Name of Claimant ENDO Torashichi
" Hisa

Case 409

Custodian File 9364 & 9363

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	
					2001		1532.60				1532.60

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	
548.30	284.90	85.47	52%	289.70	150.64	35.00	4.20	240.31

TOTAL RECOMMENDATION	1772.91

1540

CASE NO: 409

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C.

June 21, 1948

IN THE MATTER OF THE CLAIM OF

TORASHICHI ENDO

PROCEEDINGS AT HEARING

Original

CASE NO: 409

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

10 New Denver, B.C.

June 21, 1948

IN THE MATTER OF THE CLAIM OF

TORASHICHI ENDO

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,	appearing for the Dominion Government
A.E. COBUS, Esq.,	appearing for the Claimant

W.J. STURGEON, Esq.,	Secretary to New Denver Sub-Commission
G.N.R. UPTON, Esq.,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter

30

MR. COBUS: This claim, your honour, is a joint claim of Torashichi Endo and his wife, Mrs. Hisa Endo. The original number of this claim was No. 6; it will be Case No. 409.

TORASHICHI ENDO, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

DIRECT EXAMINATION BY MR. COBUS:

10 Q: Witness, you are representing your wife as well as yourself in this joint claim, are you not?

A: Yes.

MR. COBUS: I would ask leave, your honour, to amend the claim with respect to the real property here. It is the joint property of the witness and his wife. We now show an overall value for the real estate as $8000.00, that is, without breaking it down into land and buildings.

THE COMMISSIONER: In your original claim it was

20 $9968.42, and it is now amended --

MR. COBUS: We are showing a lump sum for the property at $8000.00, and a credit to the Custodian of $2001.00, leaving a net claim of $5999.00.

With respect to the personal property for which claim is being made, we now show a total claim of $960.00, that is, we have eliminated his breakdown there and will be filing a chattel form with details as to the articles which comprise the personal property, a total of $960.00,

30 and a credit to the Custodian of $386.40, leav-

ing a net claim for personalty of $573.60. That makes the total claim under 5 (f) $6572.60.

Q: Now, witness, I produce to you a statement concerning this 14½ acres owned jointly by yourself and your wife, and for which you are both making a claim. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: Yes.

10 Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement as exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my learned friend produce the Farm Appraisal Report on Blocks 2 to 8 and 11 in Block "A" of Lot 165?

(Handed to Mr. Cobus)

20 MR. COBUS: The Farm Appraisal Report is filed on behalf of the Crown.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to Exhibit 1, your honour, this farm land consisted of 14½ acres, two acres of which were uncleared, but the remainder cultivated and in crop, save for half an acre shown as "cultivated but not planted." He had five and a half acres in strawberries, 1 and a half acres in raspberries, two acres in rhubarb, one and a half acres

30 in hops --

THE COMMISSIONER: One acre in loganberries.

MR. COBUS: Yes, that is squeezed in there -- one acre in loganberries. Asparagus, I take it, from my copy is one quarter of an acre.

Q: Witness, how much did you have in asparagus in crop in 1942?

A: About three-quarters of an acre in asparagus.

MR. COBUS: Yes, that would appear to be correct, your honour. In the Farm Appraisal Report, on page 3, the valuator shows these acreages and they do agree with the statement of the witness.

10

The property was purchased in 1918 for about $1100.00. At the time of purchase it was all uncleared, and there were no improvements on the property. He is estimating the value of the land and improvements at $8000.00, and he has listed in great detail the substantial improvements which he made to the land.

He cleared about 12 acres between 1919 and 1937 at a cost of $300.00 per acre, a total cost of $3600.00. He put in 1800 feet of ditching with cedar covers between the same years, and at a cost of about $900.00. He planted about 58 mixed fruit trees at different times, and also 200 chestnut trees at a cost of about $285.00. He built a concrete casing around the spring well and put in 300 feet of piping to the greenhouse, at a cost of about $250.00.

20

He built a house on the property, a two storey dwelling of 9 rooms, electrically equipped.

30

He built a hot house thereon, which he identifies as "rhubarb house." He built a barn, a garage, two packing houses, a woodshed, and a further hot-house. The house cost him $4000.00, and the addition, I take it, cost him the other $1000.00. The hothouse cost him $200.00, and the remaining items run something over $1000.00.

He says the appraiser under-estimates the cleared and cultivated acreage because he, the
10 the valuator, shows crops, as he states, on both parcels, and by that he means the joint parcels, and my wife's separate parcel across the road which is the matter of the separate claim.

That claim, your honour, was heard this morning.

THE COMMISSIONER: Yes.

MR. COBUS: That was Claim No. 406, and since the two claims are rather inter-related as far as the Farm Appraisal Reports go, much of what was given
20 in evidence by the wife has been repeated in this claim. I think your honour will recall that the appraiser felt that the two parcels had to go together and would not form individual units.

THE COMMISSIONER: Well, he says in here that his claim on this one has nothing to do with his wife's at all.

MR. COBUS: No.

THE COMMISSIONER: "No crops or cleared acreage from my wife's separate acreage are included in the
30 statements shown above."

