

<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	
					1558.00		827.18				74.17
											827.18
<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 Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATELS</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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
172.41	79.75	23.92	46.25%	951.28	439.96	35.00	4.20		468.08		
TOTAL RECOMMENDATION									1369.43		
1370.49											

CASE NO: 260.

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B. C.,

March 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

KUNIKAZU SHINOHARA.

PROCEEDINGS AT HEARING.

Mrs.M. Shinohara,
In Chief.
Discussion.

(MRS.) MACHI SHINOHARA, a witness called on behalf of the claimant, being first duly sworn, testified through the Interpreter as follows:

MR. McMASTER: This is No. 25 on the list, my lord.

In this case, my lord, the claimant himself is ill and the wife is appearing to give evidence. With regard to the claim ~~for~~ on the face, the real property, the actual credit to the Custodian, I believe, should be \$1558.00 on the sale of the land, which will make the claim \$2442.00. The total of the chattel claim on the back, eliminating from the list that is attached the last two items, electric water pump and water pipes and plumbing, which are admitted to be fixtures, is \$1256.10.

THE COMMISSIONER: You are eliminating those?

MR. McMASTER: Yes, my lord, for which hereceived \$114.75, making the net claim \$1141.35 on personal property.

20 DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, I understand that your husband is sick and unable to attend? A: Yes, he has been sick for a long time.

Q And he has asked you to come and give evidence on his behalf? A: Yes.

Q Did you instruct Mr. Leki to draw this statement with regard to your real property?

A Yes.

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

30 A Yes.

Mrs. M. Shinohara,
In Chief.

Q And did you consult with your husband before giving this information to Mr. Leckie?

A Yes.

MR. McMASTER: I would ask to file that statement as Exhibit 1, my lord, with respect to the real property.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. McMASTER: On behalf of my learned friend I would file the farm appraisal report by the Soldier Settlement Board, my lord.

10 (APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. McMASTER: I might refer to Exhibit 1, and the Reporter doesn't need to take this down. (Reading). I have already pointed out in the statement the claimant makes that some of those buildings were new. (Reading).

Q Witness, did you instruct Mr. Leckie to prepare this statement with regard to your personal chattels?

A Yes.

Q Would you be good enough to sign it, please? Are the contents of that statement true to the best of your knowledge and recollection?

20

A Yes.

MR. McMASTER: I will file that as the next exhibit, my lord.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. McMASTER: Have you a claims analysis you want filed, Mr. Hunter?

MR. HUNTER: Yes.

MR. McMASTER: I file the Custodian's claims analysis on behalf of my learned friend as the next exhibit, my lord.

30

Mrs. M. Shinohara,
In Chief.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 4).

MR. McMASTER: My lord, I might say with respect to Exhibit 3 that it refers to a lease attached thereto. Actually it is the same lease as is attached to the claim, with the two items off that I have referred to. I don't think there is any necessity to file another lease.

THE COMMISSIONER: No, quite right.

MR. McMASTER: Exhibit 3 states that all the goods were
10 left on the farm property which had been rented to Leonard and Joseph Regenwetter. Under the lease they were to have the use of all farm machinery and of all household furniture and fittings.

THE COMMISSIONER: Was the tenancy created by this claimant?

MR. McMASTER: By this woman's husband, I believe, my
lord, yes. I have a copy of the lease but I don't think there is any advantage in filing it. It is dated April 4th, 1942, and is signed by the claimant,
20 and she states in fixing values depreciation has been allowed for. Your witness.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property was sold for its fair market value. Regarding the personal property, my lord, reference is made to Exhibit 4, the analysis of personal property claim. If your Lordship will observe, you will see that there are a large number of items unsold, and it can be
30 seen that most of the items unsold are the type of

Mrs. M. Shinohara,
Cross-Exam.

things for which very little market value, if any, could have been obtained, and hardly would have justified the cost of transportation; things like
s strawberry crates, jam crates, berry trays, wooden barrels, and so on, and I submit, my lord, most of those items weren't worth the cost of transportation and selling.

THE COMMISSIONER: I notice there is a heater, an electric iron, silverware, glassware, and kitchen glass.

10 MR. HUNTER: Yes, my lord. They have been used for a long time by the tenant. It must be there.

THE COMMISSIONER: When did the sale take place?

