Name of Claimant HOYANO, Yone Case 361

Custodian File 7353

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
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	
					3569.00						5814.00

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
			46%	557.00	256.22			256.22

TOTAL RECOMMENDATION	6070.22

1540

CASE NO: 361.

JAPANESE PROPERTY CLAIMS COMMISSION

Nelson, B. C.,

March 8th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) YONE HOYANO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 361.

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).

10 Nelson, B. C.,

March 8th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) YONE HOYANO

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

30

MR. FISHER: This is No. 22 on the list, my lord.

THE COMMISSIONER: The number we just disposed of was No. 21 on the list, was it not?

MR. FISHER: That is correct, my lord. We have disposed of 21 and we are now dealing with 22.

THE COMMISSIONER: And No. 23 was withdrawn?

(MRS.) YONE HOYANO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

10 MR. FISHER: My lord, I make application to amend the claim. There is a small correction on the first page. The amount received which the Custodian has been credited with there should be $3,569.00 even. In other words, sixty cents should come off the end of it, leaving total at the foot of the page at $7,071.00.

On the list of personal property claimed as it was attached -- per the attached list, it is changed to $2,722.50.

20 THE COMMISSIONER: That is in lieu of $4,312.50, is it?

MR. FISHER: That is correct, my lord, and when added to the revised total on the other side it brings the net total claim to $9,793.50.

DIRECT EXAMINATION BY MR. FISHER:

Q Mrs. Hoyano, you remember being interviewed by Mr. Leckie and having him take particulars of your claim with regard to your farm property with the greenhouse on it?

30 A Yes.

Q And the information that you gave him that he put down on that sheet is true to the best of your information and belief?

A Yes.

Q Will you have her sign her name, please? Sign it at the foot there, if you would. I file that as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

THE COMMISSIONER: Do I understand that this real property is registered in the claimant's name alone? The husband has no interest in the real property, is that the situation?

MR. FISHER: I will have to ask my learned friend for the certificate of encumbrance, if he has it.

MR. HUNTER: It is registered in her name alone, my lord.

THE COMMISSIONER: Then she is making the claim for the chattel property as for her husband?

MR. FISHER: Yes, and herself , because it includes household things.

THE COMMISSIONER: Very good.

MR. FISHER: Q: Now, Mrs. Hoyano, you remember likewise seeing Mr. Leckie and giving him certain information with regard to farm equipment?

A Yes.

Q And alist was prepared and typed out of the farm equipment and attached to the claim?

A Yes.

Q And likewise a list of the household goods?

A Yes.

Q And they are true to the best of your information and belief? A: Yes.

MR. FISHER: I would ask you to sign that, if you would, and I will file that, my lord, as Exhibit 2.

(STATEMENTS MARKED EXHIBIT NO. 2).

MR. FISHER: My lord, I would ask my learned friend to produce the assessment notice and I will file it on his behalf. According to my information, the land was valued in 1942 at $800.00 and the improvements $4800.00, making a total of $5600.00. Do you agree, Mr. Hunter?

MR. HUNTER: That is correct, for 1943.

MR. FISHER: And the Soldier Settlement Board appraisal as Exhibit 3, my lord.

(APPRAISAL MARKED EXHIBIT NO. 3).

MR. FISHER: I would draw your Lordship's attention particularly to the valuations in the first instance. It is, I believe, valued at $3569.00, and then when Mr. Barnet went out to make a further report for the Board, he put a valuation of $5000.00 on it, at the end of it, and despite that it was sold to the Director for $3635.00. The claimant has also stated in her report or form that has been filed, Exhibit 1, my lord, that the appraiser missed out one greenhouse, and they are quite substantial structures, most of them being 18 x 110 feet, and they are all piped and equipped with the proper heating. The appraiser concedes it is a very well arranged place and very modernly equipped as a series of greenhouses.

I also draw your Lordship's attention to the fact that she feels that the market value or reasonable market value is $10,500.00 to $11,000.00.

Now, dealing with the chattels which are dealt with in Exhibit 2, and the list attached, I would ask if my learned friend has anything further to produce other than the analysis sheet. There is very little disposition, if any, shown on the analysis sheet.

10 MR. HUNTER: I have a submission to make yet.

MR. FISHER: You have no documents to file? No correspondence with respect to it?

THE COMMISSIONER: What is this?

MR. FISHER: I was just ascertaining that he had no correspondence or anything to file in connection with it.

THE COMMISSIONER: To explain the analysis?

MR. FISHER: That is correct, my lord. There is little, if any, explanation as to what happened to those articles. Have you your copy, Mr. Hunter, for

20 filing purposes of the analysis? I would ask to file it on behalf of my learned friend as Exhibit 4.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. FISHER: That is all, my lord. Your witness, Mr. Hunter.

THE COMMISSIONER: Is that your case, Mr. Fisher?

MR. FISHER: Yes, my lord.

THE COMMISSIONER: Yes, Mr. Hunter.

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

30 is submitted that most of the personal property

was sold by Mr. Hoyano and Mrs. Hoyano prior to their evacuation, including articles for which they are now making claim.

THE COMMISSIONER: When do you suggest these sales were made? Prior to evacuation?

MR. HUNTER: Prior, my lord. It is further submitted that following Exhibit 4, the analysis, that the items shown for which there is no record at any time were undeclared and not found and that certain items there, I don't think they are being claimed for now, or are they still being claimed for -- the ones we are alleging to be fixtures?

MR. FISHER: I would point out Mr. Leckie has been very careful to omit in the preparation of this claim anything that was in the nature of a fixture at all in the proper operation of the greenhouse.

THE COMMISSIONER: I see.

MR. HUNTER: It is submitted further that the Ford truck was undeclared and it was never found.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mrs. Hoyano, all these items which you have claimed in the inventory attached to the personal property statement, were they all on the property when you left? A: Yes.

Q And none of these were ever sold by you?

A No, I didn't sell them.

Q Did you sell anything before you left?

A No, I sold nothing before I left.

Q Do you know whether your husband sold anything before

he left? A: No.

THE COMMISSIONER: You might bring out, Mr. Hunter, whether this woman was on the property after the husband was evacuated. In other words, what were the respective dates of evacuation?

MR. HUNTER: Q: What were the dates when your husband and yourself were evacuated?

A My husband was evacuated in July of 1942.

Q And you were evacuated the 4th of September, is that

10 right? A: Yes.

Q And you never sold anything to the Rihhmond Growers Company, Limited, before you left?

A No.

Q And do you know whether your husband sold anything to them before he left? A: No.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Now, Mr. Hunter, I would like to be sure that this witness understands the questions that Crown counsel has put to her regarding the

20 sale of property. As I understand Government counsel's questions, they are directed to this; that there were sales by this woman or her husband, either to the Richmond Growers or to other people, and presumably the Government proposes to adduce proof of the fact that such sales were made. Will you translate that statement to her and get her answer as to what she knows about the situation?

MR. HANDFORD: Is that interpretation satisfactory?

THE COMMISSIONER: Q: Well, you get the answer as

30 she gives it to you. I am going to take it again

with the other Interpreter. What is her answer? She appreciates that situation? Does she desire to change the evidence she has previously given?

A She said we sold one horse prior to evacuation, but she doesn't remember that they sold anything else. I don't remember that we sold anything else.

THE COMMISSIONER: Mr. Fisher, this is rather a serious matter and I want to be very sure that this witness understands. I would like a declaration from you that your assistants are satisfied with the interpretation.

MR. FISHER: I think they are pretty well satisfied. They would like to ask her one further question.

THE COMMISSIONER: You are free to put a question through your own interpreter, if you desire to.

MR. FISHER: You might put the question in English -- the question you are going to ask her.

MR. HOMMA: I would like to ask whether she really understands what the interpreter told her because I have a doubt that maybe she doesn't understand the importance of the question.

THE COMMISSIONER: All right, you may put that question to her.

(Mr. Homma to the witness).

MR. HOMMA: She is satisfied with that answer, that she has no recollection of any sale.

THE COMMISSIONER: Very well. I do not want to be met later on, Mr. Fisher, with the suggestion that the witness could not understand the question because this cross-examination involves a very

serious charge.

MR. FISHER: I quite understand tthat.

THE COMMISSIONER: Have you anything else in re-examination?

MR. FISHER: I have nothing further.

MR. HUNTER: I wonder if we could clear up the question of the vehicle. We have no knowledge of it and whether she knows anything about it.

THE COMMISSIONER: The truck?

10 MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Would you like me to put it, or do you wish to?

MR. HUNTER: Perhaps your Lordship might.

