

| REAL PROPERTY                        |  |                                       |  |   |  |  |                        |  |                                      |        |
|--------------------------------------|--|---------------------------------------|--|---|--|--|------------------------|--|--------------------------------------|--------|
| Greater Vancouver                    |  | Rural (except V.L.A.)                 |  |   | V.L.A. (except Mission Village)                                |  | V.L.A. Mission Village |  | Total                                |        |
| Sale Price                           | 5% thereof & 12.50   | Sale Price                            | 10% thereof  | Charges 12.50 & Comm.   | Sale Price   | Total Award 80% of all Sale Prices                             |                        | Sale Price                             | Total Award 125% of all Sale Prices: |        |
|                                      |  |                                       |  |   |  | % of Total   | Amount                 |  | % of Total                           | Amount |
|                                      |  |                                       |  |   | 755.00   |  | 525.93                 |  |                                      | 525.93 |
|                                      |  |                                       |  |   | 210.00   |  | 143.36                 |  |                                      | 143.36 |
| 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 & Recorded Now Missing |                        | 45% of amount in next preceding column |                                      |        |
|                                      |  |                                       |  |   |  | % of Total   | Amount                 |  |                                      |        |
| 385.00                               |  |                                       |  |   |  |  |                        |  |                                      |        |
|                                      | 96.25  |                                       |  |   |  |  |                        |  |                                      | 96.25  |
| 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 | Applica-tion of % ratio to amount in next preceding column     | Sale Price of goods Sold by Tender                             | 12% of Sale Price      |  |                                      |        |
| 111.20                               | 57.45  | 17.23                                 | 51.76%   | 43.00   | 22.25  |  |                        |  |                                      |        |
|                                      |  |                                       |  |   |  |  | 39.48                  |  |                                      |        |
| TOTAL RECOMMENDATION                 |  |                                       |  |   |  |  |                        |  | 805.02                               |        |

CASE NO: 470.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

March 24th, 1948.

IN THE MATTER OF THE CLAIM OF

YUKIO KONNO.

PROCEEDINGS AT HEARING.

IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E  
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

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Lethbridge, Alberta,  
March 24th, 1948.

IN THE MATTER OF THE CLAIM OF  
YUKIO KONNO

PROCEEDINGS AT HEARING.

20 APPEARANCES:

|                          |   |
|--------------------------|---|
| J.W.G. HUNTER, Esq.,     | appearing for the<br>Dominion Government. |
| A.G. VIRTUE, Esq., K.C., | appearing for the<br>Claimant.            |

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|                      |                       |
|----------------------|-----------------------|
| A. WATSON, Esq.,     | Secretary.            |
| D.J. HANDFORD, Esq., | Official Interpreter. |
| S.R. HOWARD, Esq.,   | Official Reporter.    |

30

Y. Konno,  
In Chief.  
Discussion.

MR. VIRTUE: The next case, sir, is Yukio Konno.

THE SECRETARY: Case 470, Yukio Konno.

YUKIO KONNO, the claimant herein, being first  
duly sworn, testified through the  
Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q I show you a statement of your farm land with the  
improvements and buildings on it. Was that prepared  
by you with the assistance of your Interpreter?

10 A Yes, in conjunction with my son.

Q Is that a true statement?

A Yes.

MR. VIRTUE: The first exhibit, Mr. Secretary.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: I will show you a statement now of your  
personal property in which you refer to the goods  
described in your proof of claim. Is that a true  
statement prepared by you in the same way?

A Yes.

20 Q Is that a true statement? This is a true statement  
(indicating)? A: Yes.

MR. VIRTUE: That will be the second exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: I also show you a brief statement of the  
evidence giving an account of the date when you  
bought the property, what improvements you put on,  
and so on, and so on. Was that prepared in the  
same way with the assistance of your Interpreter?

A Yes.

30 Q And that is a true statement? A: Yes.

Y. Konno,  
In Chief.

MR. VIRTUE: I will offer that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: Q: Now in your personal property you say  
that you had a truck? A: Yes.

Q When did you buy the truck?

A A July or August of 1941.

Q 19--? A: Yes, 1941, just  
shortly before I was evacuated.

Q He said '41, did he? A: Yes, 1941.

10 Q What make was it? A: 1938 Ford.

Q Was it a half-ton truck? A: Yes, half-ton  
truck.

Q A half-ton Ford truck? A: Yes.

Q What did you pay for it? What did you agree to pay  
for it? What was the whole price?

A \$750.00.

Q And you just had it from July of 1941 to the time  
you were evacuated? A: Yes.

Q What date were you evacuated?

20 A About the 4th of May.

THE COMMISSIONER: Presumably it was bought secondhand.

MR. VIRTUE: Yes, secondhand.

Q You bought it secondhand? A: Yes.

Q Did you keep it in good shape?

A Yes, I only ran it for a ~~short~~ time and I took  
care of it.

Q Was it in as good shape and as valuable when you  
were moved away as it was when you bought it or  
more so or less?

30 MR. HUNTER: I suggest to my friend that he separate

Y. Konno,  
In Chief.

his questions, that if he is going to ask two questions in one that we should have separate answers and I think he should separate his questions.

THE COMMISSIONER: Put the question again, Mr. Virtue.

MR. VIRTUE: Q: Was it in as good condition or better, or worse, when you were evacuated than when you bought the truck?

A: About the same condition as when I bought it.