MR. COBUS: That is correct, your honour, but he points out too, of course, that they did sell these properties as individual sales, that is, they weren't sold as one parcel.

The statement goes on at some length on the reverse side of the yellow form. I don't think it is necessary to read the lengthy statement into the record; it is there for the Commissioner's information.

10 Q: Now, witness, I produce to you a statement concerning the personal chattels for which you and your wife are making joint claims. Did you instruct Mr. Leckie to prepare that statement and is that your signature?

A: Yes.

Q: In your statement you say "For all personal chattels claimed, see list attached hereto," and you show a total estimated value of $870.00. Now, I am producing to you a two page list. Is this

20 the list to which you make reference in this statement?

A: Yes.

Q: Is the information contained in your statement and in the list attached thereto true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the personal chattels statement in this case with the list attached as one exhibit.

30 (STATEMENT AND LIST MARKED EXHIBIT NO. 3)

MR. COBUS: He refers in his statement, Exhibit 3, to the list which is now part of Exhibit 3, and he lists separately one horse, a mare, purchased in 1930, whether new or used when purchased, I don't know. He says it was four years old when purchased, so I imagine it was 4 years old.

Q: Was the horse four years old when you bought him -- bought her? A: Yes.

MR. COBUS: He paid $230.00 for it, and describes the condition of the mare to have been good when evacuated, and he is claiming $75.00 for it. He has also set out separately a set of harness for the mare, also purchased in 1930, new, for which he is claiming $15.00. The total joint personalty claim is $960.00.

He says that all the goods claimed were left in their farmhouse and adjoining buildings at Mission, B.C. The horse and harness were left with a next door neighbour. He says that he has allowed for depreciation on all the items claimed, and points out that the Custodian sold the horse and harness for $35.00 while they paid $230.00 for the mare in 1930 as a four-year-old and bought the harness at the same time for $30.00. He thinks that the mare in 1942 would be reasonably worth $75.00, and the harness $15.00, or $90.00 in all.

Would my learned friend produce the Analysis of Personal Property Claim?

MR. MACDONALD: Yes, here it is.

MR. COBUS: The Analysis is filed on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 4)

MR. COBUS: Referring to Exhibit 4, your honour, this is one case, at any rate, where a very complete inventory was taken by the Custodian on November 24, 1942, so there is very little at issue with respect to what was there. I would only point out that on page 2, under the heading "Inventory", item 108 the stump puller and cable has already been referred to. I would like to make it clear that the man in his own claim claimed for the stump puller, which was sold for $9.00. $9.00 of that item was for the stump puller, and $3.25 was for the cable; the auction sheets show that. I just wanted to make it clear that $9.00 of the $12.25 has no reference to this joint claim. My copy of the analysis is made out in the name of this man alone, while, in fact, it should have been shown as a joint claim.

THE COMMISSIONER: A joint analysis, yes.

MR. COBUS: Q: Witness, I produce to you a snapshot of a house. Do you recognize the picture? If you do, tell me what it is a picture of.

A: (Interpreter to Witness)

THE COMMISSIONER: Ask him where this house is.

THE INTERPRETER: He is going into the matter of the celebration and the occasion.

MR. COBUS: Q: Ask him where the house is.

A: At Mission.

MR. COBUS: Well, I won't pursue it further. I will file the picture as an exhibit, your honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 5)

MR. COBUS: With respect to the real estate, could my learned friend advise the assessed valuation of that property.

MR. MACDONALD: Yes.

MR. COBUS: I have had produced from the Custodian's file the statement of taxes, 1943, concerning Blocks 2-8 & 11 in Block "A" of District Lot 165, Group 3, which agrees with the legal description of the property which is the subject of the claim. The improved land is shown at $720.00, the assessed value of the improvements at $2200.00, total $2920.00. I think my friend will admit that that is correct.

MR. MACDONALD: Yes, your honour.

MR. COBUS: Your witness.

MR. MACDONALD: I submit, your honour, that the real property in this case was sold at its fair market value, and that the personal property that was sold was sold at its fair market value, and all personal property claimed is claimed at an exhorbitant value.

I presume my friend will be prepared to give us a refund on this property that he has abandoned that was sold for $60.00, and you were claiming $50.00.

MR. COBUS: We have abandoned that item.

MR. MACDONALD: That is the reason it was abandoned. I

just thought I would like to have it on the record.

THE COMMISSIONER: Well, you can't blame him for that.

MR. MACDONALD: No.

MR. COBUS: I gave no undertaking, Mr. MacDonald.

MR. MACDONALD: I noticed that.

CROSS EXAMINATION BY MR. MACDONALD:

Q: This was a farm that you had at Mission, was it?

10 A: Yes.

Q: And I understand it is on a very steep hillside.

A: It is on a hillside.

Q: Would it be right that some of it is sloping to 45 degrees?

THE INTERPRETER: He doesn't understand what 45 degrees would be.

MR. MACDONALD: Q: Well, it was very steep, is that right?

THE WITNESS: A: Oh, yes, I know.