THE COMMISSDNER: Q: Mrs. Hoyano, im your claim you refer to a Ford model truck which you value at $300.00.

MR. FISHER: My copy of Exhibit 1 is $250.00, my lord, or it would be Exhibit 2.

THE COMMISSIONER: Perhaps you have changed it from

20 the claim form.

Q All right, $250.00. Where was that truck whem you were evacuated from the farm?

A It was behind the chicken house on the farm.

Q Had it been in use up until the time your husband left? A: Yes.

Q Why was it not turned in to the Mounted Police?

A I wasn't aware that it had to be turned in, so it was just left there.

THE COMMISSIONER: All right. Do you want to pursue it

30 any further, Mr. Hunter?

MR. HUNTER: What was her answer? I am sorry.

THE COMMISSIONER: She was not aware that it had to be turned into the Mounted Police and it was left there when she was evacuated.

MR. HUNTER: I wonder whether it was licensed, my lord.

THE COMMISSIONER: Q: Had you taken out a licence for the truck for the year 1942?

A No. We only used to use it within the farm and run it around on the farm, so there was no licence for 1942.

THE COMMISSIONER: All right, thank you. I think it is desirable that the husband should be called also.

MR. FISHER: Yes, I will call him, my lord.

TOYOZO HOYANO, a witness called on behalf of the claimant, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. FISHER:

Q Mr. Hoyano, I produce to you Exhibit 2, which is the list prepared by Mr. Ledde for your wife, including a list of chattels and farm equipment?

A Yes.

Q You are familiar with this list and claim that has been made for your wife? A: Yes.

Q Before you left the farm, did you dispose of any of those goods, either by sale or by giving them away? A: No. I sold nothing except a horse. That was livestock. I sold it to the man who was looking after it.

Q All of these goods that are on these two lists that you have been shown of chattels and farm

equipment and household equipment, they were all there when you left and you made no disposition of them? A: Yes, they were all there when I left.

Q And you are not claiming for any things you gave away or sold? A: No. I didn't sell anything, and I am not claiming for anything that was sold or given away.

MR. FISHER: Your witness, Mr. Hunter.

10 MR. HUNTER: Q: You didn't sell anything but a horse, is that correct? A: No.

MR. HUNTER: That is all.

THE COMMISSIONER: Mr. Hunter, have you the J.P. form in this instance?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Was it declared in detail?

MR. FISHER: No, only in lump. It appears in the analysis ofpersonal property claim, my lord. It is pretty well listed as farm equipment and garden tools and

20 carpenter tools, in theleft hand column. It isn't very detailed.

MR. HUNTER: It was made the 1st of May, 1942, my lord, the J.P. form.

THE COMMISSIONER: Yes, that answers my question, thank you.

Q Now, Mr. Hoyano, Government counsel, by his questions, suggests that you did make sales or otherwise dispose of some of your property before you were evacuated. I want to be sure that you understand

30 the position that the Government is now taking in

regard to your case. You are satisfied with the interpretation? All right, thank you.

MR. HUNTER: My lord, the reason I have raised this point is, and I think it is only fair to my learned friend that he should know, is by being very suspicious of the complete absence of sales, in this case. We recently investigated and were advised by the Richmond Growers Limited that a large number of things were sold to them by these people, and we intend to call a witness from the Richmond Growers Company Limited to prove that, and I think it is only fair at this point that my learned friend should realize that these witnesses have, according to the information we received, sworn to something that is not true.

THE COMMISSIONER: I sensed that from your cross-examination. That is why I was being particularly careful to ensure that the witnesses understood the questions that were being put to them . I think Mr. Fisher appreciates that.

MR. FISHER: Yes, I agree it is put fairly.

THE COMMISSIONER: The issue is clear-cut.

MR. FISHER: There is this further comment, my lord. You will notice the inventory taken by the Department some six months after these people had left there is full and detailed and no disposition by the Department is shown.

MR. HUNTER: The person who purchased this property was the tenant.

MR. FISHER: If that is so, then on his analysis sheet

I submit he should show that this was disposed of to the tenant.

THE COMMISSIONER: That is an argument that can be presented later. All I wish to be sure of now is there is no misunderstanding.

MR. HUNTER: My lord, we never obtained that information until the end of February. That is why it wasn't shown on the analysis. The analysis was drawn long before that, in fact Mr. MacPherson brought it up with him after the file had already come. They only recently obtained that information.

THE COMMISSIONER: The issue is clear-cut. Obviously someone is wrong. All I want to be sure of is that the testimony of these witnesses is clearly understood and I think that is disposed of now.

MR. FISHER: I want to make one further comment, my lord. It does seem to me if there are any other documents -- I don't know what the fruit growers have -- if they have any documents signed by these people, it seems to me they should have been confronted to-day with these documents.

THE COMMISSIONER: Well I presume that the Government will produce all documents they are aware of now. Is that the situation, Mr. Hunter?

MR. HUNTER: I don't know what type of documents my friend is referring to. We have no documents.

MR. FISHER: It is possible the growers have some document of some kind such as a bill of sale or something of that nature.

MR. HUNTER: They have advised us they have it, and they

are getting it for us. We haven't it yet. This isn't the time for our defence.

THE COMMISSIONER: The position your friend takes now is if such documents are in existence, the witnesses should be faced with them. I think the point is well taken, if they can be faced with them now.

MR. HUNTER: All I have, my lord, is a letter from the Richmond Growers dated the 24th of February, 1948, in which they say, "We believe we still have the vouchers for the above purchases, but it will take some time for us to dig them out of our storage room. We hope this information will be of assistance to you."

THE COMMISSIONER: I think that is as far as we can go now, Mr. Fisher.

MR. FISHER: If my learned friend will give me notice when he gets those?

THE COMMISSIONER: Probably you would like to have your own interpreter translate that letter to the claimant and his wife, because I do not want there to be any misunderstanding here. That is why I have been meticulously careful to ensure they did understand it. I will give you a recess of five minutes now and you can have your assistants translate that document to them.

(PROCEEDINGS RESUMED AFTER SHORT RECESS)

MR. FISHER: My lord, before we leave this Hoyano case, I would like to ask Mrs. Hoyano one or two questions in connection with this Growers' matter.

THE COMMISSIONER: Very well.

(MRS) YONE HOYANO, resumed the stand, testified further as follows:

MR. FISHER: Would you tell her she is still under oath to tell the truth? My lord, it is possible this is a question my learned friend should put from the information he has, but I will put the question.

RE-DIRECT EXAMINATION BY MR. FISHER:

Q Did you receive $800.00 from the Richmond Growers who took over your farm?

10 A Yes.

Q What was it for? A: It was for that year's crop.

Q Did it include payment for anything else?

A No.

Q Now in 1944 you were notified that your farm had been sold to the Director of Lands Settlement? Did you write any letter at that time?

A No, I didn't receive a letter.

20 Q You got a letter notifying you, didn't you, that your property had been sold?

A I don't remember.

Q Didn't they send you a notice of some kind telling you your farm and greenhouses had been sold?

A There was a letter. We received a letter from the Custodian.

Q Now after you got that, did you write and ask them anything about your equipment and your chattels?

A Yes, we wrote inquiring about the chattels.

30 THE COMMISSIONER: You better have that letter identified,

Mr. Fisher.

MR. FISHER: Q: Did you write or did your husband write?

A I had my child write it.

MR. FISHER: My lord, in my learned friend's file there appears to be a reference to a letter of November 2nd, 1947, that he hasn't got. Apparently it is on the master file. He hasn't the other letter here.

MR. HUNTER: Well, my lord, we didn't consider it relevant. If it is relevant, I don't see why she can't produce it. She got the letter.

MR. FISHER: Really I want to bring out the contents of the letter that they wrote.

THE COMMISSIONER: You have her testimony that she received a letter from the Custodian advising of the sale of the farm. Now is that the letter that you had?

MR. FISHER: Yes.

THE COMMISSIONER: Why not have it identified?

MR. FISHER: Yes, I put that in as Exhibit 5.

THE COMMISSIONER: What is the date of the letter?

MR. FISHER: May 30th, 1944.

(LETTER MARKED EXHIBIT NO. 5).

MR. HUNTER: Excuse me, my lord, but this has no particular relevance, as I see it. What would be interesting is a letter the daughter wrote. Surely she can tell us what was in it and we will produce it later.

THE COMMISSIONER: You are free at any time to ask for the contents of it. You haven't it now.

MR. FISHER: Q: What did you tell your daughter to say

in that letter about the chattels and equipment?

A I had my daughter write a letter stating that "As you have sold the house and property, could you let us know what has happened with regard to the goods and chattels?"