MR. HUNTER: The auctions, my lord, were held on April 19th, 1944, May 31st, 1944, and July 3rd, 1946. You will also notice in the same exhibit, my lord, that quite a few things were abandoned as having no value whatsoever.

CROSS-EXAMINATION BY MR. HUNTER:

20 Q Do you know whose signature that is (producing)?

A Yes, my husband's, Shinohara.

MR. HUNTER: My lord, pencilled in this J.P. form inside it says, "All rented to Mr. Regenwetter, copy of complete inventory in the above's possession", and again on the front it says in pencil, "Mr. J. Regenwetter, copy of lease sent to the office." I intended to ask the claimant about that but he isn't here. However, I presume that information must have been given by him.

30 MR. McMASTER: It doesn't appear to be inconsistent with

Mrs. M. Shinohara,
Cross-Exam.

the statement that is made, my lord.

THE COMMISSIONER: No, it is in accordance with the terms of the lease.

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

MR. HUNTER: There is an inventory here, my lord, signed by Regenwetter and he states, "The above articles were left in my care by the owner and I will be responsible for their safekeeping".

MR. McMASTER: What date?

10 MR. HUNTER: It is undated. I did wish to ask the claimant more particulars about this. It struck me that it might be for a very long period of time, anyway, that these were definitely under the custody, control or management of Regenwetter and I presume that is almost admitted by the terms of the lease.

THE COMMISSIONER: Can you ascertain from this witness how long the lease remained in operation?

MR. McMASTER: My lord, perhaps I should have referred to that portion of the lease. The term of the lease
20 is expressed to be for a period during the duration of the war now existing between Canada and Japan, such term to commence on the 4th day of April, 1942. I might say, my lord, perhaps I may be forced to rely on a case that was decided during the war that such a term voids the lease, but at the moment those are the terms of the lease.

THE COMMISSIONER: You might ask the witness if she knows how long Regenwetter remained in possession.

MR. HUNTER: Q: Mrs. Shinohara, do you know how long
30 your tenant, Mr. Regenwetter, remained in possession

Mrs. M. Shinohara,
Cross-Exam.

of the premises? A: He occupied the place for a month before we left. She doesn't know how long the occupancy lasted. In fact, she doesn't know whether he is still there yet or not.

MR. HUNTER: I think, my lord, we will have to get some more information on it because the question might come up as to when he left, if he did leave, and if he did leave how soon after we seized these articles.

10 THE COMMISSIONER: That is something you can adduce evidence on later.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: That completes your cross-examination, Mr. Hunter?

MR. HUNTER: Yes, my lord.

MR. McMASTER: My lord, I would ask my friend if he could advise me at the time this property was sold to the Soldier Settlement Board whether any inventory was taken?

20 MR. HUNTER: I couldn't tell you.

MR. McMASTER: I would ask my friend if at the time that the property was sold to the Soldiers Settlement Board whether any arrangements were made for a portion of the rental to be paid to the claimant, or to the Custodian on behalf of the claimant for the use of the chattels and furniture.

MR. HUNTER: As far as I know, no, my lord, but I can't state definitely.

30 MR. McMASTER: I would ask my friend if he can advise us now or later whether any arrangements were made

Mrs. M. Shinohara,
Discussion.

with the Soldier Settlement Board that the Soldier Settlement Board would be responsible for these chattels.

MR. HUNTER: I think I can definitely say that is so. That was the policy of the office. I have correspondence of a general nature, anyway, that can be adduced to show that the Soldiers Settlement Board definitely undertook to look after chattels which were subject to lease on properties which they purchased.

10

THE COMMISSIONER: That can all be brought up when the Government puts in its defence. There is no re-examination?

MR. McMASTER: No, my lord.

THE COMMISSIONER: Thank you, Mrs. Shinohara, that is all we require of you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

20

T. P. Horrobin
"T.P. HORROBIN"
Official Reporter.

30

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

6908
J. Zentler

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

(1) NAME MR. SHINOHARA KUNIKAZU (RCMP) Reg. No. 08154
(Print) Surname Given Name

(2) Pre-Evacuation Address 397 SANDALL RD., R.R.#4, NEW WESTMINSTER, B.C.