20 MR. MACDONALD: Q: You never fell off it, did you?

THE WITNESS: A: No.

MR. MACDONALD: Q: Now, as regards the personal property, and dealing with this horse, you bought the horse in 1930, did you, a mare?

THE INTERPRETER: A: Yes.

Q: She was 4 years old? A: Yes.

Q: So she would be 16 years old in 1942, wouldn't she, isn't that right? A: Oh, yes.

Q: That is pretty old, isn't it, for a horse?

30 A: It was a very strong horse.

Q: It was 16 years old and weighed 1600 pounds, is that it?

A: Yes.

Q: You don't know when the horse was sold, in 1942, do you? A: Yes, I know.

Q: I beg your pardon? A: I do know.

THE INTERPRETER: You asked if he knew when the horse was sold in 1942.

MR. MACDONALD: Q: When was the horse sold, what time of the year?

A: In 1942.

Q: Do you know the month?

A: I didn't sell it. You will find it in the statement.

Q: So the horse was 17 years old when it was sold?

A: Yes.

Q: And you bought the horse, or the harness, in 1932, did you? A: Yes.

Q: And the harness would also be 17 years old when it was sold? A: Yes.

Q: Now, have you any experience in selling second hand articles, goods? A: No, I have no experience.

Q: Do you know that when you sell second hand furniture and second hand goods that you get a very low price for them? A: Yes, I know that.

Q: It would seem that most of your goods were sold at auction? A: Yes.

Q: And you know that goods, second hand goods, sold at auction sales do not usually bring very high

prices? A: Yes.

MR. MACDONALD: That is all.

MR. COBUS: I would ask my friend to correct his arithmetic as to the age of the harness. If the horse was four years old when it was purchased in 1930 --

MR. MACDONALD: I guess I will have to. It was at least 12.

THE COMMISSIONER: Except that I think he said the harness was second hand when he bought it.

MR. MACDONALD: No, I think new. Well, "new" seems to be struck out here.

Q: Was the harness new when you bought it?

A: Yes, it was new.

Q: What harness did you have with that horse that you got for $30.00 new?

A: It was a farmer's harness. It was for farming work.

MR. MACDONALD: All right.

MR. COBUS: No further questions, your honour.

THE COMMISSIONER: That is all, Mr. Endo.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

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

H.W. Colgan
Sub-Commissioner

409

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

New Denver Nelson

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

(1) NAME ENDO (Print) Surname TORASHICHI Given Name (RCMP) Reg. No. 13221

(2) Pre-Evacuation Address R R #1, MISSION, B. C.

(3) Present Address 172½ THE ORCHARD, NEW DENVER, B.C.

(4) REAL ESTATE

(a) Street Address (if any) R. R. #1, MISSION, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
BLOCK 2, 8 and 11 of BLOCK "A" of LOT 165
GROUP "3" MAP 2632 DIST. OF NEW WESTMINSTER, B. C.

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence
(iii) ~~Business~~
(iv) Any other type of property (describe)
Type of business Strawberries, Raspberries, Rhubarb Hops Farm

(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.) JOINT OWNER WITH MY WIFE (Mrs. Hisa ENDO) and MYSELF

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ 4,500.00
(ii) Buildings House, Barn, Garage, 2 Hot House 2 Packing House - - - - - - - - $ 3,500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 4,000.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 12,000.00
(v) Amount at which Custodian sold property and credited your account - - $ 2,031.58
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 9,968.42

Amended to $8,000 Credit 2008.

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Left on the premises at the above address

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

(c) How stored or packed at time of evacuation

(over)

5GA

(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") CUSTODIANS CARE

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

1.	FURNITURE	Estimated Value $ 1,000.00
2.	LIGHT AND POWER Installation Expense	Estimated Value $ 375.00
3.	Total	Estimated Value $ 1,375.00
4.		Estimated Value $ 960. Amend.
5.	Sold by the Custodian	Estimated Value $ 251.27
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 1,123.73

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) - $ 11,092.15

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

(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, Torashichi Endo of the Village of New Denver in the Prov. 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 Village of New Denver in the Prov. of B.C. this 17 day of November A.D. 1947. Neal Brayshaw
Commissioner for Taking Affidavits within British Columbia

Torashichi Endo

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.

(Mr) T Endo } jointly
(Mrs) H Endo } per T Endo

(Claimant's Name)

REAL ESTATE
(Farm Land)

13221
~~13220~~
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 2 ac Cultivated not planted ½ ac Cultivated and ~~not~~ in crop List Crops strawbs 5½ ac grape 1½ ac rhubarb ½ ac logans 1 ac hops — 1½ asparagus 1 veg ½ ac Total 13 acres	14½ ±	1918	Royal Trust Co —	about — 1100.00	all uncleared	none —	8000.00 (land and improvements)

EXHIBIT No. 409-1
DATE June 21/48
FILED BY Cobus

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

Description	When Made	Cost
cleared about 12 acres — from 1918 to 1937 — hired + own labour - cost est at 300 per ac		approx 3600.00
Put in about 1800' ditching (cedar covers) - 1918-37 - " " " — cost about —		900.00
Planted about 5½ miles fruit trees - old times; also 200 chestnut trees - cost about -		285.00
concrete casing around spring well + 300' piping to greenhouse — cost about —		250.00

