street Address (if any) Mt. Lehman British Columbia
City or Municipality, Province
Matsqui Municipality

(b) Legal description (lot number, block number, section number, etc.) D.L. Pt. of Block "C"
S.E. Qtr. Sec. 11, Twp. 14, Map SK 6483, 8 acres more or less; and D.L. Pt. of
Block "B" S.E. Qtr. Sec. 11, Twp. 14, Map SK 5250, 7 1/2 Acres, more or less.

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

- (i) Farm
- (ii) Residence Type of business Fruit Farm
- ~~(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 - - - - - \$2,000.00
- (ii) Buildings - - - - - \$3,000.00
- (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) - - - - - \$ 5,000.00
- (v) Amount at which Custodian sold property and credited your account - - \$ 2,104.56
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2,895.44

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
On Farm in Mt. Lehman, in sheds and basement closet.

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

(c) How stored or packed at time of evacuation Packed in boxes and locked in closet
in basement. Keys given to lawyer to hold.

(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") c/o Custodian who leased the farm.

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

1.	Electric Water Pump Motor & Tank	Estimated Value \$	300.00
2.	Dishes, pictures, etc., Lamps, Books	Estimated Value \$	50.00
3.	Wood for one winter's supply	Estimated Value \$	30.00
4.	Farm Implements etc.	Estimated Value \$	100.00
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 530.00

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) - - - - -) \$ 5,425.44

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

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

I, Shisato Kinoshita of Hamilton in the County of Westwirth of the City of Hamilton Recorder

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 Hamilton of County of Westwirth in the County of Westwirth of Hamilton this 28 day of November A.D. 1947.

Shisato Kinoshita
H. Higgins
 A Commissioner &c. and Notary Public in and for the Province of Ontario

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.

IN THE MATTER OF THE JAPANESE PROPERTY
CLAIMS COMMISSION

AND IN THE MATTER OF CHISATO KINASHITA
(Nee Chisato Oye)

AFFIDAVIT OF GEORGE TANAKA

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).

Vancouver, B. C.

10

November 19th, 1948 10.00 A.M.

IN THE MATTER OF THE CLAIM OF
CHISATO KINASHITA

PROCEEDINGS AT HEARING

20

APPEARANCES:

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

F. A. BREWIN, Esq., appearing for the Claimant.

A. WATSON, Esq., Secretary,

T. P. HORROBIN, Esq., Official Reporter.

30

MR. BREWIN: My lord, there is only one further matter; I spoke to your lordship about the late application in the claim of Chisato Kinashita, and my friend didn't seriously oppose the motion, but said we should file an affidavit, and I have an affidavit explaining the circumstances, and I think my friend is satisfied, so I won't waste your lordship's time by discussing it further.

THE COMMISSIONER: Is he the returned soldier chap?

10 MR. BREWIN: No. This was the case, my lord, I am afraid where the Japanese -Canadian Association was at fault.

THE COMMISSIONER: Oh yes, I recall it now. You are not opposing the application to have it heard now?

MR. HUNTER: No, my lord.

THE COMMISSIONER: How about the records getting to Toronto so that it can be heard there?

MR. BREWIN: Well, my friend pointed out quite correctly
20 that the chattel claim is somewhat vague, and as soon as I get back I will try and have the particulars sent out.

In the meantime my friend is proceeding to investigate the real estate claim, and I will send out to him the details of the chattels with all possible speed.

THE COMMISSIONER: As I understand it, the Toronto sub-commission will wind up in the first week of December. Is that your information, Mr.
30 Secretary?

THE SECRETARY: Yes, not later than the first week.

THE COMMISSIONER: You have not very much time, Mr. Brewin.

MR. BREWIN: No, I appreciate that.

THE SECRETARY: Have you the claim, Mr. Brewin?

MR. BREWIN: Well, I gave my friend one copy of the claim, and I have another copy.

THE COMMISSIONER: Maybe you have it, Mr. Secretary?

THE SECRETARY: I haven't it. I gave it back to Mr. Brewin.

10

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate report of the said proceedings.
J. P. Harrobin
Deputy Official Stenographer

20

30

No. 50779

Your file No. 4991

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

New Westminster, B. C.

--- minutes 10 o'clock 16th day of December, 1942.

I HEREBY CERTIFY that the following is the state of the title to -----

Two portions viz: The Easterly 7.5 acres more or less as shown outlined Red on Sketch No. 5250 and part 8 acres more or less as shown and outlined Red on Sketch No. 6483 of the South East quarter of Section 11 Township 14 Municipality of Matsqui in the District of New Westminster

viz

Registered Owner: CHISATO OYE "Reg.#12994" "A"

Register of Indefeasible Fees Folio No. 147861E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 25145

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E. S. Stokes"
Registrar.

