Name of Claimant KUNIMOTO, Shingo Case 471

Custodian File 5424

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 % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1802 612.		1245.73 403.91				1245.73 403.91 107.31

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	
327.50	117.35	3.520	35.77%	184.70	66.06	30.50	3.66	104.92

TOTAL RECOMMENDATION	1861.87

CASE NO: 471.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
March 25th, 1948.

IN THE MATTER OF THE CLAIM OF
SHINGO KUNIMOTO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 471.

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).

Lethbridge, Alberta,
March 25th, 1948.

IN THE MATTER OF THE CLAIM OF

SHINGO KUNIMOTO.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. VIRTUE: I think this man understands enough English to be sworn in English.

THE COMMISSIONER: Under those circumstances I prefer that you proceed in English and if there is anything you do not understand, Kunimoto, you can refer to the Interpreter.

SHINGO KUNIMOTO, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q If you don't understand any question in English, you ask the Interpreter and he will help, but if you do understand in English you should answer and speak loudly enough so that Mr. Hunter sitting over there can hear you; will you, please?

A Yes.

Q I hand you a statement showing real estate with improvements and buildings on it. Was that statement prepared by you with the assistance of your Interpreter and my clerk?

A Yes.

Q All right, let me see it, please. Now, when you were making up the list of the value of your house, you didn't include an electric water pump supply because you listed that as a personal chattel, is that correct?

A Yes.

Q And that was valued at $300.00, was it?

A Yes.

Q So that that would be added to the value of your

house? A: Yes.

Q With that change is this statement a true statement?

A Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1).

Q Now you also prepared this statement of your personal property in which you referred to the proof of claim you put in in the first place, which is a complete list of your personal property?

A Yes.

Q Is that statement the one prepared by you and is it true? A: Yes.

Q Now, look at this next one. I will offer that as the second exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

Q Now, that is a brief statement of your claim, showing when you bought the property and what improvements you added, and so on. Is that atrue statement?

A Yes.

Q When you bought this land, itwas just stump and bush land with no improvements?

A Yes.

Q Then you built the house and the other buildings which you describe here, and you cleared the land?

A Yes.

Q And you planted it with berries and fruit trees, and so on? A: Yes.

Q And you value the land now at $11,600.00?

A Yes.

Q Is that a fair valuation for that property?

A Yes.

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

(DOCUMENT MARKED EXHIBIT NO. 3).

Q Now I show you a photograph. What is that?

A That is my house.

Q That is the house that you value in this claim at $3300.00? A: Yes.

Q $3000.00 for the house, and $300.00 for the water pump and so on? A: Yes.

Q Do you know when that picture was taken -- about?

A 1945. My friend took it.

Q Your friend took it. You weren't out there, but your friend took it and sent it to you?

A Yes.

Q Was that about the way your house looked when you moved away? A: Yes.

Q A 2½ storey house? A: 3 storey.

Q A well built house with ten rooms?

A Ten rooms.

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

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. VIRTUE: Now, I want to put in, sir, a letter written by the Custodian to this man on August 27th, 1942, with a duplicate list of chattels attached. I take it my friend has no objection to that going in.

MR. HUNTER: No.

MR. VIRTUE: Q: This is a letter that you got from the Custodian which is dated August 27th, 1942, and attached to it is a list of your chattels.

A Yes.

Q You don't remember whether you answered that or not?

A No, I forget that.

Q By the way, you were evacuated in what month of 1942?

A In April.

Q So this came about three months after you were evacuated? A: Yes.

(LETTER MARKED EXHIBIT NO. 5).

MR. VIRTUE: Now I would like to file on behalf of my learned friend his analysis of claim. I would like also to put in at this stage before I start on the chattels , a letter from the Custodian to Mr. Kunimoto, dated February 5th, 1943. The sole purpose is to indicate there was a fire insurance policy on the dwelling house for $2000.00 and on the household contents for $1500.00, and that they have added at their own suggestion $400.00 on a barn, chicken house, and woodshed, and $300.00 on the rhubarb house. Apparently that wasn't covered by the man himself and they decided to act.

THE COMMISSIONER: I take it you concede that, Mr. Hunter.

MR. HUNTER: Yes, I presume it is so.

THE COMMISSIONER: There is no purpose in putting the letter in if there is no question about it.

MR. VIRTUE: Well, that will go in the transcript then. I won't bother putting it in.

Q I want to ask you about one or two items of personal property. You claim a gas power spray outfit which you valued at $125.00. Do you remember that?

A Yes.

Q When did you buy that?

THE COMMISSIONER: What number is this?

MR. VIRTUE: It is No. 41, under column 3, gas power sprayer.

Q When did you buy it? A: 1939.

Q 1939? A: Yes. Oh, just a minute, 1940.

Q 1940. Did you buy it new?

A Yes.

Q What did you pay for it? A: $145.00.

Q And was it in as good condition when you left as when you bought it? A: Yes.

Q You kept it right up in good shape?

A Yes.

Q You valued it at $145.00? Was that a fair value?

A Yes.

Q I will ask you about this matter, the claim, sir, is No. 59 on the list, a Beatty pump, well and pipe, $300.00. I think we will have to admit that is a fixture. That is why we have amended the claim. When he valuedthe house, he treated it as personal property. Now, we have changed over to indicate it as a fixture.

Q What didyou pay for that Beatty pump, well and pipe? Just tell us the items separately.

A $255.00 for the Beatty pump.

Q $255.00 for the Beatty pump.

A Yes, and the pipe $25.00. Then we got a cement foundation for the pumphouse and then built up the house.

Q A cement foundation for the pump, and then you put the pump on the foundation and a pump house over it? A: Yes.

Q So the whole thing cost you a great deal more than $300.00? A: Yes.

Q Do you remember when you bought that pumping outfit--about? A: 1935.

Q 1935? A: Yes.

Q Did you keep it right up in good repair?

A Yes.