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value cost
(1) House — (inc verandah — (2 stories - 9 rooms (electrically equipped		frame siding - cement foundation - shingle roof - full cement cellar - (walled up with lumber) + joint — (inside) varnished - for floors	1920 - (new foundation) 1939		mostly hired, some own labour + bought material —			4000.00
(2) Hothouse (rhubarbhouse) — 2 stories	50×42	frame on cement blocks - shingle roof - ship lap (inside)	1929 —		"	"	" —	1000.00
(3) Barn (shed) —	16×28	frame on posts - shake roof	1920		"	"	" —	200.00
(4) Garage —	16×20	frame on cement blocks - shingle roof	- 1936		"	"	" —	300.00
(5) Packinghouse	10×30	" " on posts — shingle roof	- 1932		"	"	" —	150.00
(6) "	12×30	" " on posts — wood floor	— 1940		"	"	" —	175.00
(7) wood shed —	16×30	cedar on posts — shake roof	— 1937		"	"	" —	300.00
(8) Hothouse —	16×30	lumber - shingle roof	— 1926		"	"	" —	300.00

Comments re Appraiser's report not covered by above information: The appraiser underestimates the cleared and cultivated acreage. ~~[illegible]~~ He shows crops (as he states) on both parcels — and by that I presume he means the joint parcel and my wife's separate parcel (across the road), which is the matter of a separate claim. I want to make it clear than the land (in crops) estimated above — and the total cleared acreage estimated above, are exclusively in relation to the joint-property now being dealt with — and that no crops — or cleared acreage — from my wife's separate acreage are included in the estimates shown above. The wine 9 rooms in house appraiser only estimates 7. He underestimates the age of many of the buildings

T. S Endo
SIGNATURE

PTO

cleared house + outbuilds - frame. 1938 + shingle roof to cost about 1000.00

Comments re appraisal (ctd)

the appraiser does not mention an fruit trees or chestnut trees nor does he give any estimate of value they add to the land. I agree that the land is hilly with slopes but this did not detract at all from its very good quality for the growing of fruits and vegetables. It produced excellent crops. a very small portion was shored up with logs, but we had no trouble at all from a drainage point of view or from erosion. I disagree that it is necessary to ~~value~~ consider this acreage as a unit with my wife's acreage across the road in arriving at a value for the parcel acreage - Both acreages are quite adaptable to independent operation and the Soldiers Settlement Board and the Curtailment must have so considered, as the two acreages were sold as separate units to the Director under the Veterans land act - I believe that the value placed on the lands and buildings on this parcel acreage is very much below a fair market value.

409

Comment - this parcel acreage has good access to highway #7 and is conveniently located to Mission, BC. It is considered that when sold as of 1 Jan 73 for $2001.00, it would be worth at least $8000.00 at a fair market value

BC/223-P

BC/223-P

PAGE 1

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

Farm Appraisal Report

File No. JL-111

Land Description Blks. 2-8 & 11 in Blk. "A" of Lot 165, Gp. 3, Map 2632, N.W.D.

Containing 14.31 Acres

Owner's Name ENDO, Tonashichi & Hisa Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance ½ mile

Market Town " Distance ½ "

Church (give denomination) All denominations Distance Mission

Nearest School Distance Mission

State how property was identified Map, L.R.O. sketch, street survey and owner.

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

Gravelled trail down street survey 200 yds. to Highway #7.

Is this district a good one? Run down. Good when small fruits are high.

Employment opportunity Local in berry season; nearby in mills, & remote in logging.

Predominating Nationality and religion: British. No sect predominates.

Describe Fencing and its condition: None Value $

Water supply: Good spring beside house, never-failing. Value $ inc. in land

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 42	lumber	studs 16'	Shgl.	10	cement	good	1800.00
Verandah	8 x 30							
Rhubarb hse.	24 x 48	"	12	"	10	blks.	fair	350.00
BARN Addn.	16 x 30	"	8	"	10	"	"	inc.
Shed	15 x 28	"	8	very old-poor repair				30.00
BARN Garage	18 x 18	"	7	Shgl.	5	blks.	good	50.00
Pckg. hse.	10 x 24	"	7	"	old	"	"	40.00
GRANARY Shed	9 x 33	spl. cedar	6	Shks.	"	posts	poor	20.00
Wood shed	16 x 34	" "	6	"	"	"	"	20.00
	x							
	x	One old shed, one bath house and a hen-coop						
	x	shown on diagram, are of no value.						

Total present day value $ 2310.00

Total Value Buildings add to farm $ 1500.00

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

Basement is 2' cement wall with posts to sills of building, cement floored, walled up with lumber, and full size.

Describe the basement and chimneys: Chimney, brick from ground up.

No. rooms downstairs? 5 Upstairs? 2 How finished "V" joint

Are buildings painted? Yes (house only) Condition of paint 10 years old, fair.