(3) Present Address P.O. BOX 534, GREENWOOD, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 397 SANDALL RD., R.R.#4, NEW WESTMINSTER, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) LOT No. 2 BLOCK "B"
OF THE EAST (60) ACRE PORTION OF THE SOUTH EAST
QUARTER OF SEC (31) TOWNSHIP (2) MAP (4017)
DISTRICT, NEW WESTMINSTER, B.C.

NOTIFIED

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

- (i) Farm
- (ii) Residence Type of business STRAWBERRY 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 - - - - - \$ 2500.-
- (ii) Buildings - - - - - \$ 1500.-
- (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) - - - - - \$ 4,000.-
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1,558.88
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2,441.12

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation SURREY -
397 SANDALL RD., R.R.#4, NEW WESTMINSTER, B.C.

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

(c) How stored or packed at time of evacuation STORED THE PROPERTY LEFT
IN A ROOM ABOUT 10 X 12 (IN LOOSE)

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

MR. LEONARD AND MR. JOSEPH REGENWETTER
(CUSTODIAN CARE)

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

1.		Estimated Value \$	
2.	AS ATTACHED SHEET.	Estimated Value \$	
3.		Estimated Value \$	
4.		Estimated Value \$	
5.		Estimated Value \$	125610
6.		Estimated Value \$	11475
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	114135

TOTAL CLAIM FOR PROPERTY LOSS \$ 1,446.61

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) - - - - - \$ 3874.73

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no YES
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

GREENWOOD, NELSON IF NECESSARY.

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)
Province of B. C.)
TO WIT:)

I, Kunikazu Shinohara of the City of Greenwood 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 Greenwood in the Province of B. C. this 20th day of November A.D. 1947.

Kunikazu Shinohara
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.

Notary Public in & for the Province of British Columbia, Canada

LIST OF GOODS.

1. BED-SET	(5)	\$75.00
2. DRESSER	(3)	25.00
3. BUREAU	(1)	30.00
4. KITCHEN RANGE	(2)	110.00
5. HEATER	(3)	36.00
6. TABLES	(3)	25.00
7. KITCHEN-CHAIRS	(12)	15.00
8. COUCH	(3)	40.00
9. DINING SETS		41.50
10. ELECTRIC IRON		9.50
11. KITCHENWARES		81.00
12. CHINAWARES		56.00
13. SILVERWARES		9.80
14. GLASSWARES		4.50
15. KITCHEN KNIFE	(4)	5.00
16. ALARM CLOCK	(2)	3.50
17. CHIME CLOCK	(2)	39.00
18. TRUNK	(1)	17.50
19. PICTURE FRAMES	(12)	23.00
20. FLOWER POTS	(4)	3.00
21. WINDOW BLINDS	(10)	9.00
22. WINDOW CURTAINS	(10)	21.00
23. CUSHIONS	(18)	6.30
24. LINOLEUM		40.00
25. PORTABLE CLOSET		5.50
26. BOOK STAND	(4)	3.00
27. WRITING DESK		7.50
28. GRAMAPHONE and Records		39.50
29. LAMP STAND		7.00
30. BUNKHOUSE BEDDINGS		25.00
31. PRESERVES		10.00
32. WOODEN BARRELS		6.00
33. BICYCLE	(1)	20.00
34. BERRY TRAYS	(250)	62.50
35. JAM CRATES	(600)	150.00
36. STRAWBERRY CRATES	(10)	2.50
37. MATTICKS	(3)	5.25
38. PICKS	(4)	8.00
39. SHOVELS	(5)	6.25
40. HOES	(20)	25.00
41. AXES	(5)	12.50
42. HAYFORKS	(2)	3.50
43. SLEDGE HAMMER	(2)	4.50
44. WEDGE	(4)	5.00
45. CROWBAR	(3)	6.00
46. CHAIN and CINCH		15.00
47. CULTIVATOR		17.50
48. CROSSCUT SAWS	(2)	28.00
49. WHEELBARROW		2.25
50. PUSH CART with TIRES		14.00
51. MACHINERY TOOLS		30.00
52. CARPENTER TOOLS		7.75
53. LAUNDRY TUBS, etc.		7.00
54. ELECTRIC WATER PUMP		160.00
55. WATER PIPES and PLUMBING		25.00
		1256.10

Kunikazu Shinohara
(Claimant's Name)

REAL ESTATE
(Farm Land)