To Office of the Custodian.

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

May 5, 1949.

E. S. Stokes

BC-389-P
BC-343-A

Farm Appraisal Report

NOV 28 1948
FILLED BY RA Chisato
File No. JL-300

Land Description ~~15.5~~ 15.5 acres of S.E. 11³ Tp. 14. Matsqui
Containing 15.5 ac Acres

Owner's Name Chisato Oye Post Office Address Mt. Lehman B.C.

Nearest Rail Point Mt. Lehman on B.C.E.R. Distance 1/4 mile

Market Town Abbotsford Distance 10 miles

Church (give denomination) United at Mt. Lehman Distance 1/2 mile

Nearest School Mt. Lehman junior 5/8 Mile High 2 miles Distance

State how property was identified: Map location,

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

Mt. Lehman road is just east 1/2 mile trail into the house is rough.

Is this district a good one? not especially.

Employment opportunity seasonal only.

Predominating Nationality and religion: mixed about here, several English families.

Describe Fencing and its condition: fenced on three sides fair. Value \$

Water supply: good well with electric pump Value \$

BUILDINGS ON FARM

4991

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 36	frame (stucco)	10	shing	5yr	cement	good	1500.00
forcing shed	30 x 38	frame	12	shing	old	none	poor	100.00
BARN garage	10 x 18	frame	9	shing	old	none	poor	20.00
BARN old shed	15 x 20	frame	8	no value				
GRANARY								

Total present day value \$ 1620.00

Total Value Buildings add to farm \$ 1200.00

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

Describe the basement and chimneys: full cement basement and brick chimney

No. rooms downstairs? 5 Upstairs? none How finished gyprock

Are buildings painted? stucco Condition of paint trim not painted.

Distance from nearest bush fifty yards.

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
15	undulating	8 to 12 in dark loam	12 clay loam	5 ac logans 6 ac raspberries 1 ac blackberries 1 ac grapes 1 1/2 ac grass 2 ac weedy no crop	\$60.00	900.00
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 \$ 900.00

Total added by buildings to value of farm \$ 1200.00

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

Total value of farm \$ 2100.00

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

The cultivated area, excepting for a small part not seeded this season is in good shape. The Japanese was still in occupation at the time of inspection.

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

This is a good small fruit proposition.

Noxious weeds: very few, a little Canada thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Matsqui Munic piltly. Taxes \$ 35.81

Date: June 15th 1942
Place: Abbotsford B7C.

I certify that the above report is based on a personal examination of the whole farm made on the 9th day of June 1942 19

Inspector's Signature

[Handwritten Signature]