Q All right, thank you. You might wait just a moment.

MR. VIRTUE: My lord, in connection with this list put in by my learned friend on the actual declaration on evacuation, it was quite skimpy. Apparently it was done in that way, but it is quite clearly indicated that when the inventory was taken and a copy of it was sent to this man that the other goods were found. Now just to indicate, for instance, a small item, because it struck my attention, No. 11 on column 3, a Jap fiddle, $5.00. Now, it is indicated no record at any time, yet we find on the list of goods made up and actually found and sent to this man, we find the Jap fiddle actually there.

THE COMMISSIONER: Where is it?

MR. VIRTUE: In the letter there.

THE COMMISSIONER: Is column 2 a copy of the letter?

MR. VIRTUE: It seems to be pretty much the same as column 2.

THE COMMISSIONER: Yes, I notice it is listed in the

inventory which is marked as Exhibit 5.

MR. VIRTUE: No, I don't see it, sir, in Exhibit 5, except as No. 11 on the details of claim.

THE COMMISSIONER: If you will notice in the left hand corner headed "in the house upstairs", the last item under that head is Japanese fiddle.

MR. VIRTUE: In column 2, sir?

THE COMMISSIONER: I am reading from the inventory, Exhibit 5.

MR. VIRTUE: Yes, that is what I am getting at. It isn't on the analysis, but it was clearly one of the articles found. I am just saying that.

MR. HUNTER: My lord, in view of the fact that a mistake has been made in that item, I would like my learned friend to be very precise. mIf there are any others of that type, we should know it now.

MR. VIRTUE: This is my learned friend's own list.

THE COMMISSIONER: There is no question about that. All counsel is saying is if there are other items that you contend are included in Exhibit 5, it would be as well that you declare it now.

MR. HUNTER: Then I take it that there are no other items.

MR. VIRTUE: I haven't checked it, item by item. The list is there on record and speaks for itself.

MR. HUNTER: I suggest my friend do check it because by inference, at least, he suggests it might happen in other cases.

THE COMMISSIONER: If he is content to rest on that position, it is for you, Mr. Hunter, to show there

are not any other omissions.

MR. HUNTER: Are you through, Mr. Virtue?

MR. VIRTUE: Well, if your Lordship wishes me now to take time to do it, I can do it, but I don't see any object in doing it. In other words, the Custodian himself writes us a letter --

THE COMMISSIONER: I see no reason for you to do it. It will have to be checked some time.

MR. VIRTUE: I am quite willing to let it rest as it stands.

THE COMMISSIONER: Is that all, Mr. Virtue?

MR. VIRTUE: That is all, sir.

THE COMMISSIONER: All right, Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real properties were sold for their fair market values and that the personal property was sold was sold for its fair market value. It is submitted that personal property abandoned or lost, destroyed or stolen has a fair market value greatly below that claimed. I will file the Soldiers Settlement Board appraisals, my lord.

THE COMMISSIONER: They will be Exhibit 7.

(APPRAISALS MARKED EXHIBIT NO. 7).

MR. HUNTER: Reference is made to Exhibit 6, my lord. The subject of the Jap fiddle, it must be conceded it was found. I think the analysis is clearly self-explanatory.

THE COMMISSIONER: Was there a breaking into of these premises, Mr. Hunter?

MR. HUNTER: There is no evidence on the file, my lord. The type of things that were lost, destroyed or

stolen seem to be tools and things of that nature which were probably readily available and probably used and lost or worn out.

THE COMMISSIONER: There was no tenancy created here by the claimant? I can get it from him.

Q Did you rent your property when you were evacuated?

A Yes.

MR. VIRTUE: I am able to produce the lease, if necessary.

MR. HUNTER: Two pieces of property were leased to Edward E. Dunnett on April 6th, 1942, for one year together with buildings and livestock at a rental of $600.00 payable to the owner. The items which are shown under the column "No account, theft" generally speaking appear to be equipment that would be used by the tenant of a minor nature and which is of a fairly expendable nature.

THE COMMISSIONER: You might ascertain from him whether any of the household furniture was entrusted to the tenant.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Kunimoto, when you made this lease to Dunnett did you leave your furniture in the house in the position it was in when you left or when you were living there?

A Could I have that interpreted?

Q The question is, when you leased this house to Dunnett did you leave the furniture in the house in the position it was in when you occupied it?

THE INTERPRETER: A: I left it in the house.

Q And was the tenant given the privilege of using that furmiture? A: He wasn't allowed to use the furniture. He was only allowed to use three rooms on the second floor. There were five rooms on the second floor and I put the furniture in the balance of the two rooms which Dunnett wasn't using, and I locked it up and also in the rooms on the third floor which were locked.

Q And you didn't leave any furniture in the three rooms which you left for the tenant? A: No.

Q And what did you do with the key to these rooms that you locked? A: I have got the keys with me.

MR. HUNTER: It is further submitted, my lord, that with regard to the farm equipment and tools that were left under the custody, care or management of some person other than the Custodian, appointed by the owner, that accordingly they are not within the terms of reference. It will be seen from the recapitulation that goods valued by the claimant at $370.00 were sold for $147.85, goods valued at $100.50, which is shown at $105.50, we will have to change to $100.50, the $5.00 for the violin comes off. $27.00 worth of goods were abandoned and the goods valued at the sum of $315.00 by the claimant were sold with the fixtures -- sold with the property as fixtures. There was another item, kitchen cabinet nailed to the wall. That will now bring $74.20 to the "no account, theft"--bring it up to $79.20.

THE COMMISSIONER: That is to include the violin?

MR. HUNTER: Yes, my lord. The claim for property for $5.00 which has been in storage and $20.00 that is claimed to be shipped --

THE COMMISSIONER: Presently there is no proof of the fact those articles were shipped. Possibly you might ascertain from the witness whether or not he asked for them and whether he received them.

MR. HUNTER: I will see if the bill of lading is here. It may be in the master file.