-08154-
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price
Uncleared about 4ac	15 acres +/-	1940	Mr Shimano	\$2000
Cultivated not planted nil				
Cultivated and not in crop about 11ac				
List Crops				
straws - 6 1/2 ac				
rhubarb - 1 1/2 ac				
black currants - 1/2 ac				
beans 1 1/2 ac				
potatoes 1/2 ac				
Total 11.1 ac (approx)				

EXHIBIT No. 260/1
DATE 3/3/48
FILED BY McMaster

Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
9ac cleared 6ac un "	House, barn shed + one packing house	\$4000.00 (land + buildings)

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

- | Description | When Made | Cost |
|--|-----------|------|
| ① Cleared about 2 ac and put in 600' of ditching (west cedar) in Fall of 1940 - son's + own labour - | | |
| ② Improved house - installed electricity, built extra brick chimney; built water pump + piping from well - cost approx \$850 to \$875.00 | Fall 1940 | |
| ③ Built bridge - cost approx \$25.00 | | |
| ④ Built wire fence - cost approx \$50.00 | | |

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
1 -	Bath house	14x10 (7' high)	Frame	Fall 1940		cost for labour (hired) and materials		approx	\$150.00
2 -	Packing house	12x9	"	"	"	"	"	"	\$100.00

(House, barn, shed & another packing house were on the land when purchased)
{ For improvements to house, see under head of "Improvements" (above)
Comments re Appraisal - The appraiser failed to place any value on the buildings outside of the house. As to the house, the improvements made in 1940 cost, alone, substantially more than his very low value of \$700.00. The house was in good condition and the barn, shed & packing house (on property when bought) were quite serviceable. The bath house and shed (built Fall 1940) were in good condition. The 11 ac (approx) cleared was in A1 cultivation, planted and excellent crop growing soil. I disagree with the land and other values given and consider them much below fair market value.
new roads were built during the 2 years after buying and a new school was erected close at hand and the locality (generally) was improved. Considering these factors, the improvements made to the property, the large acreage cleared and in excellent cultivation and crop, I believe the fair market value would be at least \$4000.00 when sold by the Custodian to the Director under the Veterans' Land Act, as of 1 Jan 1943 -

MISHINOHARA
SIGNATURE

BC-569-P

EXHIBIT No. 260/24
DATE 3/3/48
FILED BY hunter

Farm Appraisal Report

File No. JL 483

Land Description Lot 2, Blk. "B" of the east 60 ac. ptn. of SE 1/4 Sec. 31,
Tp. 2, Map 4017.
(397 Sandell Road) Containing 14.97 Acres

Owner's Name SHINOHARA, Kunikazu Post Office Address R.R. 4, New Westminster, B.C.

Nearest Rail Point Kennedy, B.C.E.Rly. Distance 1 1/2 miles

Market Town New Westminster Distance 6 miles.

Church (give denomination) Newton Presbyterian Distance 3 miles

Nearest School Queen Elizabeth and Simon Cunningham Distance 1 1/2 miles

State how property was identified: By survey post, map and roads.

Roads: State whether property has access to main road, the kind of road and its condition.
397 Sandell Road, on corner of Kennedy Road, gravel, good, 1 mile from highway.

Is this district a good one? Not a good farming district but there are some good small farms in vicinity.

Employment opportunity Seasonal on farms. Industries located along the Fraser river almost six miles distant.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing except some barbed wire along east side - poor. Value \$

Water supply: Water from well, pumped by electricity, also pressure tank. Several wells which apparently do not go dry. Value \$

BUILDINGS ON FARM

6908

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 32	frame	9'	shgl.	15	cedar posts	fair	} 700.00
	10 x 24	"						
	6 x 24							
BARN	x							
Shack	14 x 28	"	12'	shgl.	30	blocks	poor	-
BARN	x							
Shed	16 x 18	posts & shks.	7'	shk.	old	posts	"	-
GRANARY	10 x 14							
	x							
Bath hse.	10 x 12	frame	7'	shk.	10	"	"	-
	x							
	x							
Two packing sheds of little value.								

Electricity in house.

Total present day value \$ 700.00

Total Value Buildings add to farm \$ 700.00

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

Describe the basement and chimneys: No basement, brick chimney from ground.

No. rooms downstairs? 6 Upstairs? unfin. How finished V-joint.

Are buildings painted? Dwelling only Condition of paint Poor.

Distance from nearest bush No bush near.