10 Q We are told that this truck was sold by the Custodian for \$385.00. What have you to say about that, Mr. Konno? Oh, just ask him to say briefly did he consider that a fair price or too cheap or too much or what?

A No, I received no advice on it; I think it is a very low price.

Q You think it is a very low price?

A Yes.

20 MR. VIRTUE: I want to put in my learned friend's analysis at this time. I offer on behalf of my learned friend the analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. VIRTUE: Q: While the Secretary is identifying the exhibit, I am going to ask you did you have a hand sprayer that you valued at \$12.00?

A Yes.

Q Was that a fair price for it?

A Yes.

Q Was it in working order when you left?

30 A Yes, I used it up until just prior to my evacuation

Y. Konno,  
In Chief.

Discussion.

and it was still in working order.

Q Do you know of any reason why the Custodian's men should throw it away, abandon it?

A No, there is no reason why it should be thrown away.

Q There is no reason why it should be thrown away?

A No.

Q Now I want to ask you about one other item. You had a spring tooth cultivator which you valued at \$16.00, did you? A: Yes.

10 Q Was that a fair price? A: Yes.

Q The Custodian sold it for \$2.25. What do you think about that? A: Very cheap, I think.

Q Very cheap? A: Yes.

Q All right, thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value, and that the personal property sold was sold for its fair market value, and that the claims made for property which was lost, destroyed, stolen or abandoned are exorbitant.

20

I file the Soldiers Settlement Board appraisal which will be Exhibit 5, my lord.

(APPRAISAL MARKED EXHIBIT NO. 5).

MR. HUNTER: The real property, my lord, appears to be entirely a question of value. Your Lordship's attention is directed to Exhibit 4, the analysis of the personal property claim, where it will be seen that goods valued by the claimant at \$111.20 were sold at auction for \$57.45, and that goods valued at \$4.00, that is the sink pump, was

30

considered a fixture and went with the property, and \$12.00 worth of goods claimed were abandoned goods as worthless. \$31.00 claimed were lost, destroyed or stolen, and \$5.80 claimed were used and retained by the Haas Hop Company.

THE COMMISSIONER: That is the four baskets, is it?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Any suggestion that the Hop Company owned the baskets?

10 MR. HUNTER: No, my lord, it was considered that after use by them they were practically worthless. This stuff had all to be carted to market and if you had the sale on the property you might get 25 cents or maybe 50 cents each for them.

THE COMMISSIONER: I see.

MR. HUNTER: There are no questions, my lord.

MR. VIRTUE: I will ask my learned friend if he will admit the insurance policy showing that the dwelling house only was insured for \$750.00.

20 MR. HUNTER: That is correct, my lord, the dwelling house was insured for \$750.00.

MR. VIRTUE: That is in 1940, the insurance was placed. Your Lordship has a note of that, have you?

THE COMMISSIONER: Yes, I have; that may or may not mean anything since the insurance companies are known to accept risks without regard to value.

MR. VIRTUE: I realize that but I submit that as having some weight the fact that he was willing to pay a premium on that amount gives some indication  
30 of the value, I submit.



In the appraisal, sir, filed by my learned friend, I just want to call attention to two things. The report says that this property is well located shortly outside of Mission Village. That is one thing, my lord, I wanted to draw your attention to.

THE COMMISSIONER: Yes.

MR. HUNTER: Before my learned friend goes on, I think I omitted to file both appraisals.

THE COMMISSIONER: There should be another one.

10 MR. HUNTER: Yes. Which one is that I filed?

THE COMMISSIONER: J.L. 27, Lot 3.

MR. HUNTER: Then the other one is for Lots 4 and 5 of the south half. I will put that in a part of Exhibit 5.

THE COMMISSIONER: Very well.

(APPRAISAL MARKED AS PART OF EXHIBIT NO. 5).

MR. VIRTUE: Also in connection with the appraisal there are 58 fruit trees, 24 of them are prunes about five years old, and the total valuation of that amount is added to the property and the amount for fruit trees is \$60.00.

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Then my learned friend, if he put in the assessment, I didn't notice it, but the No. 1 property was assessed for \$1328.00, and sold for \$755.00; and the No. 2 property, according to my notes, my learned friend will probably put in the assessment, it shows it at \$900.00 and sold for \$210.00.

MR. HUNTER: I think he is reversing it, my lord.

30 MR. VIRTUE: Pardon?

Y. Konno,  
Discussion.

MR. HUNTER: Lot 3 is the No. 1 property.

MR. VIRTUE: I am giving the total assessment.

MR. HUNTER: That is the total, \$900.00, land \$500.00, improvements, \$400.00, and sold for \$210.00.

MR. VIRTUE: That is right, and the other one was assessed for \$1328.00 and sold for \$755.00.

MR. HUNTER: Yes, but you were giving one for No. 2.

MR. VIRTUE: Oh yes, I was.

10 Then again in this case I merely point out in passing that the actual purchase in a raw state appears to have been the purchase price -- no, I beg your pardon, it was not quite raw, there are some slight improvements so that I won't say anything in that regard.

THE COMMISSIONER: Very well. Is that all?

MR. VIRTUE: Yes, my lord.

THE COMMISSIONER: All right, that is all, thank you, Mr. Konno.