Q Mr. Kunimoto, some bed coil springs were shipped to you? A: I received a single bed spring from a Mr. Barnett.

Q I don't understand what your claim for a bed coil spring is. What is a bed coil spring?

A It is a bed.

MR. VIRTUE: What he means is he had a bed which was shipped to him.

THE COMMISSIONER: Q: No. 15. Ask him if he received that bed and if it was shipped by Mr. Barnett?

A I didn't receive this from the Custodian.

Q Well again I repeat the question.

MR. HUNTER: Q: What is a bed coil spring? I don't understand your answer.

A That is a bed.

Q What type of a bed? A: It is a foreign double bed.

Q A which? A: A foreign double bed, otherwise not a Japanese bed. It is what is used by foreigners. An ordinary double bed.

Q Wood or metal? A: Metal.

Q Iron? A: Yes.

Q What colour? A: Black.

Q Plain ordinary iron, painted black?

A Yes.

Q When did you buy it? A: 1937.

Q How much did you pay for it?

A $25.00.

Q Had it been used? A: It was new when I bought it.

Q What was this bed that was sent to you?

A It was a folding camp bed.

MR. HUNTER: It is obvious, my lord, that that item wasn't shipped from the claimant's description.

Q Mr. Kunimoto, do you remember packing two cartons of personal effects?

A I am not quite certain, but I don't remember doing that.

MR. HUNTER: The reason I asked that, my lord, and I don't suppose we can get anything further on it, is that two cartons of Japanese effects were sent to the Buddhist Temple at Mission belonging to this man. I don't know whether he is claiming anything here that might be included in them but I doubt it. They don't look very personal. There are no other questions.

THE COMMISSIONER: Any re-examination?

MR. VIRTUE: No. I merely would like to call attention that in this case two parcels of land in an absolutely raw, bush state, purchased for $1950.00, we find the addition in this case fortunately proved by

a photograph of quite a fine large house with fine cultivation, and the whole thing sold for $1449.00.

THE COMMISSIONER: That is all, thank you, Kunimoto.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 471 5474

ACKNOWLEDGED

Proof of Claim

NOV 27 1947

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: SHINGO KUNIMOTO

   Registration No. 13036

2. Claimant's address at the time of his evacuation from the protected area: R.R. #1 Mission City, B.C.

3. Claimant's present address: Picture Butte, Alta.

4. Claim relating to real property:

   (a) Street address of real property: Cher ry St.

   (b) Legal description of property:

   (1) Municipality of Mission
   Lot 1 of the S.W. ¼ of Sec. 27, Township 17, Map 1947,
   District of New Westminster, C. Of E. 49832 - 10 acres.

   (2) Municipality of Mission
   Lot 8 of the N.W. ¼ of Sec. 27, Township 17, Map 679,
   District of New Westminster, C. of E. 49850 - 9.5 acres.

VIRTUE & RUSSELL, Barristers, Lethbridge.

LOT 1:-

Purchased value; $100 an acre		$ 1000.00
Cost of clearing		1800.00

LOT 8 :-

Purchased value; ?$100 an acre		950.00
Cost of clearing		1700.00

LIST OF CROPS:	COST OF PLANTING	
3 acres strawberries;	$200 an acre	600.00
2 acres asparagus;	$100 an acre	200.00
1 acre raspberry;	$150 an acre	150.00
1 acre loganberry;	$150.00 acre	150.00
1/3 acre gooseberry;	$150 an acre	50.00
1 acre rhubarb;	$ 75 an acre	75.00
1 acre hops	$200 an acre	200.00
1/3 acre grapes		50.00
100 fruit trees		700.00
		$ 7625.00

BUILDINGS:

3 storey house 22'x38'	3000.00
Barn	300.00
Rhubarb house	400.00
Picker's house 20'x22'	150.00
5 Packing sheds	125.00
	$ 3975.00

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

Small Fruit Farm

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

(1) Title No. 42129E

(2) Title No. 86335E

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

(I) Land— $ 7625

(II) Buildings— $ 3975

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

$ 11600

5. Claims relating to personal property, etc.

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

(1)4114 Cherry St., Mission City, B.C.
(2)Mr. H. T. Barnett, R. R. #1 Mission City, B.C,

(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:

(1)Property left as is in the house and on the farm.
(2)Left in the care of the above mention ed address.

LIST OF CHATTELS:

1 dining-r oom arm chair	$ 4.50
4 dining-room chairs	16.00
2 easy chairs	10.00
1 single bed	12.00
1 bed	15.00
1 bedstead	7.00
1 box of kitchen utensils	35.00
1 heater	6.00
3 Jap. sod scraper	6.00
3 boxes of hop string	4.50
Japanese fiddle	5.00
2 kitchen chairs	3.00
2 dining chairs	8.00
1 kitchen table	5.00
1 bed (coil springs)	20.00
1 dining table	16.00
round table (small)	2.50
bookcase with books	2.50
settee	20.00
2 pictures (framed)	5.00
small stand with 2 umbrellas	2.00
1 heater	10.00
1 kitchen cabinet	15.00
3 kitchen chairs	3.00
1 kitchen table	5.00
1 platform scale	15.00
1 coat rack	2.00
8 window blinds	8.00
1 side rack for truck	4.00
	$ 267.00

Carried Forward-----	$267.00
1 anvil	$ 10.00
1 Chev. truck wheel	7.50
2 peaveys	3.50
1 iron pot	5.00
1 crow bar	2.00
4 cross cut saws	20.00
1 hose pipe	5.00
1 sled ge hammer	2.00
1 car jack	5.00
4 blocks, cable, chains, rope (for logging)	35.00
1 set drag harrows (4	10.00
1 gas. power sprayer (hops)	125.00
1 side board	4.00
5 hoes	5.00
3 mattocks	3.00
1 pick	1.50
1 sledge hammer	2.00
4 wedges	3.20
2 cross cut saws	10.00
4 hook forks	6.00
2 shovels	2.00
1 single horse plow	15.00
1 cultivator (horse drawn)	15.00
4 small Jap. brush knives	2.00
1 brush scythe	2.00
2 axes	3.00
Bundle of shingles	1.00
5 rolls of wire	20.00
100 beery stands	25.00
Beatty's pump, well & pipe	300.00
	$ 916.70

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

(1) In the care of Mr. E. Dunnett, 4114 Cherry St. Mission, B.C. and later taken over by the Custodian.
(2) In the care of Mr. H. T. Barnett, and this also was taken over by the 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:

Listed on attached sheet.