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
10.7	level	good sdy.lm. 8"-24"	sand & some hardpan	mainly straws - good	75.00	802.50
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
4.27	level and undulating	sdylm. 8"-24"	sand & some hardpan	clearing of brush & stumps - this second growth has been partly cleared.	75.00	20.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 887.90

Total added by buildings to value of farm \$ 700.00

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

Total value of farm \$ 1587.90

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 In good state of cultivation. Has been well farmed and fertilized with chicken manure. Strawberries good. Rented to L. & J. Reganwetter for 2/3 crop after all expenses have been paid - 2/3 to tenants, 1/3 to Jap.

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

Noxious weeds: Some thistles - weed situation comparatively good.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
 Taxes \$45.19.
 Surrey Municipality.

Date: July 7, 1942.
 Place: New Westminster, B.C.

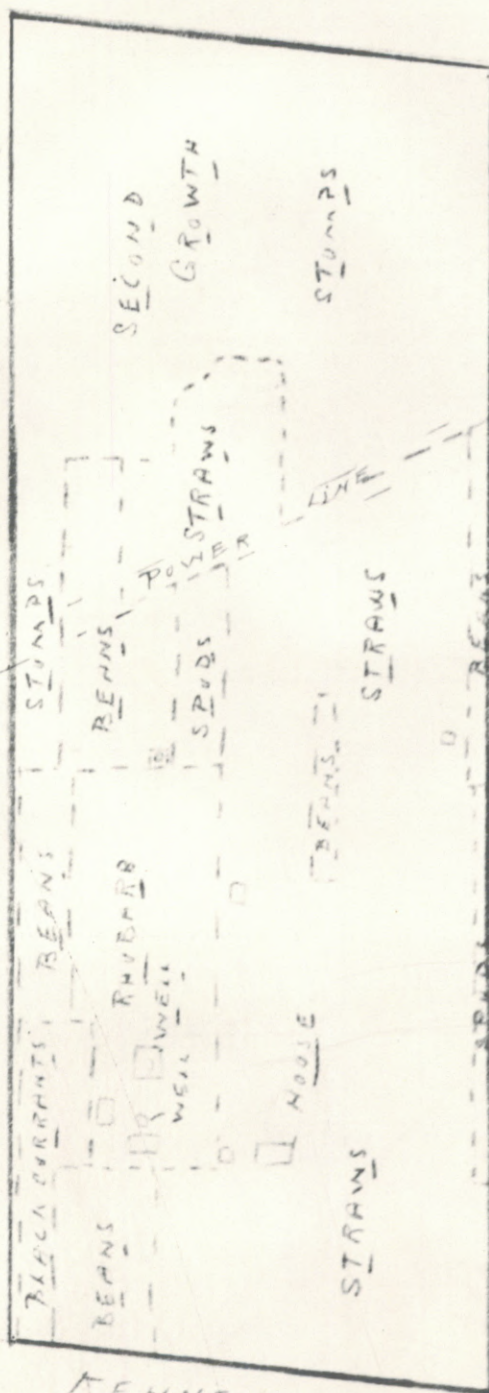
I certify that the above report is based on a personal examination of the whole farm made on the 3rd day of July, 1942.

Inspector's Signature "R.W. BROWN"

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

Diagram of Property

SCALE 3CH=1



SANDEIK ROAD

KIT 2 BUCKS EAST GORE PORTION 9 SE 1/4 Sec 31 1/2

MAP 1019 - 10/19/42

R.W. BROWN

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

value is \$.....1600.00.

Date 13th July, 1942.

"I. T. BARNET"
District Superintendent.

#34

Kunikazu Shinohara
(Claimant's Name)

EXHIBIT No. 260/3
DATE 3/3/48
FILED BY McMaster

PERSONAL CHATTELS

Shinohara 09154
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
- See list attached hereto for all articles (4 values) which are the subject of claim - total -					<u>1256.¹⁰</u>

Description of Storage of Goods: all of the goods were left on the farm property, which had been rented to Leonard & Joseph Regeneretter. Under the lease, they were to have the use of all farm machinery and of all household furniture and fittings.

General Statement as to Chattels not Described above:

n/a —

Additional Comments, if any: In assigning values, depreciation has been allowed in such case for used articles, taking into consideration their condition at the time of evacuation. Used and new articles have been valued at cost prices.