Distance from nearst bush 200 yards.

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

Cultivated Land BC/223-P PAGE 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.5	Very hilly 4.5 acres	8" to 12" sandy loam	sandy clay	Strawberries, Rasps, Boisonberries and asparagus.	55.00	467.50

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	
0.6	Rolling .6 9.1 acres	8"to 12" sdy.loam	Sdy. clay	Light to heavy clearing	50.00 av.	30.	18.00

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	
5.21	Ravine banks & steep hill-sides.	None. Home fuel value only.	10.00	52.50

531.00
1470.00
$2001.00

Total value of Land $538.00

Including other acreage----------Total added by buildings to value of farm $1500.00

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

Total value of farm $2038.00

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

Owner still in residence. Good cultivation.

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

Fruit farming, or with added acreage could be also partial dairying, or poultry.

Noxious weeds:

Some Canada thistle and Mare's tail.

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

Mun. and School - $53.04.
Mun. Dist. of Mission,
Mission, B.C.

Date: 21st May, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 20th day of May 1942.

Inspector's Signature "B.C. WORMWORTH"

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

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

PAGE 3

Farm Appraisal Report

JL-111 - ENDO, T. & H.

Remarks: This place is for the most part, steep hillside, some of it sloping to about 45 degrees. There are about 2 acres that a white man would in all probability refuse to continue in cultivation. Some of it is now shored up with logs against erosion.

Consideration of the place as a farming unit, takes in the acreage now being farmed along with it, and under the title name of Hisa Endo, being Blocks 14-17 and 20. This lies directly south across a street which is included in the farming, and astride the highway.

In placing the added value to the farm created by buildings I have done so with the whole acreage in mind as a farming unit.

(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
Strawberries	5 ac	$
Raspberries	2	
Boisenberries	0.25	$
Other crops are		
Rhubarb	5 ac	$
Asparagus	1	
Hops	2	$
		$

The latter acreages are the crops on both parcels and in all agreages shown, the streets are included, as they are cultivated without regard to location, and being under cultivation will doubtless continue to be cropped. $

$

$

Total $

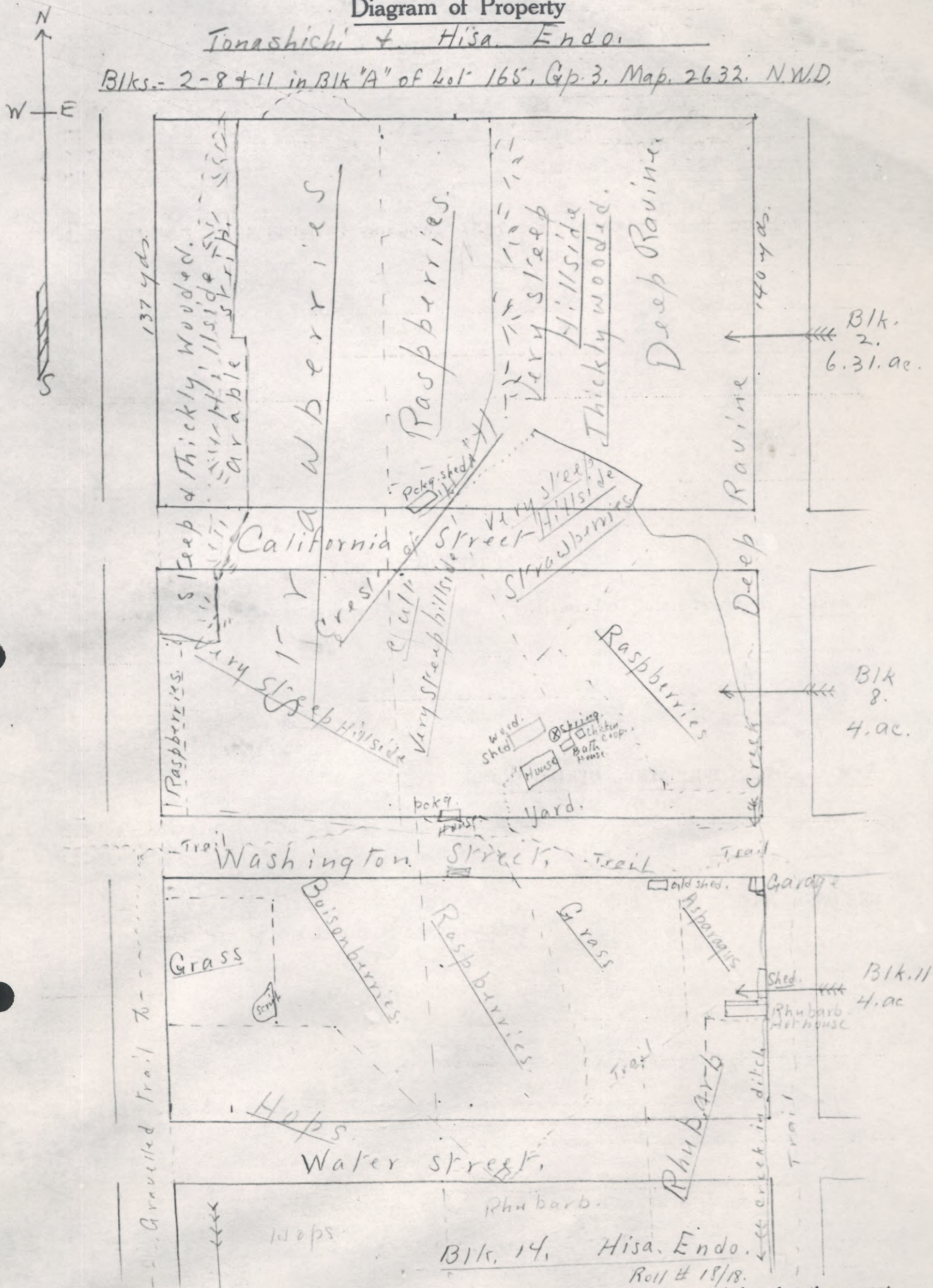
Amount fruit trees add to value of farm $