(Witness aside)

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(PROCEEDINGS ADJOURNED SINE DIE)

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

*S. R. Howard*  
"S.R. HOWARD"  
Official Reporter.

base 470

5-440

ACKNOWLEDGED

*J.W.*

NOV 27 1947

*Leth*

# Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

1. Name of Claimant in full: Yukio Konno

Registration No. 13176

2. Claimant's address at the time of his evacuation from the protected area: R.R. #2, Mission, B.C.

3. Claimant's present address: Coalhurst, Alberta.

4. Claim relating to real property:

(a) Street address of real property: Mission City, B.C.

(b) Legal description of property:

Municipality of Mission

Lot (3) N.W. ( $\frac{1}{4}$ ) of S.W. ( $\frac{1}{4}$ ) of Section (28) Twp. (17) Map (5659) District of New Westminster.

Lot (4&5) S.W. ( $\frac{1}{4}$ ) Section (28) Twp (17) Map (661) District of New Westminster.

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Fruit and Hops Farm.

- (d) Title or interest held by Claimant in the real property:

Lot (3) Title #113507E

Lot (4 & 5) Title #39935----Held at Registry Office, New Westminster.

- (e) Fair market value of real property at date of sale:

(I) Land— \$ 4,870.00 (Lot 4 & 5----\$4,270.00)(Lot 3----\$600.00)  
(II) Buildings— \$ 1,625.00 (Residence and Farm Buildings)

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$ 6,495.00

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

Farm Equipment in Garage on "said" property of Lot ( 4 & 5)

Furniture and remaining property on "said" residence.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

In living house and garage on "said" property.

Truck at Hastings Park, Vancouver, B.C.

- (c) In whose care was property left by the Claimant at date of evacuation?

Leased for one year, then leased through Custodian.

- (d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

| PERSONAL PROPERTY             |          |
|-------------------------------|----------|
| (a) 1 Kitchen Range           | \$45.20  |
| (b) 1 Table                   | \$ 8.00  |
| (c) 1 Heater                  | \$ 7.00  |
| (d) 1 Plow                    | \$15.00  |
| (e) 1 Spring Tooth Cultivator | \$16.00  |
| (f) 1 Spike Harrow            | \$ 8.00  |
| (g) 1 Hand Sprayer            | \$12.00  |
| (h) 1 Platform Scale          | \$17.00  |
| (i) 45 Hose                   | \$ 5.00  |
| (j) 1 Bdle. Logging Tools     | \$ 3.00  |
| (k) 1 Sink Pump               | \$ 4.00  |
| (l) 2 Sofa                    | \$18.00  |
| (m) 4 Hops Basket             | \$ 5.80  |
|                               | <hr/>    |
|                               | \$164.00 |

Truck--cost \$750.00. only \$300.00 paid.-----\$300.00

- (e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

\$464.00

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will..... be required.

DATED this

17<sup>th</sup>

day of *November* October, A.D. 1947.

*M. Oja*  
.....  
Witness to Signature of Claimant.

*Y. Kounno*  
.....  
Signature of Claimant.

STATUTORY DECLARATION

I, Yukio Konno  
(Full Name of Claimant)

Coalhurst, Alberta

Beetworker

of  
(Present Address)

(Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

\$367.65

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Lethbridge  
in the Province of Alberta,  
this 17<sup>th</sup> day of November  
A.D. 1947.

Y. Konno

[Signature]  
A Commissioner for Oaths in and for  
the Province of Alberta.

VIRTUE & RUSSELL  
Barristers & Solicitors  
Lethbridge, Alberta.

Yukio Konno

(Claimant's Name)

REAL ESTATE  
(Farm Land)

I3I76

Reg. No.

| LAND  | Acres | Date of Purchase | From Whom | Cost Price | Cleared<br>Uncleared<br>or cultivated<br>at date of<br>Purchase | Improvements<br>at date of<br>Purchase | Estimated<br>value at<br>Date of Sale |
|---|-------|------------------|-----------|------------|---|--|---------------------------------------|
| Uncleared<br>Cultivated not planted<br>Cultivated and not in crop<br>List Crops |       |                  |           |            |   |  |                                       |
| Lot 3NW. 2 of S.W. 1/4 of Sec<br>28 Twp. I7 Map 5659                            |       | 1935             |           |            |   | I house<br>I2x24                       |                                       |
| Lot # 4&5S.W. 1/4 Sec 28<br>Twp. I7 Map 66I Dist.<br>of New Westminster         | 20    | 1930             |           | \$1800.00  | 3 ac. cleared   | unfinished                             | \$6495.00                             |
| Total   |       |                  |           |            |   |  |                                       |

EXHIBIT No. 470-1  
 DATE 24 mar. 1948  
 FILED BY af. Kinn

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

| Description                                  | When Made     | Cost            |
|--|---------------|-----------------|
| Installing Electricity poles and wires       | 1936          | \$153.00        |
| Clearing 8 1/2 acres all expense             | through years | 1700.00         |
| Tillage and Weed eradication                 | " "           | 350.00          |
| Planting 5 acres small fruit and Fruit trees |               | 835.00          |
|  |               | Total \$3038.00 |

| BUILDINGS        | Type  | Size  | Finish | Date Built | Cost<br>Material | Paid for<br>Labour | Value of<br>Own Labour | Allowance for<br>Depreciation | Estimated<br>Value |
|------------------|-------|-------|--------|------------|------------------|--------------------|------------------------|-------------------------------|--------------------|
| Enlarging House  |       | I2x24 | Frame  | 1930       | \$500.00         | \$117.00           | \$500.00               |                               | \$1117.00          |
| Barn             | I6xI6 |       | "      | 1932       | 200.00           |                    | 50.00                  |                               | 250.00             |
| Chicken<br>House | 20x20 |       | "      | 1934       | 200.00           |                    | 50.00                  |                               | 250.00             |
| Packing House    | I0xI2 |       | "      | 1933       | 40.00            |                    |                        |                               | 40.00              |
|                  |       |       |        |            |                  |                    |                        |                               | \$1657.00 tot      |