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

$ 916.70

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 13th day of Nov. October, A.D. 1947.

T. Kawamura
Witness to Signature of Claimant.

S. Kuminobu
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, SHINGO KUMIMOTO
(Full Name of Claimant)

of Picture Butte, Alta. Beet Labour
(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:

Have not received any payment.

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 Picture Butte
in the Province of Alberta,
this 17th day of November
A.D. 1947.

S. Kumimoto

Rose D. Lubit
.....
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

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 Chapted 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.

Proof of Claim

Mr. H. T. Barnett,
R. R. #1 Mission City, B.C.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

Shingo Kunimoto
(Claimant's Name)

REAL ESTATE
(Farm Land)

I3036
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 Cultivated not planted Cultivated and not in crop List Crops							
Lot I S.W.¼ SEC. 27 Twp.I7, Map I947	I0	I92I		$I000.00			
Lot 8 N.W. ¼ Sec. 27 Twp. I7 Map 679 Dist. of New Westminster	9.5	I929		950.00	All bushland	none	$II600.00
Total	I9.5		Total	$I950.00			

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

Description	When Made	Cost
~~Clearing~~ I7½ acres, all expense	~~year by year~~	$3~~500~~.00
Planting 9-2/3 acres Small fruits and hops and planting I00 fruit trees---		2I75.00
		Total $5675.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
I0 room 3 story house	22x38	Frame	I92I	Material and Labor $3000.00				
Barn, Garage, chicken house and Wood-shed combined	24x40	"		400.00				
2 story rhubarb House	22x36	"		300.00				
Picker House	20x22	"		I50.00				
5 Packing sheds		"		I25.00				
				$3975.00				
Add Electric Water Pump + Supply				300.				

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

Complete property sold for $24I4.00
No payment received

EXHIBIT No. 471—1
DATE 25 Mar 1948
FILED BY A.G. Wilson

Total $3975.00 + $300.

Tax notices
Correspondence
will being photographs
+ land titles

S. Kunimoto
Signature

Shingo Kunimoto
(Claimant's Name)

PERSONAL CHATTELS

I3036
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 List of personal chattels attached to ptoof of claim		Some new some used	Higher than valued at evacuation	Good	$9I6.70

EXHIBIT No. 471-2
DATE 25 mar 1948
FILED BY
af Wilson

Description of Storage of Goods:

Some goods left incare of Mr. E. Dunnett of 4II4 Cherry St. Mission. B .C. others left in care of Mr. H.T. Barnett, R.R.I Mission City, B.C.
Alot of goods left in the buildings on the farm. All goods later taken over by the custodian and sold

No Payment received on any of these goods

General Statement as to Chattels not Described above:

Copy in correspondence of list sent to claimant by the custodian

Additional Comments, if any:

S. Kunimoto
Signature

EXHIBIT No. 471-3
DATE 25 mar 1948
FILED BY ag. Kirkwood

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. Shingo Kunimoto

2. Present residence. PICTURE BUTTE, Alta.

3. Residence at date of evacuation. R. R. # 1, MISSION CITY, B. C.

4. How long had you lived on property from which you were evacuated?
20 years

REAL ESTATE

1. When did you buy property in question?
Purchased 10 acres in 1921
Additional 9.5 " in 1929

2. What price did you pay?
10 acres - $1000.00
9.5 " - $ 950.00 $1950.00

3. What was the exact condition of the property then?

(a) The land itself. Stump and bush-land

(b) The buildings. 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 separtely from the money you paid out of your own pocket.

(a) Buildings. 10 roomed 3 storey house, size 22'x38' with a 7 ft. cement foundation, V-joint walls and ceilings all varnished and painted. Outside walls were finished with paint.....$3000.00
Barn, garage, chicken-house and woodshed combined, 24'x40'..$ 400.00
Rhubarb house 22'x36' (2 storey)....$300. Picker's house 20x22...$150.
5 Packing sheds $125.00

TOTAL $3975.00

S. Kunimoto

(b) Fencing. Fenced 1,750 ft.

(c) Tillage. Included with the cost of planting.

(d) Drainage. None

(e) Clearing. Cost of clearing 17½ acres - $3500.00

(f) Weed eradication. Included in the cost of planting.

(g) Planting.

	3 acres	strawberries	$200	per acre	$ 600.00
	2 "	asparagus	$100	" "	200.00
	1 "	raspberry	$150	" "	150.00
	1/3 "	gooseberry	$150	" "	50.00
	1 "	loganberry	$150	" "	150.00
	1 "	rhubarb	$ 75	" "	75.00
(h)	1 "	hops	$200	" "	200.00
	1/3 "	grapes			50.00
	100 fruit trees				700.00
(i)					$ 2175.00

3500.00
2175.00
total $ 5,675.00
+
Bldg 3975
9,650.

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

6. What is your age? 62 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. About $1,100.00

S Kunimoto

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

$1,000.00 an year

10. What was the fair market value of this property at the date of your evacuation? $11,600.00

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

$11,600.00

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?

10 acres including the house ...	$1802.00	
9.5 " ...	$ 612.00	$2414.00

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

No

16. What did you do with the cheque?

n/a

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

$11,600.00

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

Yes

S. Kuninobu

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?

Notified that part of the property had been sold.