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

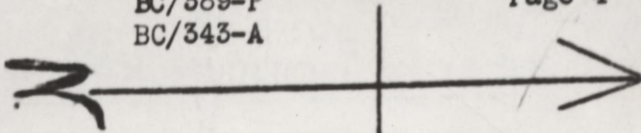
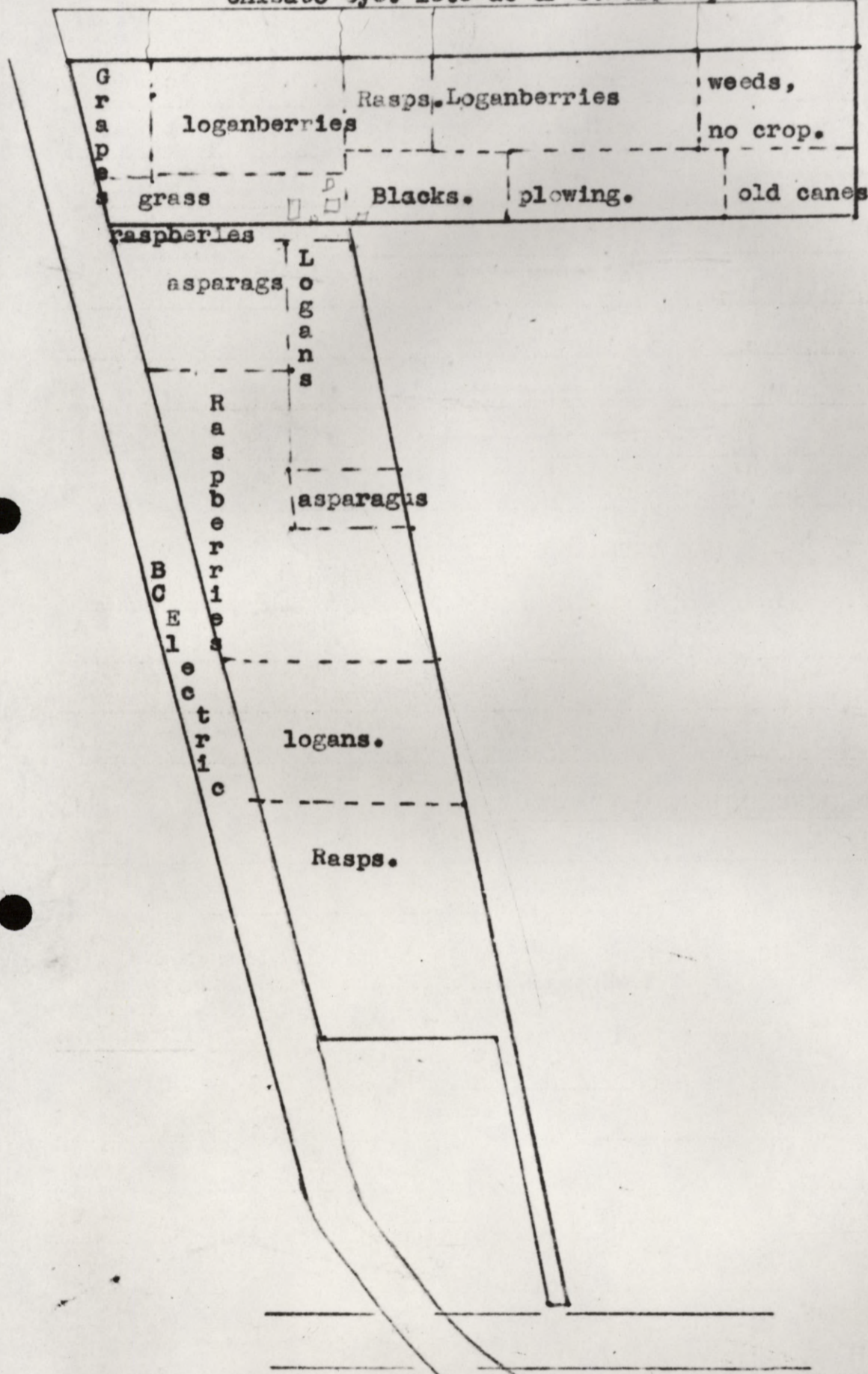


Diagram of Property

3. Chains to 1 inch.

Chisato Oye. 15.5 ac of S.E.11- Tp. 14. Matsqui B.C.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 2100.00

Date 17th June 19 42.

"I.T. BARNET"

District Superintendent.

EXHIBIT No. 1109-S

DATE NOV 29 1948

FILLED BY F.A. Brewin

FARM LEASE

THIS INDENTURE made in duplicate the 17th day of April A.D., 1948

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"
(CHI SATO)

BETWEEN:- **ASAHI OYE** of Mount Lehman
in the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

KENNETH RICHARDSON of Abbotsford
in the Province of British Columbia
Farmer
(hereinafter called the Lessee)

Of the Second Part

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 Municipality of **Matsqui** in the District of New Westminster and Province of British Columbia, more particularly described as:

Part of
East-half Block "G" of South East Section Eleven (11) Township Fourteen (14) Map 6483 containg eight (8) acres more or less AND
Part of Block "B" Sketch 5250 containing seven and one half (7½) acres more or less.

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. 1948 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 **Two thousand two hundred (\$2,200.00)** 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 Vis 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. 1948 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 raspberries

Two and one half ($2\frac{1}{2}$) acres of loganberries

Five (5) acres of nectar berries

One (1) acre of asparagus

Three (3) acres of blackberries

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
CHISATO
~~ASAJI OYE~~ and KENNETH RICHARDSON
in the presence of

Chisato Oye

M. M. Fletcher.

Kenneth Richardson

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 ^{CHISATO} ~~ASAJI OYE~~ and KENNETH RICHARDSON 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
this seventeenth day of April
A. D. 194₂

M. M. Fletcher

M. Campbell
A Commissioner for taking affidavits
within British Columbia.

DATED 17th day of April A.D. 1942

ASAJI OYE

TO

KENNETH RICHARDSON

FARM LEASE

Lessor

JAMES M. CAMPBELL
Barrister - Solicitor

MISSION CITY

B. C.

vine-maple and alder saplings, dry and ready to use, normally enough to last from about end of October until late next spring, for cooking and heating home and bunkhouses.