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

*1 fire insurance policy  
 Statements of sale  
 Correspondence*

Property sold by custodian at \$965.00

Check received \$43.65

*Y. Konno*

Signature

Yukio Konno

PERSONAL CHATELS

I3I76

(Claimant's Name)

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

Full description of  
personal property attached to  
proof of claim

as needed

new

higher than  
valued at  
Evacuation

good

\$464.00

This truck on proof of claim was purchased by the claimant on a time basis  
He had paid out \$300.00 on this truck when evacuated. The truck was sold for \$385.00 and at time of  
sale there was \$383.15 against it as well as \$10.60 administrative expense which leaves the claimant  
at a loss. Truck was a 1/2 ton Ford in Good shape and claimant feels if it had been sold at the proper  
price he would have recovered the money he put into it namely \$300.00

Description of Storage of Goods:

EXHIBIT No. 470-2  
DATE 24 Mar 1948  
FILED BY A. J. Kinnear

General Statement as to Chattels not Described above:

Additional Comments, if any:

Y. Konno

Signature



CANADIAN-JAPANESE CLAIMS FOR LOSSES  
BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. Yukio Konno
2. Present residence. Coalhurst, Alta.
3. Residence at date of evacuation. MISSION CITY, B.C.
4. How long had you lived on property from which you were evacuated? 23 years

REAL ESTATE

1. When did you buy property in question?  
(1) Lot 4 & 5 1930  
(2) Lot 3 1935
2. What price did you pay?  
(1) Lot 4 & 5 \$1,500.00  
(2) Lot 3 \$300.00
3. What was the exact condition of the property then?

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

- (a) The land itself.  
(1) 3 acres cleared, 7 acres stumps and bushes.  
(2) All stumps and bushes.
- (b) The buildings.  
(1) 12'x24' house unfinished, 1 small packing house.  
(2) None
4. What improvements did you make upon the property in question?

Give full particulars with the value of each and give the value of your own work separately from the money you paid out of your own pocket. in all. Electricity \$150.00 Water pipe 600' - \$200.00  
2 wood shed with 8 cord of fire wood - \$100.00  
(a) Buildings. Barn 16'x16' - \$200.00  
Chicken house - \$200.00  
3 Packing shed - \$130.00

REAL ESTATE

1. When did you buy property in question?

Extending of Electric Line on Hide Road - \$153.00

2.

(b) Fencing. None

|              |           |         |          |
|--------------|-----------|---------|----------|
| (c) Tillage. | Lot 4 & 5 | 4 acres | \$250.00 |
|              | Lot 3     | 1 acre  | \$ 50.00 |

(d) Drainage. None

|               |           |                   |                 |
|---------------|-----------|-------------------|-----------------|
| (e) Clearing. | Lot 4 & 5 | \$200.00 per acre | cleared 7 acres |
|               | Lot 3     | \$200.00 " "      | 1½ acres        |

(f) Weed eradication. \$50.00

(g) Planting.

|     |    |      |              |    |               |
|-----|----|------|--------------|----|---------------|
|     | 1  | acre | hops         | \$ | 200.00        |
|     | 1½ | "    | strawberries |    | 250.00        |
|     | 1  | "    | raspberries  |    | 200.00        |
|     | ½  | "    | loganberry   |    | 35.00         |
|     | 1  | "    | asparagus    |    | 50.00         |
| (h) |    |      | fruit trees  |    | 100.00        |
|     |    |      |              | \$ | <u>835.00</u> |

(i)

5. Have you the assessed value at date of evacuation? If possible bring your assesement notice.

Yes

6. What is your age? 49 years

7. Did you make a living on the above property?

Yes

8. Did you make a profit from your work on the above property?

If so about how much over and above your living?

Yes. \$300.00 per annum

9. If you had rented the above property to someone else what annual rental could you have obtained?

\$750.00

10. What was the fair market value of this property at the date of your evacuation?

\$6495.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

|           |                |
|-----------|----------------|
| Lot 4 & 5 | \$ 4270.00     |
| Lot 3     | 600.00         |
| Buildings | <u>1625.00</u> |
|           | \$ 6495.00     |

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

No

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind.

Yes

14. At what price did the Custodian sell your property?

|           |               |          |
|-----------|---------------|----------|
| Lot 4 & 5 | \$755.00      |          |
| Lot 3     | <u>210.00</u> | \$965.00 |

15. Did you receive a cheque and if so, for how much?

Yes. \$43.65

16. What did you do with the cheque?

Cashed. Debt in B.C. paid by Custodian \$292.00

17. What actual loss do you consider you suffered by sale of your property?

\$ 6159.00

18. Bring in any correspondence you have had with Custodian.

Yes

PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it.

2. Was this property taken over by the Custodian?

Yes

3. What became of the property?

Sold by Custodian.