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

In the dwelling house and some in the care of Mr. H. T.Barnett.

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

Mr. E. Dunnet, 4114 Cherry St., MISSION CITY, B.C.
Mr. H.T. Barnett, R.R. # 1, MISSION CITY, B.C.

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?

No

8. For how much?

n/a

9. What did you do with the cheque?

n/a

10. Any correspondence? If so, produce it.

Yes

S. Kunimoto

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 wxpected to give.

1. Name, Mr. H. T. Barnett
2. Address, R. R. # 1, MISSION CITY, B.C.
3. Evidence expected. Corroboration as to ownership.

1. Name. Mr. J. Matsushita
2. Address. PICTURE BUTTE, Alta.
3. Evidence expected.

S. Kuninobe

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.

Title
Letters
Statements

S. Kuzmich

Ex. 4



076

EXHIBIT No. 47 - 4

DATE 25 mar 1948

FILED BY

a J. Vrifne

Rhaub
1945

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 5424

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

August 27, 1942

EXHIBIT No. 471-5
DATE 25 mar 1948
FILED BY
a.f. Wilson

Mr. Shingo KUNIMOTO, #13036
c/o A. Medve
Shaughnessy, Alta.

Dear Sir:

Re: Chattels

We attach hereto a list of chattels in duplicate. Will you please sign and return one copy to us as soon as possible. Will you kindly let us know if you wish to cover your goods with insurance. We would have to know the insurance value, and we would then let you know how much it would cost you.

Yours truly,

H. F. Green, Manager
Protection Department

WGB:MD
Enclosure

File No: 5424 August 29, 1942

Name: KUNIMOTO, Shingo

Reg. No: 13036 Address: 4114 Cherry Street, Mission, B.C.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In the House (upstairs)

dining-room arm chair
" Chairs
2 easy chairs
1 single bed
1 camp cot (single)
1 bed
1 bedstead
1 gasoline camp stove (portable)
1 box (few kitchen utensils)
1 heater
Jap. sod scraper
3 boxes of hop string (old)
Japanese fiddle

In the House (downstairs)

2 kitchen chairs
2 dining chairs
kitchen table
bed (coil springs)
dining table
round table (small)
bookcase (filled with old books)
settee
2 pictures (framed)
2 umbrellas (in small stand)

In the House (basement)

heater
kitchen cabinet
3 kitchen chairs
kitchen table
platform scale
coat rack
8 window blinds on windows

In the Barn

plow, pick, 3 mattocks, sledge hammer
bdle. of garden tools
crosscut saw, cultivator (horse drawn)
2 axes, bdle. shingles, 5rolls wire.

Chattels left in care of Mr. H. T. Barnett

1 stove crated
2 wash-tubs crated
1 box (padlocked)
1 box small tools
1 box nailed (omitted in previous list)
1 anvil
1 Chev. truck wheel (no tire)
2 peaveys
1 iron pot
1 crow bar
4 cross cut saws
1 hand saw
1 sledge hammer
1 hose pipe
1 bdle. of tools
1 car jack
1 compressed air sprayer
4 blocks, cable, chains, rope (for logging)
side rack for truck
1 set drag harrows (2pcs.)
1 gas. power sprayer (hops)
1 side board
1 sewing machine and clothes trunk

Chattels left in care of Mr. Ed. E. Dunnett, R. R. #1, Mission, B. C.

5 hoes (well worn)
3 mattocks
1 pick, 1 sledge hammer
4 wedges
2 cross cut saws
4 hook forks, 2 shovels, 1 single horse plow
1 cultivator (horse drawn)
1 set platform scales (240 lbs. limit)
4 small Jap. brush knives
1 brush scythe
2 axes
(Condition of above not very good, but usable)

This represents all my chattels remaining in any protected area of British Columbia.

DATE: _____ SIGNED: _____

Confirmed:

Please sign and return one copy to the Custodian.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5424 EXHIBIT No.