M. SHINOHARA
SIGNATURE

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6908

EXHIBIT No. _____

NAME Mr. Kunikazu SHINOHARA

REG. No. 08154

DATE
DECLARATION April 29/42. TAKEN BY S.C. Carlsen
EVACUATION May 17/42. DATE September 1942.

DETAILS OF CLAIM

SALES

SOLD WITH REAL PROP.

DECL. NOT FOUND

AUCTION

TENDER &c

EXHIBIT NO. 260/4
3/13/48
DATE FILED BY Hunter

INVENTORY	DETAILS OF CLAIM	SALES	SOLD WITH REAL PROP.	DECL. NOT FOUND
1 Electric Water Pump	6 Beds complete	1. Bed-Set (5) \$75.00	F	
Furniture	7 mattresses	2. Dresser (3) 25.00	F	
Farming Equipment	Linoleum on floors	3. Bureau 30.00		
Berry Crates	400' lumber	4. Kitchen Range (2) 110.00		F
Straw	2 home made tables	5. Heater (3) 36.00		F
1 Stove (heater)	2 cross cut saws	6. Tables (3) 25.00	F	
2 Kitchen Stoves	2 peaveys	7. Kitchen Chairs (12) 15.00	F	
Kitchen Utensils	1 spade	8. Couch (3) 40.00	F	
	1 Auger	9. Dining Sets 41.50	F	
	3 Picks	10. Electric Iron 9.50		
	1 Mattock	11. Kitchen Wares 81.00	K	
	1 Sledge Hammer	12. Chinawares 56.00		
	1 Cupboard	13. Silverwares 9.80		
	1 portable gramophone records	14. Glasswares 4.50		
	1 fibre wardrobe	15. Kitchen Knives (4) 5.00		
	1 Mantel Clock	16. Alarm Clock (2) 3.50		
	1-8 gal. crock	17. Chime Clock (2) 39.00	F	
	2 cartons clothes	18. Trunk 17.50		
	2 cartons misc.	19. Picture Frames (12) 23.00		
	1 fish pole	20. Flower Pots (4) 3.00		
	1 box clothes	21. Window Blinds (10) 9.00		
	1 sheet galv. iron	22. Window Curtains (10) 21.00		
	5 cartons books	23. Cushions (18) 6.30		
	1 box bottles	24. Linoleum 40.00		
	1 box utensils	25. Portable Closet 5.50	F	
	1 wash stand	26. Book Stand (4) 3.00		
	2 dish pans	27. Writing Desk 7.50	F	
	1-6 gal. crock	28. Gramophone & Records 39.50	Misc.	
	2-4 gal. crocks	29. Lamp Stand 7.00		
	2 Heaters	30. Bunkhouse beddings 25.00		
	1 guitar & case	31. Preserves 10.00		
	2 wooden boxes sealed	32. Wooden Barrels 6.00		
	1 carton Xmas decorations.	33. Bicycles 20.00		17 00
	1 lunch kit	34. Berry Trays (250) 62.50		
	1 iron pot	35. Jap. Crates (600) 150.00		
	3 wooden pails	36. Strawberry Crates (10) 2.50		
	6 cans dishes etc.	37. Mattocks (3) 5.25		
	1 tin rice	38. Picks (4) 8.00		
	1 motorcycle wheel & tire complete	39. Shovels (5) 6.25		
	1 gas stove	40. Hoes (20) 25.00		
	1 jap tub misc.	41. Axes (5) 12.50		
	2 Boxes books etc.	42. Hay Forks (2) 3.50		
	1 can dishes	43. Sledge Hammer (2) 4.50		
	2 frying pans etc.	44. Wedge (4) 5.00		
	1 davenport	45. Crow Bar (3) 6.00		
	1 gramophone	46. Chain & Cinch 15.00		
	1 desk	47. Cultivator 17.50		
	11 kitchen chairs	48. Cross-Cut Saws (2) 28.00	*T	
	1 dining table	49. Wheelbarrow 2.25		
	6 dining chairs	50. Push Cart with Tires 14.00		
	1 dining room sideboard	51. Machinery Tools 30.00		
	1 range	52. Carpenter Tools 7.75		
	1 kitchen table	53. Laundry Tubs etc. 7.00		
	1 settee	54. Electric Water Pump 160.00		
	1 kitchen cupboard	55. Water Pipes and Plumbing 25.00		
	3 small tables			
	1 radio stand			
	1 dresser			
	1 book stand			
	1 chest drawers			
	1 floor map			
	1 floor brush			
	1-5gal. crock			
	1 iron pot			
	1 cultivator			
	1 range			
	3 Tables			

RECAP:

Bicycle	\$ 17 00	
Kitchenware	17 00	
Furniture	33 25	35 00
Tools	6 25	
Miscellaneous	6 25	
Total	\$ 79 75	35 00

- Total \$ 114.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6908

EXHIBIT No.