4. Where was the property actually left when you were evacuated?

Buildings, furniture and tools on Lot 4 & 5.

5. If it was left in charge of anyone give the name and circumstances. Custodian.

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value. Yes

7. Did you receive a cheque from the Custodian?

Yes

8. For how much?

Together with real estate amount.

9. What did you do with the cheque?

Cashed

10. Any correspondence? If so, produce it.

Yes

6.

GENERAL INFORMATION

Give name and address of any persons who can corroborate your evidence as to ownership, value and loss. Opposite the name of each witness show briefly what evidence the witness is expected to give.

1. Name.
2. Address.
3. Evidence expected.

1. Name.
2. Address.
3. Evidence expected.

If there are any special facts applying to your case please state them clearly.

LETTERS AND DOCUMENTS

If you have any Agreements for Sale, Transfers, Titles, Insurance Policies, Leases, letters or other writings of any kind shedding any light on any of the above matters, please be sure to bring them in with you and give a list of them below.

Titles  
Insurance Policy  
Letters

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5440

EXHIBIT No. \_\_\_\_\_

NAME Yukio KONNO

REG. No. 13176

| DATE                          | INVENTORY                               | DETAILS OF CLAIM  | SALES           |                | SOLD WITH REAL PROP. | DECL. NOT FOUND |
|-------------------------------|---|---|-----------------|----------------|----------------------|-----------------|
|                               |   |   | AUCTION         | TENDER &c      |                      |                 |
| DECLARATION <u>Apr. 21/42</u> | TAKEN BY <u>July 2/42</u>               |   |                 |                |                      |                 |
| EVACUATION <u>May 2/42</u>    | DATE <u>J. Moryson &amp; H.J. Logan</u> |   |                 |                |                      |                 |
| Heater                        | 2 kitchen chairs                        | 1. Kitchen range  | \$45 20         | \$38 00        |                      |                 |
| 2 sofas                       | Bed couch                               | 2. Table  | 8 00            |                |                      |                 |
| Cook stove                    | Record cabinet                          | 3. Heater   | 7 00            | 5 50           |                      |                 |
| Household furnishings         | Linoleum                                | 4. Plough   | 15 00           |                |                      |                 |
| 1 plough                      | Arm chair                               | 5. Spring tooth cultivator  | 16.00           | 2 25           |                      |                 |
| Cultivator                    | Kitchen range                           | 6. Spike harrow   | 8 00            | 3 00           |                      |                 |
| Harrow                        | Kitchen table (2 drawers)               | 7 Hand sprayer  | 12 00           |                |                      |                 |
| Spray pump                    | 7 window blinds                         | 8 Platform scale  | 17 00           | 7 00           |                      |                 |
| Scale                         | Dresser                                 | 9 45' hose  | 5 00            |                |                      |                 |
| 40' rubber hose               | Gramophone & 1/2 doz. rec-ords.         | 10 Bdle logging tools   | 3 00            |                |                      |                 |
| Mattock                       |   | 11 Sink pump  | 4 00            |                |                      | 4 00            |
| Pick                          | Few dishes (in cupboard)                | 12 2 sofas  | 18 00           | F (1)          |                      |                 |
| Cross cut saw                 | Heater                                  | 13 4 hop baskets  | 5 80            |                |                      |                 |
| Wdge hammer                   | Bed                                     |   | <u>\$164.00</u> | <u>\$55.75</u> |                      |                 |
| Hop baskets                   | Couch (poor)                            |   |                 |                |                      |                 |
| Water pump                    | Kitchen table                           | Other goods sold at auction, including F (1)  |                 | <u>1.70</u>    |                      |                 |
|                               | 40' garden hose                         |   |                 | <u>\$57.45</u> |                      |                 |
|                               | Platform scale                          |   |                 |                |                      |                 |
|                               | Car chains                              |   |                 |                |                      |                 |
|                               | 150# raspberry wire                     |   |                 |                |                      |                 |
|                               | Hand sprayer                            |   |                 |                |                      |                 |
|                               | Hand water pump (dis-mounted)           |   |                 |                |                      |                 |
|                               | Mattock                                 | Claim for Ford Light Delivery Truck (1938)  | \$300 00        |                |                      |                 |
|                               | Pick                                    |   |                 |                |                      |                 |
|                               | Cross cut saw                           |   |                 |                |                      |                 |
|                               | Sml. sledge hammer                      | This truck was appraised at \$405.00 and was sold to Johnston Motor Co. for \$385.00.   |                 |                |                      |                 |
|                               | wedge                                   |   |                 |                |                      |                 |
|                               | Plough                                  |   |                 |                |                      |                 |
|                               | Cultivator (horse drawn)                | A lien for \$374.40 was held by Begg Motor Co., and administration expenses amounted to \$10.40. No funds therefore accrued to owner. |                 |                |                      |                 |
|                               | Harrow                                  |   |                 |                |                      |                 |

*Goods valued by*  
 " " "  
 " " "  
 " " "

EXHIBIT No. 470-4  
 DATE 24 Mar 1948  
 FILED BY af. V. V. V.