- 4. 2 Cultivators
- 1 Spring Harrow
- 1 Plow
- 1 Wheelbarrow
- 1 Sled
- Assorted Axes and Hatchets
 - " Hoes
 - " Rakes, Mattocks and Picks
 - " Shovels, Spades, Pivvy
 - " Blocks and Tackles and Cables
 - " Saws for felling trees, cross cut, hacksaw set. etc.
 - 1 Sledge Hammer and assorted Wedges
- Assorted Hedge Clippers and Tree Pruners
 - " Sickles for cutting asparagus, etc.
 - " Scythes for cutting hay, etc.
 - Lengths of garden hose (rubber), Watering Cans
- Assorted Burlaps Bags, Boxes and Pails for picking tree fruits
 - " Galv. Buckets and Pails for use on farm
 - 1 Plant Sprayer (Manual Pump)
- Assorted Rulers, Planers, Squares, Levels, Auger Set, Drill Set
 - Drills for Blasting purposes, 1 Vice set, and other carpenters tools
- Assorted Rasps and whetstones for sharpening all the tools & implements
- Assorted Garage and mechanical implements such as screwdrivers, grease-gun, wrenches of all kinds, oiling cans, etc.

I trust the above is the information you wish.
Thanking you again, I remain

Yours very truly
Chisato Kinoshita
(Mrs.) Chisato Kinoshita

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: OYE, Chisato

HOME ADDRESS: Mt. Lehman P.O. Mt. Lehman, B.C.

REGISTRATION NUMBER 12994 SEX: Female AGE: 21

OCCUPATION: Unemployed

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: - - -

MARRIED? No

NAME OF WIFE OR HUSBAND: - - -

ADDRESS OF WIFE OR HUSBAND: - - -

NAMES OF ANY LIVING CHILDREN: - - -

ADDRESS OF CHILDREN: - - -

AGE OF CHILDREN: - - -

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

1. LOCATION AND DESCRIPTION: Part of Block "C" SE quarter Section 11, Township 14, Sketch 6483, 8 acres.

Part of Block "B" Se quarter Section 11, Township 14, Sketch 5250, 7.5 acres. Value of both lots with improvements \$5500 - \$6000

2. BUILDINGS AND OTHER IMPROVEMENTS Stuccoed house, built in Fall 1940 completed in 1942. Has 7 rooms, all concrete basement, Gyproc Walls, Electrical wiring, running water, Central heating system, cement walks, around the house and garden. Near carlines and main road, village, etc. Value of house \$5560. Roothouse, Bunkhouse, Garage, Barn, Bathhouse with concrete floor, electric lights, running water. Tool shed, woodsheds fruit packing sheds, hen house. 1 deep well, 2 shallow wells for stock.

3. INSURANCE (Give particulars; state where policies are) \$1500 fire insurance with the North West Fire Ins. Co. through the Tanaka Ins. Agency. Policy in my father (Mr. A. Oye)'s name. Policy No. 193975, in owner's possession.

4. TAXES (Amount and where payable) \$34.99 for 1941. Payable at Matsqui Municipal Hall.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office
New Westminster, B.C., Title No. 147861E
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN raspberries, logan berries, nectar berries
asparagus and blackberries, 86 fruit trees including nut trees, 200 grape plants,
we expect to sell the crop within a week through the Pacific Co-operative Union
per Mr. Shimek.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: Myself
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture (including electric Victrola, and record case, ~~sewing machine,~~
electric water pump, new value \$165, chesterfield suite, solid oak dining room set,
9 beds with springs and mattresses, kitchen range,) kitchen utensils, chinaware,
silverware, glassware, horse harness equipped for farm work,
portable typewriter, farm implements, machinery, carpenters tools.
50 lbs. wire, 1 100-lb. scale, in the house at Mount Lehman, Matsqui Municipality.
Key will be left in care of Mr. MacAskill, Mt. Lehman.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 horse, 1 dog
1 cat, 4 hens. "K. Richardson furniture sold \$200.00 gramophone & record
cabinet, chesterfield set, 7 beds complete, Horse & harness, kitchen range,
sewing machine, one stove sold & one left in his care"

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY none

FORM "JP"

4. INSURANCE CARRIED ON
5. MORTGAGES, LIENS AND
OTHERS:
6. MONEYS OWING TO YOU
7. BONDS, DEBENTURES,
8. BANK ACCOUNTS:
9. LIFE INSURANCE:
10. INTEREST IN ANY ESTATE
11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:
2. TRADE DEBTS:

I, the undersigned, hereby certify that the above description in any protected area as set out above, excepting or other securities, if any.

I certify that the above information is true and correct in every description in any protected and indirect.

Dated this 16th day

"F. T. Williams"
Witness

FOR DEPARTMENTAL USE

Registry Office
r, B.C., Title No. 147861E

FORM "JP"

FILE No.