NAME Shingo KUNIMOTO REG. No. 13036

DATE
DECLARATION Apr. 21/42
EVACUATION Apr. 17/42

INVENTORY
TAKEN BY J. Moryama
DATE July 21/42

Stored with N.I. Bennett

			DETAILS OF CLAIM			SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Electric pump	Buffet	1.	1 Dining Arm chair	4	50 F				
Bureau	Singer sewing machine	2.	4 dining room chairs	16	00 F				
6 tables	Odds garden tools	3.	2 easy chairs	10	00 F				
2 stoves	Kitchen range, crated	4.	1 single bed	12	00 F				
10 chairs	Lge. box nailed up	5.	1 bed	15	00 F				
2 arm chairs	Anvil	6.	1 bedstead	7	00				
1 couch	Tool chest	7.	Box kitchen utensils	35	00				
3 beds	Iron pot	8.	Heater	6	00 F				
Chest of drawers	2 galv. tubs	9.	3 Jap. sod scrapers	6	00				
Electric lighting	Chev. car wheel	10.	3 boxes hop shring	4	50				
	4 cross cut saws	11.	Jap. fiddle	5	00				
	50' garden hose	12.	2 kitchen chairs	3	00				
	Odds radio wire	13.	2 dining chairs	8	00 F				
	Sledge hammer	14.	Kitchen table	5	00		F		
	2 section ss drag harrow	15.	Bed coil springs +	20	00				
	Gasoline Power sprayer	16.	Dining table	16	00 F				
		17.	Book case with books	2	50 F				
	Taken by R.F.Anderson	18.	Round table (small)	2	50		F		
	Apr. 6/43 (Additional)	19.	Settee	20	00 F				
		20.	2 pictures (framed)	5	00				
	2 tables HM	21.	Sal. stand, 2 umbrellas	2	00				
	4 dining chairs	22.	Heater	10	00			X	
	1 arm chair	23.	Kitchen cabinet	15	00		F		
	2 beds complete	24.	3 kitchen chairs	3	00		F		
	1 couch	25.	Kitchen table	5	00				
	Gas camp stove	26.	Platform scale	15	00		F		
	Box & 3 odns books	27.	Coat rack	2	00				
	Suitcase & few pictures	28.	8 window blinds	8	00				
	3 odns. nick-nacks	29.	Side rack for truck	4	00				
	3 boxes books etc.	30.	Anvil	10	00 ?				
	Umbrella stand	31.	Chev. truck wheel	7	50				
	Box clothes ? rugs	32.	2 peaveys	3	50				
	1 bed stead	33.	Iron pot	5	00 E				
	1 rice tin	34.	Crow bar	3	00 F				
	Few flower pots	35.	4 cross cut saws	20	00 ? (3)				
	2 upholst. arm chairs	36.	Hose pipe	5	00 ?				
	Upholstered settee	37.	Sledge hammer	2	00				
	Dining table	38.	Car jack	5	00				
	Hall tree	39.	4 blocks, cable chains rope for logging	35	00 ?				K
	3 blinds	40.	Set drag harrows	10	00		40 00		
	Heater	41	Gas power sprayer	X 125	00				
	Linoleum on 3 floors	42.	Sideboard	4	00 F				
	2 dining chairs	43.	5 hoes	5	00 ?				
	Book case	44.	3 mattocks	3	00 ?				
	Kitchen chair	45.	1 pick	1	50				
	Table HM	46.	1 sledge hammer	2	00				
	3 tables (1 enl.)	47.	4 wedges	3	20				
	Cabinet	48.	2 cross cut saws	10	00				
	2 enamel sinks	49.	4 hook forks	6	00				
	2 kitchen chairs (1 broken)	50.	2 shovels	2	00				
	Old cook stove	51	1 single horse plough	15	00				K
	Quant. HM bunks	52	Cultivator (horse drawn)	15	00				
	Quant. HM benches	53.	4 enl. Jap brush knives	2	00				
	Lge. car jack		1 brush scythe	2	00				
	1 metal & 3 wooden blocks	55.	2 axes	3	00				
	Few short pieces chain & cable	56.	Odls shingles	1	00				
		57.	5 rolls wire	20	00				
		58.	100 berry stands	25	00				K
		59.	Beatty pump, well & pipe	300	00				
							40 00 K		$20 50
				$918.70	?		44 30 F		10 00
						T	31 55		$30 50
						K	1 25		
						Misc.	$2		
							$217.55		
							30.50		
							$187.05		

set out in another shed not this one

EXHIBIT No. _____

CASE No. _____

VENUE Lethbridge

ENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
								set out in Ex 5
				x				
			x					whether stock was shipped. this was shipped.
			x					
			x					
			x					
			x					
							x	Shipped
							x	Storage
				x				
				x				
	x							Failed to mail
					x			
				(3) x				Abandoned, others fixtures
			x					
					x			
					x			
					x

BC-251-P
BC-2593-B

BC/251-P
BC/2593-B

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

Farm Appraisal Report

File No. JL141

Land Description Lot 1 of SW¼ Sec.27, Tp.17, N.W.D.

Containing 10 acres Acres

Owner's Name KUNIMOTO, Shingo Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 1½ miles

Market Town " Distance "

Church (give denomination) All denominations, Mission Distance "

Nearest School Mission Distance "

State how property was identified: Roads, map.

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

On good main road about ¼ mile from Stave Lake Road and ¼ mile from Cade Road.

Is this district a good one? Only when berry prices are good

Employment opportunity Seasonal berry work. Woods and mills for a few about 7 miles away.

Predominating Nationality and religion: British, protestant, many Jap holdings.

Describe Fencing and its condition: Line fenced very poorly Value $

Water supply: Pressure pump in well. Value $

5424

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1½ st.	22x38x19	Frame	14' eave	shgl	15	concrete	good	2000.00
Leanto 1st.	12x22x15	"	12' "	"	15	"	"	
Forcing hse.	20x38x11	"	6' "	shk.	med.	wood	fair	250.00
BARN This has a 12' post in front, is in bank. Convertible to hen house								
Shed	16x24x12	Frame	8' eave	shgl.	old	wood	poor	75.00
xxxxAttached	14x16x	"	5' "	shk.	"	"	"	
Hen hse.attd	8x24x7	"	6' "	"	"	"	"	
GRANARY	x							
2 packing sheds and 1 bath house no value								
	x							
	x							
	x							

EXHIBIT NO. 471-7
DATE 25 mar 1948
FILED BY J. W. G. Munster

Lights in house.

Total present day value $ 2325.00

Total Value Buildings add to farm $ 1300.00

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

Above house dimensions make no allowance for cellar depth.
1 room in basement conc. floor and partition, balance dirt floor

Describe the basement and chimneys: Brick to ground. Full basement 7' conc.wall.

No. rooms downstairs? 5 Upstairs? 4 How finished locked up part of down and all of up

Are buildings painted? Yes Condition of paint Getting poor.

Distance from nearst bush None near.

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

BC/251-P 2
BC/2593-B

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.5	hilly 9.5 acres	6" lt.loam	lt.clay	small fruit, asparagus fair	50.00	475.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
.5	rolling .5 10. acres	as above		clear lt. bush	115	20	10

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 485.55

Total added by buildings to value of farm $ 1300.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 50.00

Total value of farm $ 1835.55

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

Continuously occupied and well tilled.

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.

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

Mission, $22.62

Date: May 28, 1942.
Place: Chilliwack, B. C.

I certify that the above report is based on a personal examination of the whole farm made on the 14th day of May 19 42

Inspector's Signature

"R.L. RAMSAY"

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

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

Farm Appraisal Report

Remarks: This place is well located on a main road and served with electric light. It has a southern exposure but has a steep hill running through quite a portion of it which greatly detracts from its value per acre. This is in part planted to orchard but part is so steep that only a Jap would cultivate it and even here portions of it are unplanted. The soil is a bit on the light side in spots and is probably run down from heavy commercial fertilizing.
The house is an excellent one though not new but in very good shape. It has a summer living room in its fine full basement. I was unable to get through all the rooms as some were locked up, in fact all but the main floor kitchen and I had to estimate the number of rooms in the place. Other buildings are somewhat ramshackle though forcing house is very fair and could be converted to a good henhouse reasonably.
Crop acreages are shown on sketch.