| ES | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANYTIME | ABANDONED | NO ACCOUNT, THEFT &c | UNSOLD | REMARKS |
|----|----------------------|-----------------|----------------------|-----------|----------------------|--------|---------|
|----|----------------------|-----------------|----------------------|-----------|----------------------|--------|---------|

|  |      |  |  |         |       |  |                      |
|--|------|--|--|---------|-------|--|----------------------|
|  |      |  |  |         | 8 00  |  |                      |
|  |      |  |  |         | 15 00 |  |                      |
|  |      |  |  | \$12 00 |       |  |                      |
|  |      |  |  |         | 5 00  |  |                      |
|  |      |  |  |         | 3 00  |  |                      |
|  | 4 00 |  |  | (1)     |       |  | Used by Haas Hop Co. |

12.00  
+  
31.00

Spots valued by Claimant @ \$111.20 sold at auction for \$59.45  
 " " " " " 4.00 " with property as furniture  
 " " " " " 12.00 Abandoned as worthless.  
 " " " " " 31.00 no account - theft  
 " " " " " 5.80 used, and retained by Haas Hop Co  
164.00



Farm Appraisal Report

File No. JL 27

Land Description Lot 3 of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  Sec. 28, Tp. 17, N.W.D.  
 Containing 9.49 Acres

Owner's Name KONNO, Yukio Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 1 $\frac{1}{2}$

Market Town " Distance 1 $\frac{1}{2}$

Church (give denomination) All denominations - Mission Distance 1 $\frac{1}{2}$

Nearest School Mission Distance 1 $\frac{1}{2}$

State how property was identified: Road, sketch, map.

Roads: State whether property has access to main road, the kind of road and its condition.  
On poor side road in about 200 yards from good gravelled road.

Is this district a good one? When berry prices are good; otherwise not.

Employment opportunity Seasonal berry picking; some cannery work, & mill & logging work about 8 miles away for a few.

Predominating Nationality and religion: British, Protestant. A lot of Jap holdings right here.

Describe Fencing and its condition: No fencing. Value \$

Water supply: None. Value \$

**BUILDINGS ON FARM**

| BUILDINGS         | DIMENSIONS       | MATERIAL          | HEIGHT         | ROOF         | AGE        | Foundation  | REPAIR     | VALUATION  |
|-------------------|------------------|-------------------|----------------|--------------|------------|-------------|------------|------------|
| HOUSE <u>NONE</u> | <u>X</u>         |                   |                |              |            |             |            |            |
|                   | <u>X</u>         |                   |                |              |            |             |            |            |
| <u>Old shed</u>   | <u>12 x 24x6</u> | <u>Spl. cedar</u> | <u>4' eave</u> | <u>shke.</u> | <u>old</u> | <u>wood</u> | <u>bad</u> | <u>nil</u> |
| BARN              | <u>X</u>         |                   |                |              |            |             |            |            |
|                   | <u>X</u>         |                   |                |              |            |             |            |            |
| BARN              | <u>X</u>         |                   |                |              |            |             |            |            |
|                   | <u>X</u>         |                   |                |              |            |             |            |            |
| GRANARY           | <u>X</u>         |                   |                |              |            |             |            |            |
|                   | <u>X</u>         |                   |                |              |            |             |            |            |
|                   | <u>X</u>         |                   |                |              |            |             |            |            |
|                   | <u>X</u>         |                   |                |              |            |             |            |            |

Total present day value \$ nil

Total Value Buildings add to farm \$ -

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

EXHIBIT NO. 470-5  
 DATE 24 Mar 1948  
 FILED BY J. W. S. Hunter

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

Cultivated Land

BC/247-P 6

~~BC/247-P 6~~

| ACRES   | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth) | SUB-<br>SOIL                                      | KIND AND<br>QUALITY OF CROP        | VALUE<br>PER ACRE            | TOTAL             |
|---|--|-----------------------|---|------------------------------------|------------------------------|-------------------|
| 1.25  | 5-16" lt.sdy.<br><i>1.25</i>                     | lm. on gravelly       |   | Grass                              | \$40.00                      | \$49.20           |
| Area which can be cultivated without cost other than for breaking.                                |  |                       |   |                                    |                              |                   |
|   | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth) | SUB-<br>SOIL                                      |                                    | VALUE<br>PER ACRE            |                   |
| Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc. |  |                       |   |                                    |                              |                   |
|   | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth) | SUB-<br>SOIL                                      | NATURE OF<br>RECLAMATION NECESSARY | RECLAMATION<br>COST PER ACRE | VALUE<br>PER ACRE |
| 8.26  | Undulating<br><i>8.26</i>                        | As above              |   | Bush (light alder,<br>fir stumps)  | \$125 up                     | \$20.00           |
|   | Area Unsuitable for Cultivation.                 |                       |   |                                    |                              |                   |
|   | CHARACTER OF LAND E. G.<br>HILLY, SWAMPY, ROCKY. |                       | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE |                                    | VALUE OF LAND<br>PER ACRE    |                   |

Total value of Land \$214.40

Total added by buildings to value of farm \$ -

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

Total value of farm \$214.40

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

Unoccupied and not tilled for some time. Evidently little has ever been done with it.

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

Not suitable for agriculture till cleared, when berries and small fruit are indicated.

Noxious weeds:

Odd Canada thistle.

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

Mission Municipality - \$19.24 Taxes

Date: July 7, 1942  
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 6th day of July, 1942.

Inspector's Signature

"R.L. RAMSAY"

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

IL-27 - Y. KONNO

# Farm Appraisal Report

Remarks: This place is not far from town, but on an unused cross road not opened up past the place and very little gravel on for the 200 yards from the Hide Road, which is its next road.