MR. FISHER: That is all I wish to bring out, my lord.

THE COMMISSIONER: Any cross-examination, Mr. Hunter?

MR. FISHER: Just one other item; this is another question my learned friend might ask.

10 Q The Growers are supposed to have sent you $200.00 or paid you or your husband $200.00 for some equipment. Did you receive $200.00?

A I received no cash after being evacuated.

MR. HUNTER: Q: Did she receive a cheque?

A No, neither cash nor cheque. I received no money after being evacuated from Richmond Growers.

MR. FISHER: Q: Did you receive $200.00 from them at any time? A: I don't remember such a thing.

20 THE COMMISSIONER: Q: Just put it to her that she would remember if she got $200.00.

A No, I received no such money.

MR. FISHER: That is all, my lord.

THE COMMISSIONER: Any cross-examination, Mr. Hunter?

MR. HUNTER: In view of the great argument centering around this information, I wonder whether your Lordship wishes to receive this letter for information, to be proven later.

THE COMMISSIONER: I think it might be as well to

30 have it.

MR. HUNTER: This is a letter dated the 24th of February, 1948, from Richmond GrowersCompany Limited to the Custodian. It says, "Attention of Mr. Brown" (Reading).

THE COMMISSIONER: Now that letter is received solely for the purpose of information and not in proof of the facts it contains.

MR. FISHER: That is satisfactory.

MR. HUNTER: Now I forgot to have a photograph identified.

10 I would like to have it identified at this time.

Q What is that a photograph of?

A That is a picture of my house.

MR. HUNTER: This is a photograph of Mrs. Hoyano's house taken February 23rd, 1943.

(LETTER MARKED EXHIBIT NO. 6).

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

THE COMMISSIONER: Is that everything, Mr. Hunter?

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Thank you, Mrs. Hoyano.

20 (Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

30

Case 261

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

7353 Thur Nelson

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

(1) NAME HOYANO (Print) Surname YONE Given Name (RCMP) Reg. No. 14327

(2) Pre-Evacuation Address POWERLE. RD., PT. HAMMOND, B.C.

(3) Present Address SLOCAN, B.C.

(4) REAL ESTATE

(a) Street Address (if any) MAPLE RIDGE City or Municipality, BC. Province

(b) Legal description (lot number, block number, section number, etc.) Lot 3 of the easterly portion of the lot 241 Group 1. Map 1758 in the district of New Westminster.

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

(i) Farm
(ii) Residence ✓ Type of business MIXED FARMING
(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 - - - - - - - - - - - - - - - - $ 2000.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 8640.00
(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) - $ 10640.00
(v) Amount at which Custodian sold property and credited your account - - $ 3569.60
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 7070.40

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation
left as it was.

(over)

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

Richmond Growers Co. Ltd.,
Vancouver, B.C.

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

1. see list attached — Estimated Value $ 4312.50
2. — Estimated Value $
3. — Estimated Value $ 2722.50
4. — Estimated Value $
5. — Estimated Value $
6. — Estimated Value $
7. — Estimated Value $
8. — Estimated Value $
9. — Estimated Value $
10. — Estimated Value $ 2722.50

TOTAL CLAIM FOR PROPERTY LOSS $ 4312.50

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

Total. 9793.50

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 11382.90

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

New Denver

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

I, Yone Hoyano of the City of Slocan 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 Slocan in the Province of British Columbia this 29th day of November A.D. 1947.

Yone Hoyano

Howard Parker
A ~~Commissioner, &c.~~ Notary Public in & for the Province of British Columbia

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.

PERSONAL PROPERTIES

Name of Article	Quan.	Value pr.	Total
		$	$
Hoe	5	6.00	
Shovel	4	5.00	
Rake Manure	5	7.50	
Garden Rake	1	1.00	
Cutter Mattock	5	8.00	
Fork	3	5.00	
Axe Double Blade	3	6.00	
Axe Single Blade	2	4.00	
Pee Pee	1	2.00	
Saw	6	60.00	
Wedge	4	6.00	
Wedge Hammer	2	5.00	
Nail Hammer	6	7.00	
Hand Saw	3	9.00	
Nail Bar(Goose neck Claw Bars)	1	1.00	
Wheel barrow	2	20.00	
Rick Shaw	1	20.00	
Ford Model Truck	1	300.00	
Plow	1		
Cultivator	1		
Harrow	1	=== 80.00	
Harness	1		
Hand Cultivator	2		
Netting Wire	500	25.00	
Water Can (Large and small)	20	20.00	
Brooder Stove (Large)	2	70.00	
Brooder Stove (Small)	1	10.00	
Pipe 2"	500'	200.00	
Pipe 1½"	1000'	300.00	
Pipe ½"	50'	6.00	
Elbow, Bushing, Cupling, Union, Valve		100.00	
Rubber Hose ¾" 50'	7	56.00	
Rubber Hose ½" 50'	3	15.00	
Nozzles	5	3.00	
36" Wrench	1	10.00	
26" Wrench	2	8.00	
Chain Wrench	2	20.00	
	Sub Total		

PERSONAL PROPERTIES

Name of Article	Quan.	Value pr. $	Total $
Wrench Sets	1	2.00	
Dies 2"	1	20.00	
Vice 2½"	1	10.00	
Machine Vice	1	10.00	
Chemometor	5	5.00	
Manilla Rope (Bundles)	2	6.00	
¾" Rope	100'	2.00	
Pruning Scissors	4	6.00	
Cable Wire (Large)	50'	5.00	
Paint	10g.	50.00	
Cable Wire (Small)	100'	7.00	
Glass (in cases)	15	112.00	
Lumber	700'	15.00	
Lumber No.1 clear 2"x2" 10 ft.	60'	15.00	
3x Shingles	5000'	10.00	
Bailer (Large) 4' x 12'		500.00	
Bailer (Small) 4' x 6'		100.00	
Spray Pump	1	35.00	
Motor Pumper(Electric ¾ h.p.) Home water system	1	290.00	
Motor Pumper(Electric ¼ h.p.) Home water system	1	170.00	
Spray Pumper Motor	1	70.00	
Electric Motor	1	25.00	
Grindstone in Motor	1	35.00	
Double Block	2 pr.	20.00	
Bicycle	1	45.00	
Bath Tub	1	20.00	
Vaccum Cleaner	1	70.00	
Men Suits	2	30.00	
Comforter	2	20.00	
Matress	5	35.00	
Bed	5	60.00	
Sofa Chesterfield	1	45.00	
Tablecloth	12	25.00	
Bed Spread	2	10.00	
Window Curtain	10	15.00	
	Sub Total		

PERSONAL PROPERTIES

Name of Article	Quan.	Value pr. St. $	Total forwarded $
Carpet		60.00	
Phonograph Player, Radio, Record.		80.00	
Bureau	1	30.00	
Chair	10	20.00	
Round Table Dining , Square Table	2	50.00	
Cup and Saucer	2 doz.	6.00	
Tea Sets, Tumblers and other dishes Knives, Forks, Spoons Cooking Knife Japanese Lunchbox, Tea Tray, Dishes and bowls		113.00	
Ware Ever Aluminum (Sets)		35.00	
Pots and Pans, Steel Rice Pots		6.00	
Water Pail	5	7.00	
Gallon Barrel , Bottles(asst's size and amts(		5.00	
Soya Sauce	4g.	7.00	
Barrel	6	6.00	
Plates	3 doz.	15.00	
Rice Bowls	3 doz.	10.00	
Souvenirs(frames and photos) etc		70.00	
Books		40.00	
Heater	1	15.00	
Cook Stove	1	75.00	
Gas Stove	1	25.00	
Japanese Steam Inhaler	1	5.00	
Wood	10 cd.	60.00	
Jack	2	6.00	
Grass Scythes	6	6.00	
Grindstone	2	10.00	
Sport Mask and Pad (Kendo)	6	60.00	
Flower Pots	4000	200.00	
	Total		$4312.50

Yone. Hoyano

Mone Hayano
(Claimant's Name)

REAL ESTATE
(Farm Land)

-141321-
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared about 2 3/4 ac					all uncleared (bush land)	none	$ 10500.00 to 11000.00 land and improvements
Cultivated not planted about 1 1/2 ac	4 3/4 ac	Sep 1918	J Hayano	$2000.00			
Cultivated and ~~not~~ in crop about 1 1/2 ac							

List Crops
strawbs 1 ac
raspb 1/2 ac
new strawbs 1 ac
garden - 1 ac
Total 4 1/2 ac