Roll # 18/19

Diagram of Property

Tonashichi & Hisa. Endo.

Blks.- 2-8 & 11 in Blk "A" of Lot 165, Gp. 3, Map. 2632. N.W.D.



Following careful review of this appraisal report, it is my opinion that the present value is $ 2000

Date 22nd May 1942

See Report on Hisa. Endo. Roll # 18/18 Blks. 14-17 & 20.

District Superintendent.

Mr T Ando
Mrs T Ando
per T Ando
(Claimant's Name)

EXHIBIT No. 409-3
DATE June 21/48
FILED BY Cohen

PERSONAL CHATTELS

13221
13222
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
For all personal chattels claimed see list attached hereto					
			Total est value —		$ 870.00
1 Horse (mare)	1930	— Hypsdil	$230.00 —	good —	75.00
1 set harness for mare	1930	new	30.00 —	" —	15
					$ 960.00
			Total claim		

Description of Storage of Goods:
all goods claimed were left in our farm house (and adjoining bldgs) at Mission BC — the horse and harness were left with our next door neighbor.

General Statement as to Chattels not Described above:

Additional Comments, if any: We have allowed for depreciation on all items claimed. Cyrtatean sold horse and harness for 35.00 We paid 230.00 for the mare in 1930 as a 4 yr old and bought harness at same time for 30.00 — I believe that in 1942 the mare would be reasonably worth 75.00 and the harness 15.00 or 90.00 in all —

T. Ando
SIGNATURE

ENDO

PERSONAL CHATTELS

ITEMS	DATE	NEW OR USED	PRICE	CONDITION	ESTIMATED VALUE
	1939		45)		
2 Double beds complete	1941	New	50) $95.00	Good	$ 60.00
2 Single beds complete	1939	"	$ 25.00	"	15.00
1 ¾ bed complete	1937	"	37.00	"	20.00
1 Couch	1938	"	30.00	"	20.00
1 Organ	1930	Used	35.00	"	20.00
1 Couch	1938	New	20.00	"	12.00
1 Heater	1941	"	41.00	"	35.00
1 Kitchen stove	1936	"	62.00	"	45.00
4 Cooking Stoves	1939	Used	40.00	"	20.00
3 Hot house stoves	1939	New	18.00	"	9.00
50 Pipes	1939	"	12.50	"	4.00
1 Hot plate	1938	"	3.00	"	2.00
1 Electric fan	1939	"	14.00	"	11.00
1 Hardwood dining table and 6 chairs	1935	"	35.00	"	20.00
		"		"	
Gramaphone	1938	"	15.00	"	10.00
2 Dressers	1935	"	35.00	"	20.00
1 Bookcase	1929	"	25.00	"	16.00
1 Set World Books	1935	"	41.00	Not used	30.00
3 Long Benches	1936	"	9. 0	Good	6.00
1 Wall clock	1938	"	14.50	"	10.00
10 Cushions		"	20.00	Not used	20.00
1 Bicycle	1940	"	35.00	Good	30.00
1 Cooler	1940	"	15.00	"	12.00
11 Chairs	1938	"	22.00	"	11.00
5 Tables	1938	"	30.00	"	18.00
1 Small Cabinet--glass doors	1939	"	5.00	"	4.00
2 Table lamps	1939	"	8.00	"	5.00
1 Desk	1937	"	12.50	"	7.00
3 Hand saws		"	12.00	"	7.00
1 Faller Saw--8'		"	15.00	"	10.00
1 Cross cut saw 6'		"	10.00	"	6.00
2 Auger bits	ALL	"	4.00	"	2.00
1 Sledge hammer	TOOLS	"	2.00	"	1.50
1 Peevee	BOUGHT	"	4.50	"	3.50
3 Crowbars	FROM	"	8.00	"	6.00
1 Grindstone	TIME	"	12.00	"	6.00
1 Butcher sedle	TO	"	10.00	"	8.00
1 Small galvanized iron	TIME	"	5.00	"	4.00
1 Small scale--240 lbs.		"	17.00	"	12.00
2 Planes		"	5.00	"	3.00
4 Rakes		"	5.00	"	3.00
4 Oil lamps		"	5.00	"	3.00
1 Spring Tooth Cultivator		"	25.00	"	20.00
2 Straight tooth Cultivator		"	30.00	"	20.00
1 Potato Hiller with attachments		"	15.00	"	11.00
2 Spike Harrows		"	7.00	"	4.00
3 Manure forks		"	10.00	"	6.00
3 Mattocks		"	4.50	"	3.50
2 Scythes		"	8.50	"	6.50
3 Hand sickle		"	3.50	"	2.50
4 Shovels		"	6.50	"	4.50