Soil is on the light side though it seems to improve in the bush. There are no buildings beyond an old tumble-down shed.

There is a small patch of rasps of 1/4 acre, which should be pulled out as they are overgrown with grass and dying.

Light is available if he will run it up this side road the 200 yards or so.

## (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

No fruit trees.

\$

\$

\$

\$

\$

\$

\$

\$

\$

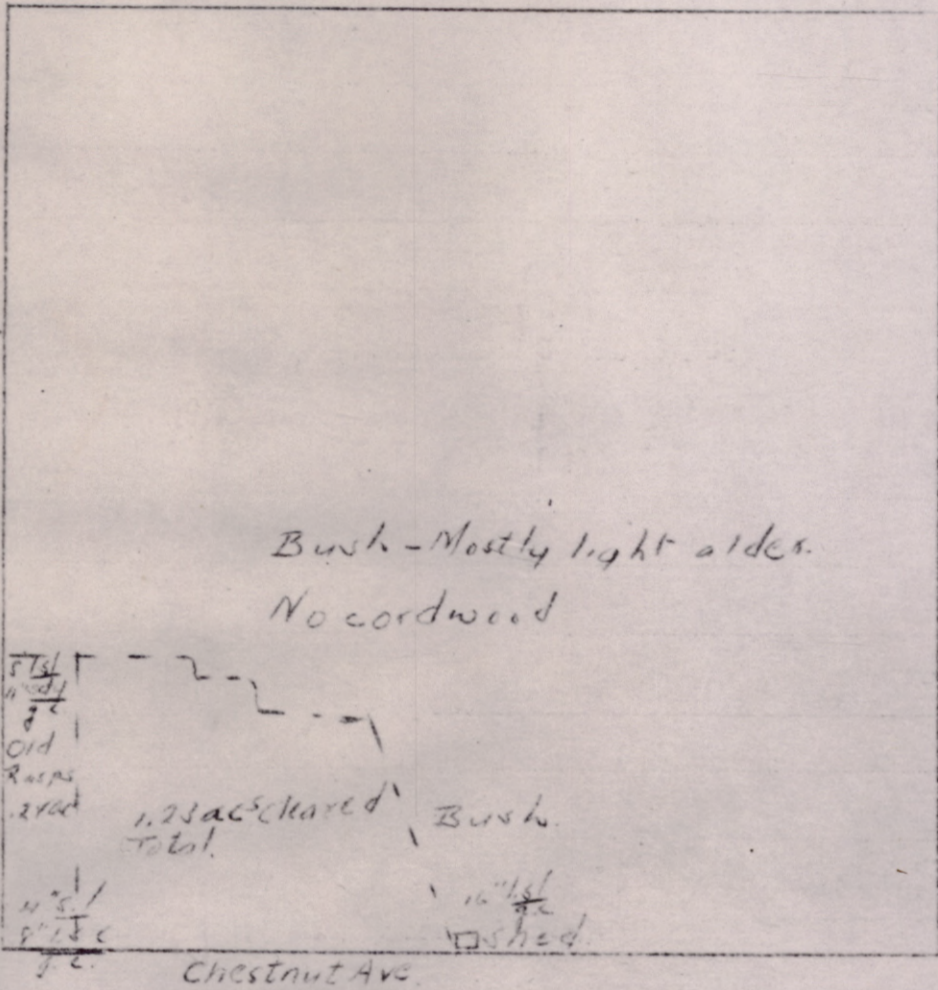
Total \$

Amount fruit trees add to value of farm \$

Yukio Konno

Diagram of Property

Lot 3 of N.W. 1/4, S.W. 1/4, Sec 28, Tp. 17, Map 5659, N.W.D.



Sato

N Konno.

Following careful review of this appraisal report, it is my opinion that the present value is \$ 200.00

Date 14th July 1942.

"I.T. BARNET"  
District Superintendent.

#2 ✓

# Farm Appraisal Report

RP2

File No. JL-27

Land Description Lots 4 & 5 of S $\frac{1}{2}$  of SW $\frac{1}{4}$  Sec.28, Tp.17, Map 661, N.W.D.

Containing 9.68 Acres

Owner's Name KONNO, Yukio Post Office Address Mission

Nearest Rail Point Mission Distance 1 mile

Market Town Mission Distance 1 "

Church (give denomination) All denominations Distance Mission

Nearest School Mission Distance 1 mile

State how property was identified: Tenant identified it, map, road.

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

On Hyde Rd. Good gravel road, continuation of Grand Ave., Mission Village.

Is this district a good one? It is when berry prices are good. Otherwise not.