EXHIBIT No. 361-1
DATE 8 mar 1948
FILED BY a-Fisher

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

	Description	When Made	Cost
(1)	cleared approx 6 ac - over a period of years after purchase - labour of husband		
(2)	Built about 500' ditching and tile (cedar covers)		
(3)	Dug 14' well and cribbed with cement - installed electric pump at house and electric pump at creek with piping to greenhouses - work done 1939 + 1942 - hired labour + bought materials		$450.00 approx

BUILDINGS

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

For buildings erected see reverse of page —

Comments re appraisers report - The appraiser underestimated the acreage cleared. There was approximately 6 ac cleared (including the land occupied by the buildings) of which about 4½ ac was in crop. The appraiser has missed one hen house, one brooder house, one packing shed, one greenhouse and the woodshed + feed house. In my opinion the appraiser has very much underestimated the value of the land and the value of the buildings which he lists - and also the total value of the premises as a completely equipped and highly successful specialized greenhouse business. I disagree that the garage and one of the hen houses were in poor condition. They were in fair condition and quite serviceable. The land was well cultivated and the soil excellent for fruit growing. The greenhouses and other plant were well constructed. A complete hot water system (central boiler room) heats the greenhouses and the best of boiler equipment and piping was installed. Iron pipe was laid for irrigation of the whole acreage. This holding is conveniently located close to Richmond and Harry Berries were marketed at Mission Co-Operative and greenhouse products mostly at Vancouver. I believe that the fair market value of this property at the time of sale by the Custodian would be at least 10500.00 to 11000.00

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

M Hayano
SIGNATURE

P.T.O.

Buildings erected after purchase

Type –	Size –	Finish	Built	(appx) cost – labour + materials
House – 1½ story 5 rooms (down) 1 unfinished attic room	30×36	Frame built on posts – shingle roof – V joint (papered) inside – kitchen painted – fir + hemlock floors	1918 – addition 1928 " 1931	$2000.00
1 chicken house – 20×12		Frame on cedar posts –	1928 – 1933 –	$1000.00
2 " " & 20×12		" " " "	1934	
& 16×18		" " " "	1935	
4 brooder houses (2) – 14×12		Frame on sills	1933	$200.00
1 – 14×16		" " posts	1929	
1 – 10×16		" " posts	1939	
2 Packing sheds – 20×25 =		Frame on cedar posts	1920	150.00
18×22 –		" " " "	1938	
Garage — 12×16		" " " "	– 1936	50.00
Boiler house 16×28 –		Frame on posts – covered – (ship lap) – alled iron roof – boiler on cement foundation (sills) – hot water boiler + piping + insulation	– 1938 –	1000.00
Feed house — 12×16 –		Frame (ship lap) on posts —	1928 —	50.00
Woodshed 14×20 –		" " " "	1930 —	50.00
5 greenhouses	40×104 –	all special wood 2×3, slit for glass roof + sides – all on cement foundations – all completely piped throughout for hot water heating from boiler room and with piping connected with electric water pumping system –	1938	6500.00
	40×106		– 1938	
	18×106		– 1940	
	18×110		– 1941	
	18×110		– 1941	
				$11000.00 Total (appx) Cost

Yone Hayano
(Claimant's Name)

EXHIBIT No. 361-2
DATE 8 Mar 1948
FILED BY a. Fisher

PERSONAL CHATTELS

14325
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Ford truck 1/2 ton -	1939	used	$350.00	good	$250.00
2 Brooder stoves	1930	new	$90.00	"	45.00
1 Motor spray pump	1940	new	about 100.00	"	76.00
1 Vacuum cleaner	1940	new	$70.00	"	50.00
1 Sofa (chesterfield)	1940	new	50.00	"	35.00
1 coal stove	1932	new	75.00	"	40.00

Description of Storage of Goods: The household goods were placed in my rooms in my farmhouse, Powerle Road, Pt Hammond. BC. The house was locked. The farm and greenhouse equipment, tools etc were left in the various farm buildings —

General Statement as to Chattels not Described above: The above listed articles and are other chattels for which I am claiming - and estimated values for same are set out in list attached —

Additional Comments, if any: In estimating values I have allowed for depreciation on each item, bearing into consideration their use and condition at the time of my evacuation. New (unused) items are estimated at cost price

Y. Hayano
SIGNATURE

Mr. Toyozo and Mrs. Yone HOYANO (#14326 & #14327) Page 1

omit.

Quan.	LIST OF CHATTELS, EQUIPMENT, ETC.	Estimated Values
		$
5	Hoes	6.00
4	Shovels	5.00
5	Manure Rake	7.50
1	Garden Rake	1.00
5	Cutter "Mattack"	8.00
3	Forks	5.00
3	Axe	6.00
2	Axe	4.00
1	Peavy	2.00
6	Buck Saws (quite new)	60.00
4	Wedge	6.00
2	Wedge Hammer	5.00
6	Carpenter Hammer	7.00
3	Hand saws	9.00
1	Goose neck Claw bars	1.00
2	Wheelbarrow	12.00
1	Rick Shaw	15.00
1	Truck (Ford model)	250.00
1	Plough (horse)	
1	Cultivator	
1	Harrow	80.00
1	Harness	
2	Hand cultivator	
500 ft.	Nitting Wire	25.00
20	Water Can (chicken) Large & small	20.00
2	Brooder Stove Large	45.00
1	" " Small	10.00
2	Jack	6.00
6	Grass Scythe	6.00
2	Grindstone	10.00
10 cord	Wood	50.00
4,000	Flower pots	200.00
500'	Pipe 2"	200.00
1,000'	" 1½"	300.00
50'	" ½"	6.00
	Elbow	
	Bushing	
	Coupling	100.00
	Union	
	Valves	
7	Rubber Hose 3/4" 50 ft. (unused)	56.00
3	" " 1/2" 50 ft. (")	15.00
5	Nozzle	3.00
1	Wrench 36"	10.00
2	" 26"	8.00
2	Chain Wrench	20.00
1	Set (wrench)	2.00
1	Dies 2"	20.00
1	Vice 2½"	10.00
5	Thermometer	5.00
2 bundle	Manila Rope (new)	6.00
100'	Rope ¾"	2.00
4	Pruning Scissor	6.00
50'	Cable Wire Large	5.00
100'	" " Small	7.00
15 case	Glass (new at cost)	112.00

Forward. $ 1754.50

page (2) Mr. Toyozo and Mrs. Yone HOYANO (#14326 & #14327)

Quan.	LIST OF CHATTELS, EQUIPMENT, ETC.	Estimated Value
	Carried Forward	$ 1754.50
700'	Lumber (rough)	$ 15.00
60	Lumber #1 clear 2" x 2" 10 ft. Cedar	15.00
5,000	Shingle 3x (new)	10.00
1	Spray Pump (3 or 4 yrs. old --good condition	35.00
1	Motor Spray Pump	70.00
1	Electric motor	25.00
1	Motor Grindstone	35.00
2 pr.	Double Block	20.00
1	Machine Vice	10.00
1	Bath Tub	10.00
1	Vacuum Cleaner	50.00
2	Men Suit	10.00
2	Comforter	10.00
5	Mattress good condition	15.00
5	Beds	50.00
1	Sofa Chesterfield	35.00
8	Table cloth	16.00
2	Bed spread	5.00
10	Curtains	10.00
	Carpet	60.00
	Phonograph (10 yrs. old)	
	Radio (10 yrs. old)	45.00
	Records (about 30)	
1	Bureau	15.00
10	Chairs	20.00
2	Dining Table	45.00
3	Other table	
10 gal.	Paint	50.00
2 doz.	Cups & Saucers	6.00
1	Tea Set--Bought 1942 (about 25 pieces)	25.00
5 set	Tumbler sets (different sizes --about 20 pcs. each ...	25.00
1 doz.	Silverware knives, forks & spoons	20.00
5	Knives cooking	5.00
	Japanese Lunch box tea tray various sets	25.00
	Japanese soup dish	25.00
	Pots & pan sets -Ware ever Aluminum set	
1	Pan & pots --steel rice pot	5.00
5	Water pail	5.00
1	Gallon barrel	5.00
6	Gallon bottles	
6	Barrel	6.00
3 doz.	Plates Asst. size	15.00
3 "	Rice dish	10.00
	Souvenirs (framed pictures, Japanese dolls)	25.00
1	Heater stove	15.00
1	Cook stove	45.00
1	Gas stove	15.00
	Clocks, picture frames, and other personals	10.00
	TOTAL	$ 2,722.50

BC-38-P
BC-2196-A

BC/38-P
BC/2196-A Page 1

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. J.L. 682

Land Description Lot 3 of the E'ly ptn.of Lot 241, Gp.1,Map 1750, N.W.D.