None
n berries, nectar berries
t trees, 200 grape plants,
acific Co-operative Union

4. INSURANCE CARRIED ON ABOVE PROPERTY:
None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS:
None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom).....
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

CH PAID: None

8. BANK ACCOUNTS:
None

at date paid) None

9. LIFE INSURANCE:
None

10. INTEREST IN ANY ESTATES OR TRUSTS:
None

clause 9

11. SAFETY DEPOSIT BOX:
None

LIABILITIES:

1. PERSONAL DEBTS:
None

OF FURNITURE, FIXTURES,
ND PERSONAL EFFECTS:
record case, sewing machine,
solid oak dining room set,
hen utensils, chinaware,
work,
ers tools.
nman, Matsqui Municipality.

2. TRADE DEBTS:
None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

AND PETS. 1 horse, 1 dog

00 gramophone & record
ness, kitchen range,

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 16th day of April 1942.

(Signature) "Chisato OYE"

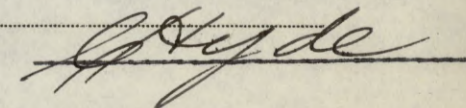
"F. T. Williams"

Witness

ING ANY INTEREST IN, OR

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

May 5, 1949.



Received 1,100.00

lease of farm actually 2000.00

\$200.00 a/c for sale of furniture

this nothing to do with the P.C.U.

6. MONIES OWING TO YOU (State if any of these debts assigned and if so, from whom)

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

8. BANK ACCOUNTS

9. LIFE INSURANCE

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOXES AND KEYS

LIABILITIES:

1. PERSONAL DEBTS

2. TRADE DEBTS

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected areas as set out above, excluding things, assets, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities, direct and indirect.

Dated this 10th day of April 1942.

(Signature) "G. J. Williams"

"G. J. Williams"

Witness

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

May 5, 1942.

EXHIBIT No. Nov 29 1948DATE.....
FILED BY K.A.Christie

IN THE MATTER OF FARM LEASE APRIL 17th 1942

Chisato Oye of Mt Lehman, B.C.
to
Kenneth Richardson of Abbotsford B.C.

STATUTORYDECLARATION

I Kenneth Richardson of Mt. Lehman, B.C. Fruit Farmer, do solemnly declare:-

That on the 17th day of Arril 1942 I leased from Chisato Oye of Mt. Lehman, B.C. part of Block "G" of South East Section (11) Township Fourteen (14) Map 6483 containg eight (8) acres more or less And part of Block ("B") Sketch 5250 containing seven and one half (7½) acres more or~~e~~ less.

In addition to leasing this property I purchased from the said Chisato Oye one horse and certain household furinture etc. at a cost of three hundred (300.00) dollars. This was included~~d~~ in the rental payment of Two Thousand two hundred (\$2,200.00) dollars made by me to the said Chisato Oye.

That at the time of entering into the said lease the said Chisato Oye represented to me that the growing crops on the said land consisted of the following:-

Four (4) acres of raspberries
Two and one half (2½) acres of LOGANBERRIES
Five (5) acres of nectar berries
One acre (1) of asparagus
Three (3) acres of blackberries

And it was on that basis that I paid the aforsaid rental of \$2,200.00

That I later found the nectar berries had been winter killed and that the blackberries~~s~~ acreage had been exaggerated as I found only one and one half (1½) acres instead of the said three (3) acres that I purchased.

That the shortage in acreage on the said lands in the various kinds of crops is as follows:-

Nectar berries	5 acres
Blackberries	1½ acres
	<hr/>
Shortage	6½ acres

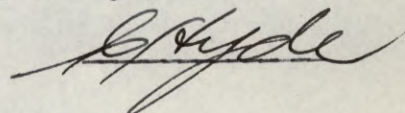
And I make this declaration believing it to be true

Signed "Ken Richardson"

Witness "illegible"

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

May 5-49



ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4991

EXHIBIT No. _____

NAME Mrs. Chisato KINOSHITA (Nee Chisato OYE)

REG. No. 12994

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>16/4/42</u>	TAKEN BY _____					
EVACUATION <u>Oct. 23/42</u>	DATE _____					
Household furniture (including electric Victrola, and record case, electric water pump, new value \$165, chesterfield suite, solid oak dining room set, 9 beds with springs and mattresses kitchen range) kitchen utensils, chinaware, silverware, glassware, horse harness equipped for farm work, portable type-writer, farm implements, machinery, carpenter tools, 50 lbs. wire, 1 100-lb scale, in the house at Mount Lehman, Matsqui Municipality. Key will be left in care of Mr. MacAskill, Mt. Lehman. The following notation appears underneath the above: "K. Richardson furniture sold \$200.00 gramophone, and record cabinet, chesterfield set, 7 beds complete, Horse and harness, kitchen range, sewing machine. One stove sold and one left in his care."		Electric Water Pump Motor and Tank	300 00		X	
		Dishes, Pictures, etc. Lamps, Books	50 00			X
		Wood for one winter's supply	30 00			
		Farm Implements, etc.	100 00	M&T 99 00		
		Total	<u>\$530 00</u>	<u>\$99 00</u>		
		Incorrect total - Should be	<u>\$480.00</u>			
		<u>Also sold at Auction</u>				
		Bedstead		1 00		
		Steel Davenport		4 00		
		Table		25		
	Big table		<u>2 00</u>			
			<u>\$7 25</u>			
		<u>Recap:</u>				
		Goods valued by Claimant at	\$300.00			were sold with Real Property as Fixtures
		Goods valued by Claimant at	\$ 80.00			were mostly not recorded at any time.
		Goods valued by Claimant at	\$100.00			were sold at Public Auction for
		Goods not claimed by Claimant	<u>\$480.00</u>			were sold at Public Auction for
						<u>\$100</u>