(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
17 mixed fruit trees about 8 years old, fair	$
14 " " " 2 to 10 years old	
67 old mixed fruit trees in poor shape	$ 50.00
	$
	$
	$
	$
	$
	$
	$
	$
Total	$ 50.00

Amount fruit trees add to value of farm $

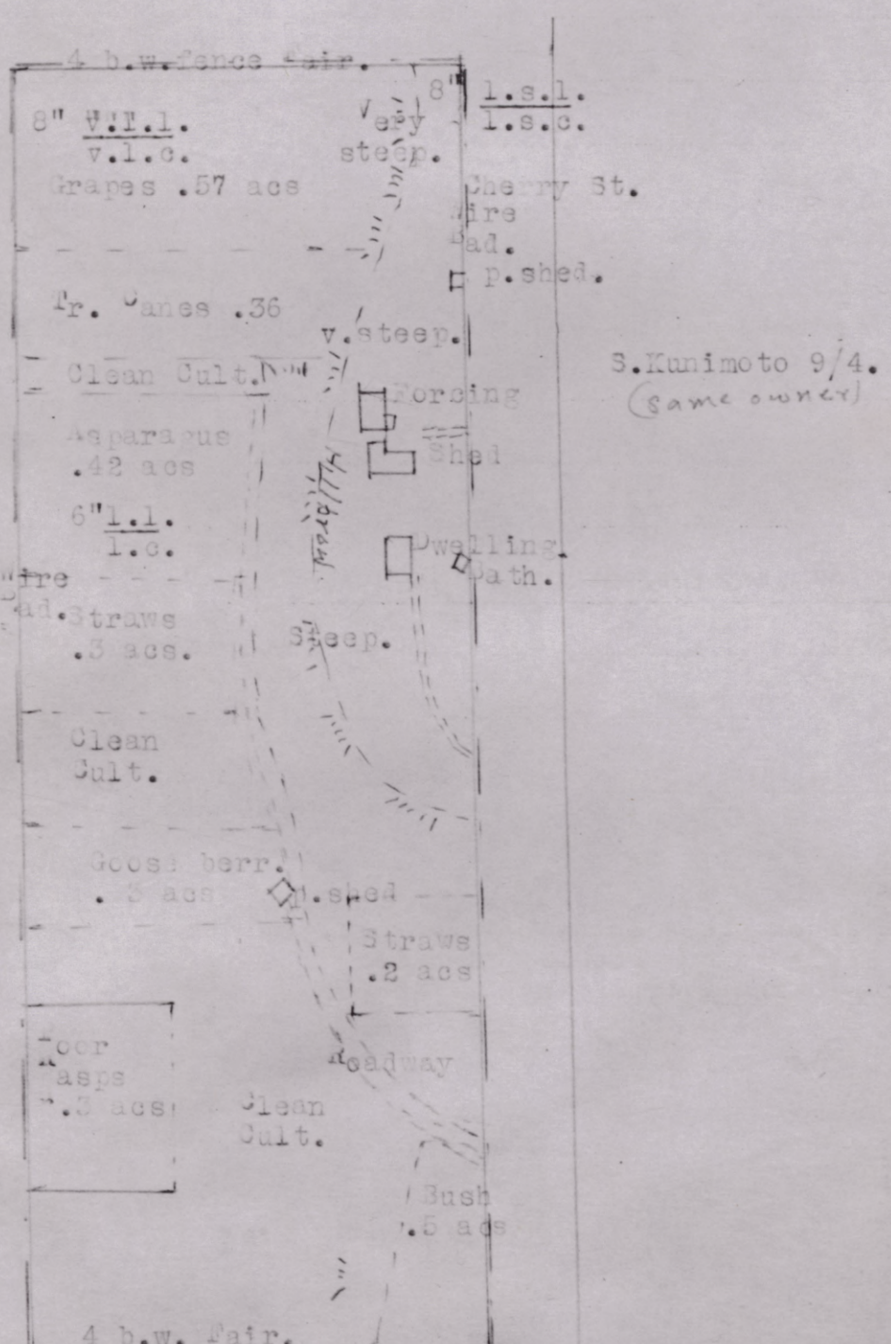
BC/251-P
BC/2593-B 4

Diagram of Property

Shingo KUNIMOTO Roll #8/2

Lot 1 of S.W.¼, Sec 27, Tp. 17, N.W.D.

N.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1800

Date 30th May 1942

District Superintendent.

BC-250-P.

BC/250-P

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

Farm Appraisal Report

File No. JL 141

Land Description Lot 8 of NW¼ Sec.27, Tp.17, N.W.D.

Containing 9.63 Acres

Owner's Name KUNIMOTO, Shingo Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 1½ miles

Market Town " Distance "

Church (give denomination) Mission, all denominations Distance "

Nearest School Mission Distance "

State how property was identified: Map, roads.

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

On good gravelled road, cross road.

Is this district a good one? Only when berry prices are good.

Employment opportunity Seasonal berry work. Steady employment for a few in mills and woods 7 miles away.

Predominating Nationality and religion: British, protestant, many Jap holdings.

Describe Fencing and its condition: Only fence is neighbour, L. Harms CP 1124 Value $

Water supply: Well. Value $

BUILDINGS ON FARM

5424

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	14x32x12	frame	10' eave	shgl	old	wood	poor	175.00
Attached	8x20x9	"	8' "	"	"	"	"	
	x							
BARN	x							
Packing shed	10x16x8	"	7' "	shk.	"	"	"	15.00
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light available.