Containing 8.53 Acres

Owner's Name (Mrs.) Yone HOYANO Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, B.C. Distance 1 mile

Market Town New Westminster, B.C. Distance 16 "

Church (give denomination) All denominations Distance 1 "

Nearest School Hammond Public - 1 mile; Haney High School by bus - - - - Distance 3½ "

State how property was identified: One corner post located and map check.

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

Property fronts on Power Line Road - good gravelled road.

Is this district a good one? Yes. Mostly all small fruit holdings.

Employment opportunity Fair in sawmills and brick plant.

Predominating Nationality and religion: British,Protestant; Japs predominate in immediate area.

Describe Fencing and its condition: No fencing. Value $

Water supply: 14' cement cribbed well with electric pump at house & ~~2nd electric pump from creek for greenhouses.~~ - - Value $ 300.00
Electric light in house, henhouse, and boiler-house.

7352-7353

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 30	Frame	10'	Shgl.	25	Cedar posts	Fair	1000.00
Hen House	18 x 100	"	10'	"	25	" "	"	100.00
" "	18 x 20	"	10'	"	15	" "	Poor	nil
3 Brooder ~~Barn~~ Hses.	15 x 15	"	8'	"	15	Skids	Fair	60.00
Pack. Shed	18 x 20	"	10'	"	15	Ced.pst.	"	100.00
~~Barn~~ Garage	12 x 16	"	10'	"	15	" "	Poor	nil
Boiler Hse.	18 x 24	"	10'	C.iron	4	Sills on cement	Good	500.00
~~Granary~~	x							
Green House	40 x 100	Wood	5'4"	Glass	4	Cement	"	1280.00
" "	20 x 100	"	To peak	"	3	"	"	680.00
" "	18 x 100	"	8'6"	"	3	"	"	620.00
" "	18 x 100	"		"	1	"	"	680.00
" "	18 x100	"		"	1	"	"	680.00

3740
1990

Total present day value $ 5,700.00

Total Value Buildings add to farm House, Greenhouses, Henhouses & Brooder houses. $ 2,850.00

1990
850

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

$

Describe the basement and chimneys: No basement - one brick on bracket.

No. rooms downstairs? 6 Upstairs? nil How finished Wood

Are buildings painted? House only. Condition of paint Fair.

Distance from nearst bush 200' to the East.

EXHIBIT No. 361-3
DATE 8 Mar 1948
FILED BY a. Fisher

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

Cultivated Land

BC/38-P
BC/2196-A Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.55	Undulating	Pt. sandy loam; pt. clay loam 18"to 2'	Clay	1½ acs. strawberries 1 " raspberries 1 " new straws. 1 " garden & bldgs. etc.	100.00	455.00

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	
3.00	Undulating	18"-2' sdy.to cl.loam	Clay	Bush, alder, fir, etc.	100.00 to 200.00	10.00	30.00

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
.98	Creek bottoms	Lt.bush & alder	nil

Total value of Land $ 485.00

Total added by buildings to value of farm $ 2850.00

Cemented well and two Electric Pumps
~~Total fruit trees add to value of farm (for use in orchard districts only)~~ $ 300.00

Total value of farm $ 3635.00

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

Owner in occupation 25 years & still is. Highly specialized greenhouse proposition. Greenhouses all full of tomato crop & picking just starting.

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

Owing to heavy investment in glass, place only suitable as greenhouse proposition.

Noxious weeds:

Thistles are bad in places.

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

Maple Ridge Municipality.

Land assessed at $ 800.00
Improvements at $4800.00 - 1942 Tax-$78.83.

Date: 9th May, 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 8 day of May 1942

Inspector's Signature "L.B. PLUMBLY"

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

S.S. Form No. 43
(Sheet 2)

MRS. YONE HOYANO

Farm Appraisal Report

Remarks: This is a highly commercialized greenhouse proposition with an investment probably around $10,000.00. The greenhouses are being used for commercial tomato crop; the whole plant is well constructed and the very best of boiler and pipe equipment in use; also all land is fed by iron pipe for irrigation where necessary. Was informed by owner that the two glass houses constructed last year cost in material alone $1000.00. All houses are on cement walls and fuel hot water heating throughout. Owner has tried to find a tenant for the property, but cannot get anybody to take on a specialized proposition such as this is.

NB

Plumley says this answer reflects not his own opinion but a statement expressed to him by owner. HJB

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

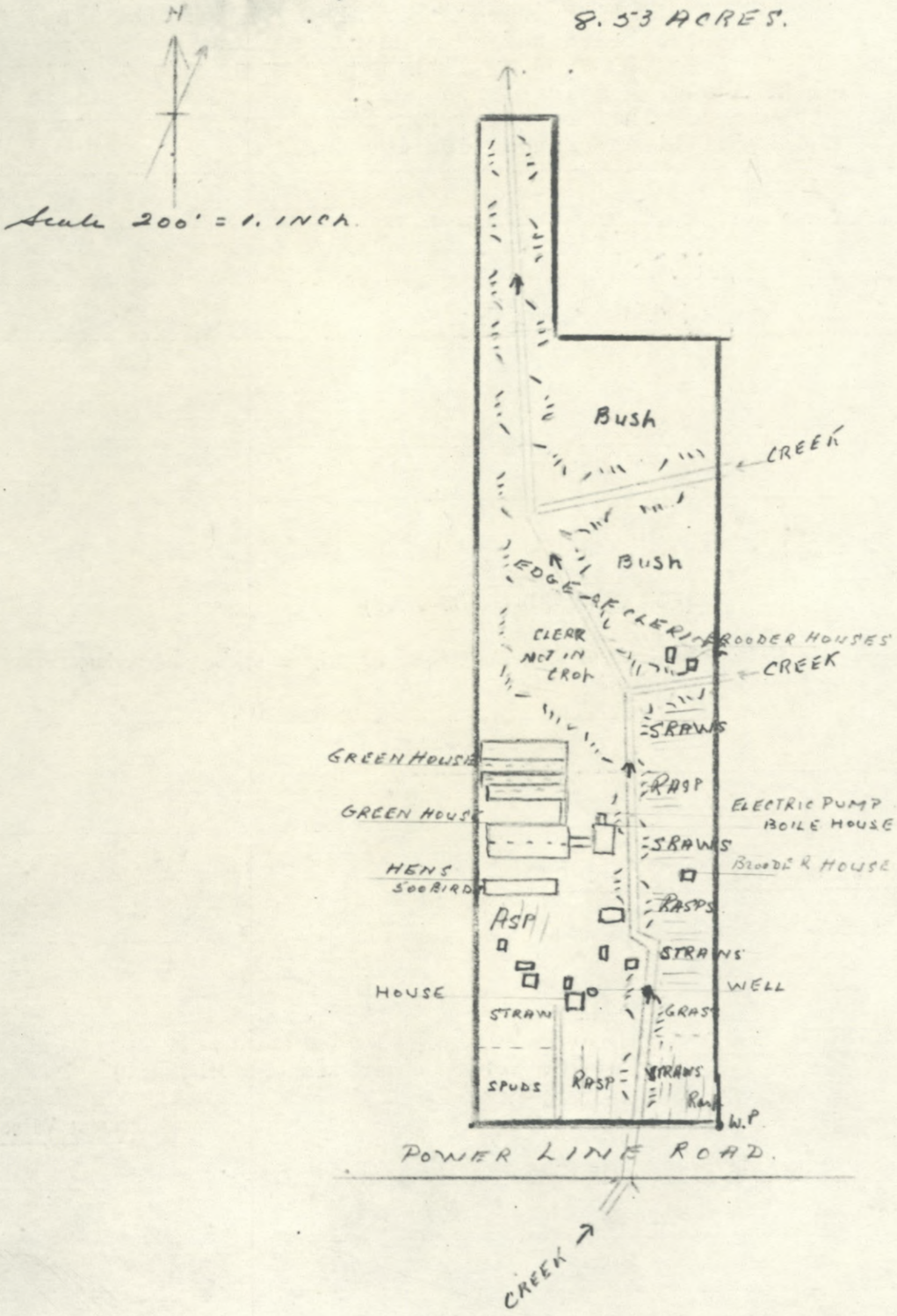
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

		Present Value
1.50 acres	Strawberries - 2nd & 3rd yr. plants.	$
1.00 "	Raspberries.	$
1.00 "	New strawberries.	$
1.05 "	Garden & building site.	$
4.55 "		
		$
		$
		$
		$
		$
	Total	$

Amount fruit trees add to value of farm $

Diagram of Property

YONE HOYANO. MAPLE RIDGE DIST.
LOT 3. of the E'Ly PTN of LOT 241. Gp1. MAP. 1750. N.W.D.
8.53 ACRES.