PERSONAL PROPERTY

(Claimant's Name)

Type of BUSINESS	Location	Gross Turnover 1941	Average Mark Up	Net Income 1941

Description of Stock-in-trade at evacuation: (Attach inventory with cost prices)

Whether prices mentioned are wholesale or retail:

I PURCHASED THE BUSINESS

Date of Purchase	Price	Value Stock Date of purchase

Furniture equipment and fixtures acquired after purchases:

Description	Date Acquired	New or Used at Date Acquired	Price Paid	Condition when Evacuated:

List of Accounts Receivable and Accounts collected by Custodian Attached:

Method of Storage and arrangements made at time of evacuation:

Additional comments , if any:

ENDO

PERSONAL PROPERTY//CHATTELS

ITEMS	DATE	NEW OR USED	PRICE	CONDITION	ESTIMATED VALUE
1 Large oil can		New	$	Good	$ 3.00
13 Hoes			17.00	"	9.00
1 Plow			25.00	"	12.50
4 Potato Diggers			5.00	"	3.00
1 Potato Fork			1.25	"	.75
1 Mincing machine			4.50	"	3.50
2 Scoop shovels			5.00	"	3.50
3 Ladders	1936		14.00	"	7.00
3 Step Ladders	1941		36.00	"	25.00
Cable 50'		ALL	50.00	"	25.00
1 Tea Kettle			2.50	"	1.25
Ice cream freezer		NEW	1.75	"	.90
1 Iron Pot	Bought from		5.00	"	4.00
1 Iron pot			5.00	"	4.00
10 Tumblers	Time		2.00	"	1.25
2 Rice containers			8.00	"	5.00
1 Dinner set--68 pc.	to		27.00	Like new	20.00
15 Dinner plates			7.50	Good	5.00
3 Doz. small Japanese plates	Time		3.25	Not used	3.25
1 Doz. Japanese dishes			9.00	Good	6.00
1 Doz. little Jap. Bowls			3.50	"	1.50
10 Jap. Soup bowls			2.50	Like new	2.00
1 Doz small saucers			4.80	Good	3.50
6 Trays			5.00	"	3.00
Iron pot			4.00	"	3.00
4 Blankets			25.00	Like new	15.00
4 Prs. sheets			15.00	" "	10.00
4 Bed covers			15.00	" "	10.00
Carpet 10 x 12			25.00	Good	15.00
Carpets			30.00	"	15.00
2 Prs. Curtains			2.50	"	1.10

TOTAL $870.00

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No _____ EXHIBIT No. _____

NAME Torashichi ENDO

REG. No. _____

DATE
DECLARATION May 15/42
EVACUATION Oct. 20/42

INVENTORY
TAKEN BY F.T. Williams & H.J. Logan
DATE Nov. 24/42

		DETAILS OF CLAIM	SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Household furniture	8 beds & mattresses	1.	F (3)			
Kitchen utensils	Sanitary couch	2.	F			
Chinaware	Air gun					
5 beds	Box kitchen utensils	3.	K			
Dining set	Spokeshave	4.				
Organ	Insect powder sprayer	5.				
Singer Sewing machine	Homemade table	6.		F		
100 books	7 sacks Flower (?) seed	7.				
Encyclopaedia	7 cartons & 2 boxes dishes	8.	K			
Gramaphone	Stump digger	9.				
Farm implements	Old lantern	10	Misc			
6 HP rototiller	11 kitchen chairs	11.	F			
Cultivator	Heater	12.	F			
Harrow	2 dressers	13.	F			
Hoe	Dining room table & 6					
Carpenters tools	chairs	14.	F			
Spray	3 sml.tables, 1 large table	15.	F			
6 kitchen stoves	Parlour chair	16.	F			
3 hot house stoves	Home made desk	17.				
2 bureaus	Wicker rocking chair	18.				
Dishes	Couch, drop side	19.	F			
	W. Bell Organ & round seat	20.	F			
	15 framed pictures	22.				
	Bookcase glass doors	22.	F			
	Wicker basket old clothes	23.	Misc			
	2 burner elec. plate	24.	F			
	Linoleum on floors	25.				
	Heater (old)	26.				
	Box cutlivator prongs & tools	27.				
	Wooden chest (empty)	28.				
	2' spirit level	29.				
	1 5 gal. crock	30.				
	Quant. sealers	31				
	" lumber	33.				
	1 lge & 2 sml. HM tables	34				
	1 long kitchen table	34				
	6 pkts. "Rotox" Insecticide	35.				
	1 Crtn & lge. tin kitchen utensils	36.	K			
	Old suitcase	37.				
	Carton trays	38.	Misc			
	2 suitcases of cotton batts	39.				
	2 suitcases old paper	40.				
	Long bench	41.				
	2 cross cut saws	42.	T			
	8' pruner	43.				
	Scythe	44.	T			
	Sml. roll galv. iron	45.	T			
	"Imperial" gramaphone & few records	46.	F			
	Sml. cabinet glass doors	47.	F			
	Open book case	48.	F			
	Wall clock	49.	F			
	6 window blinds	50.				
	5 prs. curtains	51.				
	Electric table lamp	52.	F			
	2 childs wicker chairs	53	F			
	Lge. wooden chest	54				
	12 qt. sealers of preserves	55	Misc.			
	2 ctns. old clothes	56.				
	1 -2 & 1 -5 gal. crock	57.	K			
	Alarm clock (old)	58.				
	Crtn. dishes	59.				
	Wall mirror	60.	F			
	Wicker basket cushions	61	F			
	Hall linoleum runner	62.				