FILE No. 4991

EXHIBIT No. _____

EXHIBIT No. 1309-7

CASE No. I

DATE NOV 29 1948

REG. No. 12994

FILLED BY K. G. Christie

VENUE Toronto, Ontario.

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

X

Fixture

X

X

(X)

X

*

M&T 99 00

\$99 00

1 00

4 00

25

2 00

\$7 25

(X) Dishes were declared but not found. Probably used by Lessee. No record of Pictures, Lamps, books at any time.

* Miss OYE registered with the Custodian on April 16, 1942 but was not evacuated until Oct. 23, 1942. She had ample time to arrange for any wood left on her farm as she leased and sold a considerable number of articles to Mr. Kenneth Richardson, Lessee of her Real Property.

were sold with Real Property as Fixtures,
were mostly not recorded at any time. Dishes were declared but not found,

were sold at Public Auction for \$99.00.

were sold at Public Auction for \$ 7.25.

\$106.25

480
90
381

NAME OYE, Chisato (Miss)DATE Nov 29 1948FILED BY K.A.ChristieREGISTRATION NO. 12994FILE NO. 4991

The following chattels were sold by public
 auction at Abbotsford, B.C. on March 1, 1944.

Barrow	\$ 1.00
S.T. Harrow	14.00
Scuffer	12.50
S. Scuffer	4.00
S.T. Harrow	10.50
Plough	3.00
Harrow	9.00
Cultivator	9.00
Cultivator frame	1.00
Sprayer	5.25
Tools	1.10
Metre box	1.50
Tools	1.10
Tools	1.00
2 Forks	.50
Scythe	1.25
Pruner & cutter	1.35
Shovel & fork)	
Pick & shovel)	1.25
Brace bit & sickle	1.60
Tether chain	.50
Mole traps	.75
S. tree chains	.50
Bench vise	6.00
Sickle & pruners	.85
Bedstead	1.00
Steel davenport	4.00

Total	Carried forward	\$ 93.50
-------	-----------------	----------

Less Expenses:		\$
---------------------------	--	----

Net Proceeds Credited:		\$
-----------------------------------	--	----

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

NAME OYE, Chisato (Miss)

Nov 29 1948

FILED BY

REGISTRATION NO. 12994FILE NO. 4991 K.A.Christie

The following chattels were sold by public

auction at Abbotsford, B.C. on March 1, 1944.

	Brought forward	\$ 93.50
Table		.25
Big table		2.00
C. C. Saw		2.00
Platform scale		8.50

Total		<u>\$ 106.25</u>
Less Expenses:	(Auctioneer's fee: \$10.62	
	(Advertising 4.27	\$ 23.89
	(Moving: <u>9.00</u>	
Net Proceeds Credited:		<u>\$ 82.36</u>

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering List No. Abbotsford 5.

Remarks:

SUMMARY

Name: OYE, Chisato # 12994

Address: Mt. Lehman B.C.

(1) - We have today moved to auction room at Abbotsford effects as per enclosed list at a total cost of \$9.00 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at - where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ ---- for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

- Qu. tubs & pails

- 2 pruning shears

- 6 hoes

- 1 mattock

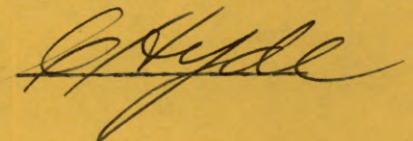
- 1 rake

The tenant gave us the following explanation:

Tenant not available for questioning.

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

May 4-49



REAL PROPERTY SUMMARY

DATE Nov 29 1948

FILED BY V.L.A. B.C. 389-P K.A.Christie

JAPANESE NAME: Chisato OYE - - Reg. No. 12994.

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: Just west of store, Mt. Lehman, B. C.

LEGAL DESCRIPTION: Two portions viz: The Easterly 7.5 acres more or less as shown outlined Red on Sketch No. 5250 and part 8 acres more or less as shown and outlined Red on Sketch No. 6483 of the South East quarter of Section 11, Township 14, Municipality of Matsqui, in the District of New Westminster.