Following careful review of this appraisal report, it is my opinion that the present value is $ 5000

Date 30th July 19 42.

"I. T. BARNET"
District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No _____ EXHIBIT No. ____

NAME Yone (Mrs. Toyozo) HOYANO

REG. No. _____

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION May 1/42	TAKEN BY J. Moryson			AUCTION	TENDER &c		
EVACUATION Sept. 4/42	DATE Apr. 28/43						
Tables	Kitchen range	1. 5 hoes	$6 00				
Chairs	2 tables HM	2. 4 shovels	5 00				
Beds	9 kitchen chairs	3. 5 manure rakes	7 50				
Dressers	2 Dining tables	4. 1 garden rake	1 00				
Kitchen utensils	1 heater	5. 5 cutter mattocks	8 00				
Carpets	1 Double bed, spring	6. 3 forks	5 00				
Gramaphone & records	& mattress	7. 3 DB Axes	6 00				
Sofa	1 single bed, spring	8. 2 SB Axes	4 00				
Chinaware	& mattress	9. 1 peavey	2 00				
Water pump (electric)	1 Dresser	10. 6 saws	60 00				
Singer Sewing machine	1 Chandelier	11. 4 wedges	6 00				
Washing machine	Gramaphone & few records	12. 2 wedge hammers	5 00				
Vacuum cleaner	Sofa	13. 6 carpenter's hammers	7 00				
Garden tools	Cabinet HM	14. 3 hand saws	9 00				
Farm equipment	Wash stand	15. Nail bar (Goose neck					
Carpenter's tools	Bed cot	claw bar)	1 00				
Water pump (electric)	Wall clock	16. 2 wheelbarrows	20 00				
Cultivator	Sml. cabinet (HM)	17. Ricksha	20 00				
Plough	2 linoleum rugs (1 fair	18. Truck (Ford model)	300 00				
Harrow	1 good)	19. Plough (horse)	)				
Scales	1 high chair	20. Harrow	)				
Pipes	1 sml. table & bench HM	21. Harness	) 80 00				
Boilers	Sml. quant. bed clothes	22. 2 hand cultivators	)				
Greenhouse equipment	1 card table	23. Cultivator	)				
X Fertilizer	Sml. quant. school books	24. 500 ft. Netting wire	25 00				
X Lumber	Sml. quant. wall paper	25. 20 water cans Lge &					
X Gasoline Engine	1 Beatty water pump &	Sml. (chickens)	20 00				
	tank.	26. 2 lge. brooder stoves	70 00				
	75 Berry trays	27. 1 sml. brooder stove	10 00				
	5 hop baskets	28. 2 Jacks	6 00				
	1 bedsteads	29. 6 grass scythes	6 00				
	1 horse cultivator	30. 2 Grindstones	10 00				
	2 cross cut saws	31. 10 cords wood	60 00				
	1 Pr. tree pruners	32. ~~Kindo mask & Pad (6)~~	~~60 00~~				
	2 ctns. tied up	33. 4000 Flower pots	200 00				
	2 coal brooders (poor)	34. 500 ' 2" pipe	200 00				
	1 Beatty pump & tank	35. 1000' $1\frac{1}{2}$" pipe	300 00				
	1 sml. boiler HM	36. 50' $\frac{1}{2}$" pipe	6 00				
	Sml. quant. garden tools	37. Elbow, bushing, coupling					
	1 Plow	Union, valves	100 00				
	1 section drag harrow	38. Rubber hose $\frac{3}{4}$" 50 ft.(7)	56 00				
	1 berry cart	39. Rubber hose $\frac{1}{2}$" 50 ft.(3)	15 00				
		40. 5 nozzles	3 00				
		41. 1 36" wrench	10 00				
		42. 2 26" wrenches	8 00				
		43. 2 chain wrenches	20 00				
		44. Wrench sets	2 00				
		45. 1 2" dies	20 00				
		46. 1 $2\frac{1}{2}$" vice	10 00				
		47. 5 thermometers	5 00				
		48. 2 bundles manila rope	6 00				
		49. 100' $\frac{3}{4}$" rope	2 00				
		50. 4 Pruning scissors	6 00				
		51. 50' wire cable Lge.	5 00				
		52. 100' wire cable sml.	7 00				
		53. 15 cases glass	112 00				
		54. 700' lumber	15 00				
		55. 60' Lumber #1 clear 2"					
		x 2" 10 ft.	15 00				
		56. 5000' 3x shingles	10 00				
		57. ~~Boiler lge. 4' x 12'~~	~~500 00~~			X	
		58. ~~Boiler sml. 4' x 6'~~	~~100 00~~			X	
		59. Spray pump	35.00				
		60. ~~Elec. pump $\frac{3}{4}$ H.P.~~	~~290 00~~			X	
		62 ~~Elec. pump $\frac{1}{4}$ H.P.~~	~~170 00~~			X	
		63 Motor spray pump	70 00				
		64. Electric motor	25 00				
		65. Motor grindstone	35 00				

A B C D E F G H I J K L M N O P Q R S T

missing E. I. K. L M O

EXHIBIT

DATE

FILED

EXHIBIT No. _____

CASE No. _____

VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
	TENDER &c								
				X					
				X					
				X					
				X					no claim -
				X					
				X					
				X					
				X				

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 7353 EXHIBIT No.

NAME Yone (Mrs. Toyozo) HOYANO -2- REG. No. 14327

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION	TAKEN BY			AUCTION	TENDER &c		
EVACUATION	DATE	Continued:-					
		66. 2 pr. Double blocks	20 00				
		67. Machine vice	10 00				
		68. ~~Bicycle~~	~~45 00~~				
		69. Bath tub	20 00				
		70. Vacuum cleaner	70 00				
		71. 2 men's suits	30 00				
		72. 2 comforters	20 00				
		73. 5 mattresses	35 00				
		74. 5 beds	60 00				
		75. Sofa chesterfield	45 00				
		76. 8 table clothes	25 00				
		77. 2 bedspreads	10 00				
		78. 10 curtains	15 00				
		79, Carpet	60 00				
		80 Phonograph, radio & records	80 00				
		81. Bureau	30 00				
		82 10 chairs	20 00				
		83. 2 dining tables & 3 other tables	50 00				
		84. 10 gal. paint	50 00				
		85. 2 doz. cups & saucers	6 00				
		86. Tea set	25 00				
		87. 5 sets tumblers	25 00				
		88. Silverware, knives, forks etc.	20 00				
		89. 5 cooking knives	8 00				
		90. Japanese Lunch box, teatray, various sets dishes, Japanese soup dish	35.00				
		91 Pots & pans (Wearever)	35 00				
		92. Steel rice pot, pots & pans	6 00				
		93. 5 water pails	7 00				
		94 Gal. barrel & bottles	5 00				
		95. 4 gals. soya sauce	7 00				
		96 6 barrels	6 00				
		97. 3 doz. plates	15 00				
		98. 3 doz. rice bowls	10 00				
		99. Souvenirs, frames photos etc.	70 00				
		100. Books	40 00				
		101. Heater stove	15 00				
		102. Cook stove	75 00				
		103. Gas stove	25 00				
		104. ~~Japanese steam inhalor~~	~~5 00~~				
			$4312.50				

ILE No 7353 EXHIBIT No. CASE No.

EG. No. 14327 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
				X	no claim				
				X					
				X no claim					

J.L. No. 682

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 7353

Reg. No. 14327

506 Royal Bank Building,
Vancouver, B. C.

EXHIBIT No. 361-5
DATE 8 mar 1948
FILED BY a. Fisher

MAY 30 1944

Mrs. Yone HOYANO,
Popoff Farms,
Slocan, B. C.

Dear Sir:

Re: Mun. of Maple Ridge, Lot 3 of the Easterly portion of Lot 241, Group 1, Map 1750, Dis. of New Westminster, C. of E. 51247.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property		$ 3569.00
Add:		
Unexpired insurance premium as at January 1st, 1943		
		3569.00
Less:		
Tax arrears to December 31st, 1942	$	
Registration fee	3.00	
Encumbrance—Principal		
—Interest		
		3.00
Net proceeds of sale		$ 3566.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1943		Debit	Credit	Balance
Jan. 1	Balance brought forward		$ 1.60	$ 1.60 CR
	Credit re Sale of Property		3566.00	
	Land Registry Office C/E	$1.00		
Dec. 4	Sale of Mail box		2.00	
		$1.00	$3569.60	CR$3568.60

EXHIBIT No. 361 - 6
DATE 8 Mar 1948
FILED BY
J.W.G. Hunter

RICHMOND GROWERS CO.LTD

VANCOUVER,B.C.
CANADA.