NAME Mr. Kunikazu SHINOHARA

REG. No. 08154

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION April 29/42 EVACUATION May 17/42	TAKEN BY S. C. Carlsen DATE September 1942.					
See Page 1	1-1 gal. oil can 1-1 gal. crock jug 1 bicycle about 500 Jam Crates 30' rubber hose 2 chairs 1 bedstead 1 cupboard 2 forks 1 pick 4 shovels 1 bent shovel 1 mattock 1 bamboo rake 7 jap tubs 1 Beatty pump & tank 1 Wash tub 5 old beds & mattresses 1-5 gal. oil can 1 Jap Tub 1 lantern 1 chair 2 tables 1 wheelbarrow 1 scythe with broken blade 2 potatoe diggers 1-2 wheel cart	See Page 1				

DATE 3/3/48
FILED BY

Surrey B. C.
OFFICE OF THE CUSTODIAN

Hunter
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: SHINOHARA Kunikazu
HOME ADDRESS: 397 Sandall Rd., New Westminster, B.C.
REGISTRATION NUMBER 08154 SEX: Male AGE: 52
OCCUPATION: Farmer

(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: Self
MARRIED? Yes
NAME OF WIFE OR HUSBAND: Machi
ADDRESS OF WIFE OR HUSBAND: 397 Sandall Rd., New Westminster, B.C.
NAMES OF ANY LIVING CHILDREN: Yukio (M) Masuye (F) Tsugio (M)
Chiyeko (F) Morio (M)

ADDRESS OF CHILDREN: All children living on Sandall Rd., except Yukio--Camp Lempriere
AGE OF CHILDREN: 28, 26, 23, 13, 11.

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

1. LOCATION AND DESCRIPTION: Municipality of Surrey B.C. "1497"
Lot 2, Block "B" of the East 60 acre portion of the S.E. 1/4 of Section 31, Township 2, Map 4017. District of New Westminster
Title No. 139151-E.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling house 5 rooms. 1 Wood house, 1 Bunk House, 3 Packing Houses.

3. INSURANCE (Give particulars; state where policies are) Dale and Co. \$1000.00
Policy No. 201504. Premium \$18.00. Policy in declarants possession.

4. TAXES (Amount and where payable) Taxes \$46.00 payable Municipality of Surrey

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owners at present
Leased but name and address of person unknown.
"Mr. J. Regenwetter, copy of lease sent to the office."

8. J. Lane

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in declarants possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none.

9. IF FARM LAND STATE CROPS SOWN Strawberries, Black Currents,
Rhubarb, Fruit Trees. "Crop sold to L. & J. Regenwether, R.R. 4,
N.W.

as for agreement for 1/3 of nett returns. Leased to Mr. J. Regenwether."

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2

2. LANDLORD'S NAME AND ADDRESS: none

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: none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1 Electric Water Pump, Furniture, Farming Equipment,

Berry Grates, Straw, 1 stove (heater) 2 Kitchen Stoves,

Kitchen Utensils. All to be left in house at 397 Sandall Rd.,
New Westminster, B.C.

*All rented to Mr. Regenwether, copy of complete inventory in the above's possession"

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

3 Dogs, 2 Cats to be left.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None

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) \$120.00 War Savings Certificates, In declarants possession.

8. BANK ACCOUNTS: Bank of Commerce, New Westminster, B.C. Account No.--13503

9. LIFE INSURANCE: Prudential Life Insurance Co. \$500.00 Beneficiary Wife Machi. Policy No. M-4856996. Policy in declarants possession.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

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.

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 29th day of April 1942

(Signature) "K. Shinohara

"T.P. Williams."
Witness

FOR DEPARTMENTAL USE mal

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

DATE: April 20, 1948

B. T. Lause