TITLE: In the name of Chisato OYE.

ENCUMBRANCE: Vesting No. 25145 - 11th December, 1942.

ASSESSED VALUE: 1942 - 15.5 acres.
 Land \$ 465.00
 Improvements 2400.00 Total \$2865.00 Taxes \$35.99.

CLASSIFICATION: Inspector reported March 3rd, 1943, a property with 13 acres cleared and unspecified areas in raspberries, Lognaberries and fruit trees, with a 1½ storey frame house 24 x 34, 4 rooms and 3 in basement, in good condition, also rhubarb house 30 x 36, woodshed 20 x 24, garage 12 x 18, barn 20 x 36, bath house 8 x 10 and chicken house 4 x 6. Occupied at date of inspection by K. Richardson.

HISTORY OF ADMINISTRATION: The property was leased on the 17th of April, 1942, by Chisato OYE to Kenneth Richardson for a period of 10 months with an option to extend lease for 1943. The rental of \$2200.00 represented the value of the crop of 1942 and included \$300.00 for 1 horse and some furniture purchased. From this lease, made through the Pacific Co-operative Union, the return was \$719.76 paid by the Pacific Co-operative Union and credited to OYE'S account. The tenant made a claim for misrepresentation of areas in crop and in settlement of this claim \$243.60 was allowed, making the actual credit to OYE'S account \$476.16. This lease was extended by Collateral Agreement to the 30th of September 1943, by the Custodian, at a rental of \$236.00, which was allowed to The Director The Veterans' Land Act. Lease and Collateral Agreement were handed to The Director The Veterans' Land Act, 26th July, 1943.

The tenant made a claim of misrepresentation of areas in crop which he claimed was 2.40 acres less than represented and a claim of \$348.00 in respect to this diminished area, which claim was settled on a basis of 70% equal to \$243.60.

SOLD: To The Director The Veterans' Land Act for \$2062.00 as at January 1st, 1943.
 Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Chisato OYE, Sale price \$2062.00 plus proceeds of asparagus sold by the Pacific Co-operative Union \$5.93, rental received by Custodian 1943 \$476.16, insurance refund \$4.47, total \$2548.56

\$2548.56;

less taxes \$41.27, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$60.27. Net amount released \$2488.29.

PROTEST: Miss OYE filed a protest on the 30th of May, 1946, in respect to the price at which the property had been sold.

TITLE: Included in C. of T. No. 169839-E, and payment of consideration made in cheque to the Custodian dated March 9th, 1944.

OLD CØ. OF T. In the Land Registry Office.
NO. 147861-E:

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED: August 20th, 1946.

"Ian Macpherson"

IM:ML

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

May 5/49

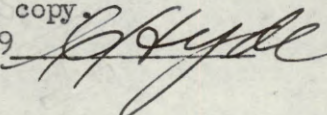


EXHIBIT No. _____
 DATE Nov. 29/48
 FILED BY K. A. Christie

PERSONAL PROPERTY SUMMARY

File No. 4991

17th September, 1946.

Re: Chisato OYE - Reg. No. 12994

CHATELS: The above Japanese registered with this office on the 16th April 1942, and declared she was leaving a quantity of household furniture and farm implements on her property at Matsqui. She was not evacuated until the 23rd October, 1942. Our fieldmen inspected the property on the 3rd March, 1943, and at that time the only chattels that could be located were those leased by her to the tenant on the property. Details of these are shown on the attached chattel schedule together with details of their liquidation by public auction on the 1st March, 1944, from which sale the net sum of \$82.36 was derived. The chattels which were included in the lease and checked by our fieldmen are well accounted for as to value.

SPECIFIED ARTICLES: The above Japanese owned a truck but this was apparently transferred to the Pacific Co-operative Union for sale prior to the Order-in-council, and she received the sum of \$775.00 for it from the Pacific Co-operative Union prior to her evacuation.

ACCOUNTS RECEIVABLE: A small credit balance amounting to \$5.93 in her account with the Pacific Co-operative was forwarded to this office to her credit on the 10th November, 1943.

When leasing her property in 1942 Miss OYE received a Pacific co-operative Union post-dated cheque for \$719.76 as part payment on the lease consideration. The collection of this cheque was negotiated by this office and was credited to her account here on the 22nd July, 1943, upon her sending the cheque to this office.

Miss OYE forwarded to this office a number of P. C. U. shares and a United Farmers share certificate. These shares were in the name of her deceased father (File 14679). The proceeds of the shares, plus interest, were credited to the Estate's account here and subsequently were forwarded to J. M. Streight, Official Administrator, and will be distributed to the beneficiaries of the Estate in due course. At that time this Japanese will receive her share.