Total present day value $ 190.00

Total Value Buildings add to farm $ 150.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? It however should be lined and painted with interior room divisions

$

Describe the basement and chimneys: Metal

No. rooms downstairs? 3 Upstairs? 1 st. How finished Studs

Are buildings painted? No Condition of paint

Distance from nearst bush Noneclose.

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

Cultivated Land

BC/250-P

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.03	Undulating 8.03	6" lt. loam	lt. clay	Mixed small fruit & hops - fair	55.00	441.65

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
1.6	undulating 1.06 9.09	6" l.l.	l.clay	clear light bush & some stumps	125.00	20.00	32.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 473.65

Total added by buildings to value of farm $ 150.00

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

Total value of farm $ 623.65

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Continuously tilled. Buildings evidently used as pickers' house and only occupied in berry season.

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 - $13.78

Date: May 27, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 14th day of May, 1942

Inspector's Signature "R.L. RAMSAY"

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

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

Farm Appraisal Report

Remarks: Decently located place on good road and close enough to Mission. Place is fairly ~~xxii~~ level though undulating and loses the advantage of southern exposure. Soil is average for district and looks in fair heart. The buildings don't amount to much. The dwelling is more or less improved hen house type with 2 thicknesses and is used as a pickers house apparently.
The place is operated with another 10 acres south of road, same owner. There is a good house on that holding and it has a good southern exposure so that the 2 places work in very well.
There is light on road but not led into this place. Is on opposite side of road.
There is about 1 ac. of rasps and trailing canes, 2.3 acs. straw, 1.5 acs. hops.

(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

..... $.....

..... $.....

..... $.....

..... $.....

..... $.....

..... $.....

..... $.....

..... $.....

..... $.....

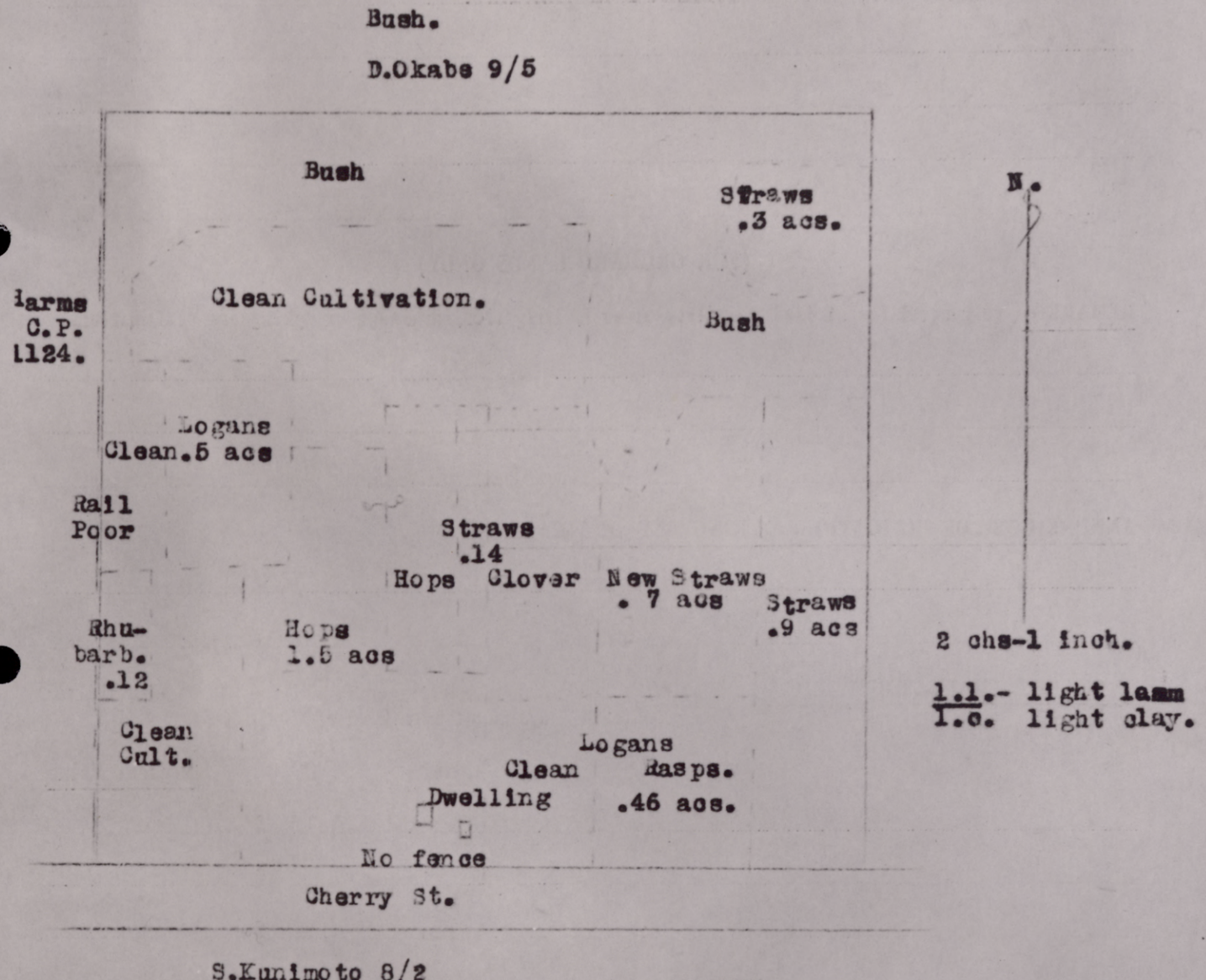
Total $.....

Amount fruit trees add to value of farm $.....

Diagram of Property

S. Kumemoto Roll#9/5

Lot 8 of NW ¼, Sec 27, Tp.17, N.W.D.



Following careful review of this appraisal report, it is my opinion that the present value is $ 600.00

Date 30th May, 1942

"I.T. BARNET"
District Superintendent.