EXHIBIT No. 409-1
DATE June 21/48
FILED BY Crowson

No

EXHIBIT No.

CASE No.

. No.

VENUE Nelson

SALES									
CTION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
)									
									Sold by Endo
						X			
						X			
	F								
					X				
					X				
					X				
					X				
						X			
					X				
						X			
						X			
					X				
						X			
					X				
						X			
					X				
					X				

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 9364 EXHIBIT No.

NAME Torashichi ENDO

Page 2

REG. No. 13221

DATE	INVENTORY		DETAILS OF CLAIM	SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION May 15/42	TAKEN BY F.T. Williams & H.J. Logan						
EVACUATION Oct. 20/42	DATE Nov. 24/42						
			Furniture $1000. 00				
	Continued		Stump puller machine 175. 00				
	Hall linoleum runner	62.					
	Galv. wash boiler	63.		Misc.			
	Roll top desk	64		F			
	Mincing machine	65.		K			
	"Elite" cook stove	66.		F			
	3 hand sickles	67.		T			
	2 short & 3 long benches	68.		F (3)			
	1 cot	69.					
	13 hoes	70.		T			
	3 manure forks	71.		T			
	1 peavey	72.		T			
	1 picaroon	73.		T			
	3 mattock heads	74.		T			
	1 pick head	75.					
	6 wedges	76.		T			
	1½" & 2" augers	77.		T			
	1 sledgehammer	78.		T			
	18' logging chain	79.			T		
	3 crowbars	80.		T			
	1 Froe	81.		T			
	Spring tooth cultivator	82.		M			
	Potato hiller	83.		M			
	4 rakes	84.		T			
	4 potato diggers	85.		T			
	Potato fork	86.		T			
	4 shovels	87.		T			
	2 scoops shovels	88.		T			
	1 scythe	89.		T			
	Qunty.Carpenters tools	90.			T		
	Sml. platform scales	91.		M			
	Hand sprayer	92.			T		
	1 8' crosscut saw	93.		T			
	1 old grindstone	94.		T			
	4 mattocks	95.		T			
	2 straight tooth cultivators	96.		M			
	Harness for horse	97.				35.00	
	Horse	98.					
	8 bags fertilizer	99.					
	8 bags sulphur phosphate	100.					
	4 bags bone meal	101.				65.00	
	6 bags Burns Muriate of potash	102.					
	3 sacks fertilizer	103.					
	80 lbs. lime	104					
	31 bales hay	105.					
	96 strawberry crates	106.					
	29 raspberry crates	107.					
	1 stump puller & 1 cable	108.		12 25			
	50 carrying trays	109.					
	2 wheelbarrows (1 old)	110.			T (1)		
	2 cook stoves	111.			F (1)		
	1 2 wheel cart	112.		M			
	Bicycle	113		M			
	Gasoline rototiller						
	Old rim & tire	114.					
	1 - 45 gal. oil drum	115.		Misc.			
	1 gal. motor oil in 5 gal. can	116.					
	7' cross cut saw	117.					
	3 step ladders	118.		T			

		12 25	100 00
		F 151.20	F 7.50
		T 50.50	T 19.70
		M 50.75	$127.20
		K 23.95	
		Misc 3.80	
		$292.45	

Sundry other goods sold at auction	$40.75
	127.20
	292.45
	$460.40

FILE No 9364 EXHIBIT No. CASE No.

REG. No. 13221 VENUE Nelson

SALES									
AUCTION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
					X				
isc.									
(3)									
	T								
	T								
	T								
	35.00								
	65.00								
									Used for horse - given by Claimant. see letter
12 25									Stump puller, iron tackle & block
	T (1) F (1)								
									Sold by Endo through the P.C.U.
isc.									

12 25		100 00
151.20	F	7.50
50.50	T	19.70
50.75		$127.20
23.95		
isc 3.80		
$292.45		

EXHIBIT No. 409-5

DATE June 21/48

FILED BY

Cobus