This file reveals no other assets.

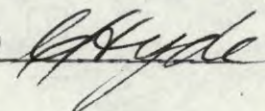
The above summary is certified to be in accordance with the information on file.

"W. E. Anderson"

WEA:HA

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

May 5/49



CHATELS SCHEDULE

File No. 4991

1309-10
EXHIBIT No. _____
DATE Nov. 29/48
FILED BY K. A. Christie

Re: OYE Chisato (Miss)
Reg. No. 12994

The the above registered Apr. 16/42.

<u>DECLARED</u>	<u>LEASED TO TENANT BY JAP</u>	<u>AUCTIONED</u>	<u>OTHER DISPOSITIONS</u>
Victrola & record case			couldn't locate
sewing machine			ditto
water pump			fixture
chesterfield			couldn't locate
dining set			" "
9 beds			" "
kitchen range		2- 1/3/44.	balance abandoned
" utensils			"
china			
silver ware			
harness		1/3/44	
glassware			
port. typewriter			" "
farm implements			
	2 Spring harrows	1/3/44	
	plough	"	
	8 hoes		2 sold grouped 6 missing
	spade		sold grouped
	2 forks	1/3/44	"
	axe		bal. missing
	8 sickles	3- 3/3/44	
	vice	1/3/44	
	scales	1/3/44	
	crowbar		sold grouped
	2 heaters		abandoned
	tubs & pails		"
	square	1/3/44	
	Hacksaw		missing
	x cut saw	1/3/44	
	chair	"	
	pick	"	
	nail clipper		
	3 cultivators	"	
	2 shovels	"	
	2 spud forks	"	
	2 manure forks		sold grouping
	2 scythes		1 " 1 missing
	2 shears long	"	missing
	2 shears short		
	pievey		sold grouping
	sprayer	"	
	Hammer		"
	3 planes		"
	4 blocks		"
	rake		missing
	mattock		"
	wheelbarrow	"	"
	3 augers		sold grouped

DATE..... Nov. 29/48

FILED BY

K.A.Christie

- 2 -

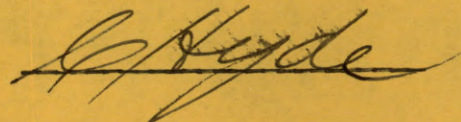
DECLAREDLEASED TO TENANTAUCTIONEDOTHER DISPOSITIONS

April 20/44.

Request for small shipment of few hand garden tools & some dishes but tools had been sold and dishes could not be located.

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

May 5, 1949.



THE CORPORATION OF THE
DISTRICT OF MATSQUI
BRITISH COLUMBIA

File # 4991
Reg. 12994

Assessments of Land and Improvements for the Year 1943

Mr. Chisato Oye
Mt. Lehman,
B.C.

EXHIBIT No. 1309-11
DATE NOV 29 1942
FILLED BY K. O. Brinkie

Dated at the Office of the Municipal Assessor,

DECEMBER 1st, 1942

Municipal Hall, Mt. Lehman, B.C.

TAKE NOTICE that the undermentioned property has been assessed as follows:

DESCRIPTION OF PROPERTY							ASSESSED VALUE		VALUE OF IMPROVEMENTS	TOTAL VALUE OF LANDS AND IMPROVEMENTS	
D.L.	LOTS	BLOCK	DTR.	SEC.	TWP.	MAP	ACRES	WILD LAND	IMPROVED LAND		
PT.	"C"		SE	11	14	sk 6483	8-		240 ⁰⁰	600 ⁰⁰	840 ⁰⁰
-	"B"		-	-	-	sk 5250	7 ⁵		225 ⁰⁰	1800 ⁰⁰	2025 ⁰⁰
									465.00	2400.00	2865.00

APPEALS TO COURT OF REVISION UNDER SECTION 234, MUNICIPAL ACT

(1). If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

2. The Municipal Council may, by its clerk, solicitor or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint and either confirm the assessment or direct the alteration thereof.

3. Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

4. Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the same improvements in and according to the revised assessment roll for the year immediately preceding.

IF SUCH NOTICE OF APPEAL IS NOT SENT TO ME WITHIN THE TIME HEREIN LIMITED, THEN THE ASSESSMENT AS GIVEN ABOVE WILL STAND, AND YOU WILL HAVE NO FURTHER RIGHT TO APPEAL.

The first Annual Meeting of the Court of Revision, will be held on Monday, the 8th day of February, 1943, at 10 a.m. in the Municipal Hall, Mt. Lehman, B.C.
MUNICIPAL HALL, MT. LEHMAN, B.C. CARL W. GUSTAFSON, Municipal Assessor