February 24, 1948

The Custodian of Enemy Property,
675 Hastings Street,
Vancouver, B. C.

Attention of Mr Brown

Dear Sir:

Further to our telephone conversation of the chattels and other belongings of Mrs Yone Hoyano, we wish to confirm our statements.

On the original purchase of the crops, we paid Mr Hoyano $800.00 for crops on both Hoyano properties, fuel, glass, pipes, crates, fertilizer, flower pots, etc.

Later, just before Mrs Hoyano moved out, she sold us the stove, dining room table, chairs, garden tools, hose, chicken and feed, and miscellaneous articles for $200.00.

On the hand tools, which probably were the property of Mr Hoyano, he had removed them from the property before he was evacuated.

We believe we still have the vouchers for the above purchases, but it will take some time for us to dig them out of our storage room.

We hope this information will be of assistance to you.

Yours truly,

" LKL"

mw

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

Date: April 17th 1948

P. Scoby

EXHIBIT No. 361-7
DATE 8 mar 1948
FILED BY
J. W. G. Bunster

HOYANO, Yone (Mrs. Toyozo)

2507 Powerline Road, Hammond, B. C.

Taken Feb. 23/43 by J.M.

File 7353 Reg. #14327

9353.

HOYANO, (Yone) Mrs. Toyoz
#14327
2507 Powerline Rd.,
Hammond, B.C.

Taken Feb. 23/43
by J.M.

EXHIBIT No. 361-8.
DATE Dec. 12-1949.
FILED BY
M. MacDonald.

(COPY)

April 28, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OF
HOYANO (Yone) Mrs.Toyozo #14327.
2507 Powerline Rd., Hammond, B.C.

In house (downstairs)
1 Kitchen range
2 Tables (HM)
9 Kitchen chairs
2 Dining tables
1 Heater
1 Double bed, with spring & mattress.
1 Single " " " " "
1 Dresser
1 Chandelier
1 Gramaphone & few records
1 Sofa
1 Cabinet (HM)
1 Wash stand
1 Bed cot
1 Wall clock
1 Sml. cabinet (HM)
2 Linoleum rugs (1 fair, 1 good)
1 High Chair

In house (upstairs)
1 Sml.table & bench (HM)
Sml. quant. bed clothes.
1 Card table
Sml. quant. school books
Sml. quant. wall paper.

Under house.
1 Beatty pump & tank

In packing shed.
75 Berry trays.

In garage
5 Hop baskets
1 Bedstead
1 Horse cultivator
2 Cross cuts
1 Pr.tree pruners
2 Ctns. (tied up)

In brooder houses.
2 Coal brooders (poor)

Behind boiler room.
1 Beatty pump & tank

In yard
1 Sml. boiler (HM)
Sml. quant. garden tools
1 Plow
1 Section drag harrow
1 Berry cart.

This is all that can be found and tenant knows nothing more of anything.

SIGNED J. MORYSON

EXHIBIT No. 361-9.
DATE Dec. 12 - 1949.
FILED BY
M. MacDonald

(COPY)

May 13 1948

7353/14327 HOYANO Mrs.Yone

I 'phoned W.Anderson at Haney this P.M. and asked about the disposition of goods from this property. Told him to refer the matter to J.Moryson & let me have a written report. Read to him his letter of 24 Aug.'42 to Richmond Growers, and his Memo of 16 Apl.'46 to J.Moryson - no answer to either appears on file.

Also got M.L.Brown to 'phone L.K.Lee of Richmond Growers re his letter of 24 Feb.'48 & put some pressure on him to have him look up the vouchers mentioned at the end of the letter.

B. GOODE

MEMORANDUM

File 7353 16th April, 1946.

TO: Jack Moryson

FROM: W.E.Anderson

Re: Mrs.Yone HOYANO - Reg.No.14327

The property of the above Japanese was located at 2507 Powerline Road.

Attached hereto please find copy of the inventory of chattels taken by yourself. We request that you liquidate same as soon as possible.

WEA:HA
Encl.

(COPY)

7353

24th August, 1942.

Richmond Growers Co.Ltd.,
236 E. Georgia St.,
Vancouver, B.C.

Dear Sirs:

re: Yone HOYANO.

We have a copy of your lease on the above Japanese property at Maple Ridge, and note that you have the use of the chattels left on the property. We shall be obliged if you will supply us with a complete list of the articles in use and a statement of your responsibility for their safe-keeping.

Yours truly,

Manager,
Farm Department.

WEA:GF

Form No. 8. Statutory Lease. 8-49 Clarke & Stuart Co. Ltd., Law Printers and Stationers, Vancouver, B.C.

(COPY)

This Indenture

Made in duplicate the 13th day of June in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

YONE HOYANO of the town of Hammond, in the province of British Columbia, Wife of T. Hoyano

Insert full Names, Addresses and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

RICHMOND GROWERS CO.LTD. of the City of Vancouver, in the Province aforesaid, Merchants.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, **All and Singular** that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge in the province of British Columbia, and more particularly known and described as Lot Three (3) of an Easterly portion of Lot Two Hundred Forty-one (241), Group One (1) Map 1750, in the District of New Westminster.

EXHIBIT No. 361-10
DATE Dec. 12-1949
FILED BY
M. MacDonald

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the 12th day of June one thousand nine hundred and forty-two for the term of to December 31st, 1942 thence ensuing.

Yielding during the said term therefor the rent of Fine Hundred (500)..... Dollars, of lawful money of Canada, payable on the following days and times that is to say: the sum of $500.00 now paid by the Lessee to the Lessor and hereby by the Lessor acknowledged.

This lease includes the use of all buildings now on the property and all this year's crop as from the date hereof, also the use of all the tools and household furniture now on the property, which tools and furniture the Lessee agrees to take care of and to leave in the same condition as received on the expiration of this lease.

It is agreed by the parties hereto that if on the expiration of this lease, the Lessor is unable to occupy the aforesaid property,the Lessee herein may continue in possession by paying the full annual taxes on the aforesaid property.

The Lessor herein covenants and agrees that there is no outstanding charges or liens against the aforesaid crop or property.

the first payment to be made on the 12th day of June , 1942

That the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor or his agent, G.D.Percy may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non-performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature of Witness Halbert Menzies

Street Address

City or Town Haney, B.C.

Occupation Notary Public

YONE HOYANO (Signed)

RICHMOND GROWERS CO.LTD.
per L.K.Lee (Signed)

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the day of , 19 , at , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the of , and that he is the person who subscribed his name to the annexed instrument as of the said and affixed the seal of the to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Dated June 13, 1942

YONE HOYANO

—TO—

RICHMOND GROWERS CO. LTD.

Statutory Trust

SHORT FORM

Clarke & Stuart Co. Ltd., Law Printers and Stationers
Vancouver, B.C.
Form No. 8

Hal Menzies
Haney, B.C.

FOR MAKER (INCLUDING MARRIED WOMEN)

I HEREBY CERTIFY that, on the day of , 19 , at , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed Instrument as the maker thereof, and whose name subscribed thereto as part , that know the contents thereof, and that executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

Province of British Columbia
To Wit:

I, of the of , in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part , and that of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at
in the Province of British Columbia, this
day of , 19

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

EXHIBIT No. 361-11
DATE Dec. 12-1949.
FILED BY
Mr. MacDonald.

(COPY)

7353 May 19, 1943.

Richmond Growers Co.Ltd.,
236 E. Georgia Street,
Vancouver, B.C.

Attention: Mr.Lee, Secretary

Dear Sir:

Re: Mrs.Yone HOYANO, #14327.

This letter is for the purpose of confirming our telephone conversation of yesterday's date, to the effect that this department is prepared to grant you continued occupancy of the above Japanese' holding from the termination of your existing lease to the first of January 1944 on the basis of the present document, that is to say, the annual rental for another season will be $200.00.

In order that we may go ahead and draw a new lease when the time comes, we would ask that you be good enough to sign a statement on one copy of this letter and return it here for our records.

Yours truly,

G.T.M.

G. T. McKay
Farm Department

GTM/MFP
Enc.

We are prepared to enter into a further lease in accordance with the above terms.

Signed.....

B.F.

DEC.1/43

ORIGINAL RETURNED SIGNED
G.T.M.