Employment opportunity Seasonal berry picking and some cannery work. Steady mill and bush work about 8 miles away for a few.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Practically nil. Value \$

Water supply: Well. Probably pretty short in August. Value \$

## BUILDINGS ON FARM

5440

| BUILDINGS   | DIMENSIONS | MATERIAL    | HEIGHT       | ROOF | AGE  | Foundation | REPAIR    | VALUATION |
|---|------------|-------------|--------------|------|------|------------|-----------|-----------|
| HOUSE $1\frac{1}{2}$ st.  | 12x20x14   | Frame       | Eave.<br>11' | Shg. | Med. | Wood       | Fair      | 250.00    |
| Leanto  | 12x20x9    | "           | 7'           | "    | "    | "          | "         |           |
| Stable  | 16x20x11   | "           | 8'           | "    | "    | "          | Fair      |           |
| BARN Leanto   | 10x16x8    | "           | 7'           | "    | "    | "          | "         | 75.00     |
| Rhubarb shed  | 18x20x8    | "           | 7'           | "    | "    | "          | Poor      | 40.00     |
| BARN Pack. "  | 10x12x8    | Split Cedar | 7'           | "    | New  | "          | Good      | 10.00     |
| Wood Shed   | 12x20x8    | " "         | 7'           | "    | Med. | "          | Fair only | 15.00     |
| CRANARY   | 14x20x8    | " "         | 7'           | "    | "    | "          | " "       | 15.00     |
| There is also a worthless bath house on place and 2 other sheds - both worthless. |            |             |              |      |      |            |           |           |

Total present day value \$ 405.00

Total Value Buildings add to farm \$ 250.00

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

habitable? House has upstairs room sealed with T.& G.lumber, balance of house studs showing. Rhubarb cellar underneath. Place should be taken down and rebuilt for a white occupant. \$

Describe the basement and chimneys: Brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 1 How finished Down not finished; up T.& G. lumber.

Are buildings painted? No. Condition of paint

Distance from nearest bush No heavy bush near.

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

Cultivated Land

BC/247-P

2

| ACRES   | LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB-SOIL                                       | KIND AND QUALITY OF CROP             | VALUE PER ACRE         | TOTAL  |
|---|-------------------------------------|--------------------|--|--------------------------------------|------------------------|--------|
| 8.68  | Rolling<br><i>8.68</i>              | 6-12" light loam   | Lt. clay-sandy clay                            | Mixed small fruit, hops, clean-Fair. | 50.00                  | 434.00 |
| Area which can be cultivated without cost other than for breaking.                                |                                     |                    |  |                                      |                        |        |
|   |                                     |                    |  |                                      |                        |        |
| Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc. |                                     |                    |  |                                      |                        |        |
|   |                                     |                    |  |                                      |                        |        |
| 1.00  | Rolling<br><i>1.00</i>              | 6" 1.1.            | Sandy clay                                     | Bush (light)                         | 125.00                 | 25.00  |
| 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 |        |
| <i>9.68 acres</i>   |                                     |                    |  |                                      |                        |        |

Total value of Land \$ 459.00

Total added by buildings to value of farm \$ 250.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 60.00

Total value of farm \$ 769.50

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

Continuously occupied. Probably fair fertility as comparatively new place, but heavily commercially fertilized. Tillage is good.

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

Poultry and small fruit.

Noxious weeds:

Some couch grass.

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

Mission Municipality - \$19.24.

Date: May 13, 1942.  
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 5th day of May 19 42.

Inspector's Signature

"R.L. RAMSAY"

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

# Farm Appraisal Report

Remarks: This place is well located very shortly outside Mission Village limits on a continuation of the main north and south street. It might possibly have an extra \$5 an acre to my land prices on this account, though as all roads are good this point is debateable within a limit. The Hyde Rd. on which it is situated is a very decent gravelled road. It is served with electric light. It is near end of this blind road. Soil impresses me as not the best but fair. Has a decent well but like other wells it is probably pretty short in August. No one locally knows. Buildings are Real Japanese standard. Are most cheaply constructed and house is a low standard. Most of them are in ~~xxxxxx~~ serviceable shape. It is situated next the T.Sato property 27/11 but has the advantage of being on the road and served with electric light. ~~xxxxxxx~~ It is rented to a Mennonite Cropp who informs me he has it (except) hops for \$100 for the season. This indicated agents opinion of crops as normal rent is \$100 per ac. of bearing crops. with an understanding for \$50 next year if rereanted I have not taken crop values into consideration as these can so soon become a nil factor under poor care.

The property would have reasonably early fruit and catch the early market.

### (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.)

|                              | <u>Present Value</u> |
|------------------------------|----------------------|
| 11 new fruit trees, mixed.   | \$                   |
| 23 old " " "                 | \$                   |
| 24 prunes about 5 years old. | \$ 60.00             |
| <u>58</u>                    | \$                   |
|                              | \$                   |
|                              | \$                   |
|                              | \$                   |
|                              | \$                   |
|                              | \$                   |
|                              | \$                   |
|                              | \$                   |
|                              | \$                   |
| Total                        | \$                   |

Amount fruit trees add to value of farm \$ 60.00



Yukio Konno 26/18 House #485.  
Tenant Gropp says pays \$100.

Diagram of Property

*apparently this is  
lots 495*

Lot 3 of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  Sec 28, Tp.17, Map 5659.

T.Sato  
27/11

Light Bush  
1 ac.  
\$125 to clear

No crop

6" l.l.  
S.C.

Straws Hops  
Logans lacre Sod.  
.7 acs

General roll with southern exposure, throughout.

Lot 3.  
9.49 acs.

Straws  
.28  
acs

Hyde  
Rd.

2chs-1 inch.

p.shed

p.shed.

.78 acs.

Sheds

Orchard

W. Shed Straws.

12" l.l.

11 young trees

on l.c. Stable

house 24 5yr. prunes

23 mixed old

Lane.

l.l. - light loam

l.c light clay

s.c sandy clay

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

value is \$ 750.00

Date 15th May 1942.

"I. T. BARNET"

District Superintendent.