This claim appears to be
partly duplication of
claims of Yone Hoyano and
Toyozo Hoyano

23

DEC - 2 1947

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

Not declared

7353-Y.
7352-T.
Nelson

23

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

(1) NAME HOYANO (Print) Surname YONE (BOTH) + TOYOZO Given Name (RCMP) Reg. No. YONE - 14327 TOYOZO - 14326

(2) Pre-Evacuation Address POWERLE, RD., Pt. HAMMOND, B.C.

(3) Present Address POPOFF FARM, SLOCAN, B.C.

(4) REAL ESTATE

(a) Street Address (if any) POWERLE, RD., City or Municipality, MUNICIPALITY MAPLE RIDGE Province B.C.

(b) Legal description (lot number, block number, section number, etc.) YONE'S - LOT 2. OF THE EASTERN PORTION OF LOT 241. GROUP ONE (1) MAP 1750
TOYOZO'S - LOT 2 OF LOT (241) GROUP ONE (1) MAP (1750) ONE THOUSAND SEVEN HUNDRED AND FIFTY.

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

(i) Farm
(ii) Residence x
(iii) Business x
(iv) Any other type of property (describe) HOUSES

Type of business MIXED FARMING - VEGETABLE + CHICKEN PACKING. HOUSE. GREEN HOUSES CHICKE HOUSE HOT HOUSE etc.

(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.) YONE TOYOZO (SOLE OWNERS)

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $ YONES - $2000.00 - TOYOZO - $2500.

(ii) Buildings - - - - - - - - - - - - - - $ YONES - $8640. TOYOZO - $ 200

(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) - $ YONE - $3568.60

(v) Amount at which Custodian sold property and credited your account - - $ TOYOZO - $ 400

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ YONE - $ 7071.40 TOYOZO - 1800.

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation YONES + TOYOZO'S RICHMOND GROWER'S CO. LTD., VAN. B.C.

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

(c) How stored or packed at time of evacuation LOCKED AT TIME OF EVACUATION.

Withdrawn

(over)

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

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

1. CHICKEN HOUSE SUPPLYS WIRE NETTING, WATER CAN, BROODER STOVE — Estimated Value $ 125.00
2. HOSE, NOZELLS, WRENCH (SETS) CHAIN WRENCH, DIES, VICE, VALVES, PIPE, RUBBER HOSE, ELBOW, BUSHING, CUPLINE, UNION — Estimated Value $ 760.00
3. FARMING EQUIPMENTS etc ALL INCLUDED — Estimated Value $ 572.50
4. GREEN HOUSE EQUIPMENTS ALL INCLUDED — Estimated Value $ 1258.00
5. BEDDINGS. TABLE CLOTH, CURTAIN SOUVENIR PASST. BOOK. FURNITURE OF VARIOUS KIND, CHATELS, UTENSILS — Estimated Value $ 780.00
6. BATH TUB. BICYCLE VACUUM CLEANER, GAS-HEATER-COOK STOVE, WATER PUMP MEDICAL APPLIANCE — Estimated Value $ 425.00
7. PAINT 10 GAL. — Estimated Value $ 50.00
8. SPORTS MASK. POTS FLOWER. SCYTHE JACK. — Estimated Value $ 342.00
9. GARAGE PACKING SHED. WOOD SHED. WAREHOUSE HOT HOUSE BROODER. CHICKEN HOUSE — Estimated Value $ 8440.00
10. Land — Estimated Value $ 4500.00

TOTAL CLAIM FOR PROPERTY LOSS $ 17,652.50

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $

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

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

I, of the
of in the

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)
of)
in the of)
this day of)
A.D. 1947.) 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.

1st Page.

Name of Article	Quan	Price	Total
Hoes.	5	6.	
Shovels.	4	5.	
Manure Rake.	5.	7.50	
Garden Rake	1	1.	
Cutter "Mattock"	5	8.	
Forks.	3	5.	
Axe	3	6.	
Axe	2	4.	
Pu Pu Pu Pu	1.	2.	
Saw.	6.	60.	
Wedge.	4.	6.	
Wedge Hammer.	2	5.	
Carpenter Hammer	6	7.	
Hand saw.	3	9.	
Goose neck Claw bars.	1	1.	
Wheelbarrow.	2	20.	
Rick shaw.	1	20.	
Truck (ford model)	1	300.	
Plow. (Horse)	1		
Cultivator	1		
Harrow	1	80.	
Harness	1		
Hand cultivator.	2		
Setting Wire.	500ft	25.	
Water Can. (Chicken) Large & small	20	20.	
Brooder stove large.	2	70.	
" " small.	1	10.	
Jack.	2	6.	
Grass ~~scythe~~ scythe.	6.	6.	
Grindstone	2.	10.	

2nd Page

Name of Article.	Quantity	Price	Total
Wood	10 cord	60.	
Kindo Mask + Pad	6	60.	
Flower Pots	4,000	200	
Pipe 2"	500'	200.	
" 1½"	1,000'	300.	
" ½"	50'	6.	
Elbow. Elbow			
Bushing			
Cupling		100	
Union			
Valves			
Rubber Hose ¾" 50 ft.	7	56.	
" " ½" 50 ft	3	15.	
Nozzell	5	3.	
Wrench 36"	1	10.	
" 26"	2	8.	
Chain Wrench	2	20.	
Set (Wrench)	1	2.	
Dies 2"	1	20.	
Vice 2½"	1	10.	
Thermometer	5	5.	
Manila Rope	2 bundle	6.	
Rope ¾"	100 ft	2.	
Pruning scissor	4	6.	
Cable Wire Large	50 ft	5.	
" " small	100 ft	7.	
Glass	15 case	112.	
Lumber	700'	15.	
Lumber #1 clear 2"x2" 10 ft.	60	15.	
Shingle 3x	5000	10.	

3rd Page

Name of Article	Quan.	Price	Total
Boiler Large 4' x 12'	1	500.	
" small 4' x 6'	1	100.	
Spray Pump	1	35.	
Electric Motor Pump 3/4 horse power	1	290.	
" " 1/4 "	1	170.	
Motor spray pump.	1	70.	
Electric motor	1	25.	
Motor Grind stone	1	35.	
Double Block	2pr	20.	
Machine Saw	1	10.	
Bicycle	1	45.	
Bath Tub.	1	20.	
Vacuum Cleaner.	1	70.	
Men suit	2	30.	
Comforters	2	20.	
Mattress	5	35.	
Bed.	5	60.	
Sofa. Chesterfield	1	45.	
~~Bed spread~~ table cloth	8	25.	
Bed spread	2	10.	
Curtains.	10	15.	
Carpet		60.	
Phonograph Player. Radio Record		80.	
Bureau	1	30	
Chairs.	10	20.	
Dining Table.	2	50.	
Other table	3		
Paint	10 gal	50.	

Name of Article	Quan	Price	Total
Cup + saucer	2 doz	6.	
Tea set		25.	
Tumbler sets	5 set	25.	
Silverware knives for paste	1 dz	20.	
Knives cooking	5	8.	
Japanese Lunch box tea tray various sets		35.	
Japanese soup dish			
Pots & Pan sets Ware ever - Aluminum set		35.	
Pan & Pots steel rice Pot	1	6.	
Water pail	5	7.	
Gallon barrel	1	5.	
Bottle	6		
Shoyu sauce	4 gal	7.	
Barrel	6	6.	
Plates asst. size	3 doz	15.	
Rice dish	3 "	10.	
Souvenir		60.	
Books		40.	
Heater stove	1	15.	
Cook stove	1	75.	
Gas stove	1	25.	
Japanese steam inhaler	1	5.	
Clocks Pictures frames & other personals		10	
Building Supply.			
Brooder house 12' X 14'	2	80.	
" " 14' X 16'	1	60.	
" " 10' X 16'	1	30.	
Chicken houses 20' X 112'	1	550.	
" " 20' X 20'	1	100.	
" " 16' X 18'	1	70.	

Building & supplies	Quan.	Price	Total
Garage 12'x16'	1	40	
Feed stock house 12'x16'	1	50.	
Packing house 18'x22'	1	80.	
Woodshed. 14'x20'	1	30.	
Packing house. 20'x25'	1	50.	
Family House 30'x36'	1	1500.	
Greenhouse 20'x104'	2.		
" " 19'x106'	2.	6000.	
" " 18'x110	2		
Boiler house 16'x28'			
Value of land 8½ acre		2000	
Valuy of land 10 acre.			
house 18'x16'	1		
16x18'	1	2700.	
16x24'	1		
			17652.50