

Name of Claimant KINOSHITA, Kiyoshi

Case 525

Custodian File 13004

| <u>REAL PROPERTY</u> | | | | | | | | | | Total |
|--------------------------------------|--|---------------------------------------|--|---|--|--|--|--------------------------------------|--------|--------|
| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | V.L.A. Mission Village | | | |
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% 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 | |
| | | | | | 108.00 | | | | | 90.76 |
| | | | | | 456.00 | | | | | 250.72 |
| <u>PERSONAL PROPERTY</u> | | | | | | | | | | Total |
| 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 | | | |
| 40.00 | 10.00 | | | | | | | | | 10.00 |
| <u>NETS</u> | | | | | | | | | | Total |
| Total award for Nets plus Sale Price | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing | Percentage Total Award to Total Claim | Claim for Nets Sold Declared Not Found, & Recorded Now Missing | Apply % ratio to Claim | Deduct Custodian Sale Price | | | | | |
| | | | | | | | | | | |
| <u>MISCELLANEOUS CHATTELS</u> | | | | | | | | | | Total |
| 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 | | | |
| 46.40 | 16.25 | 4.87 | 35.02% | 125.00 | 44.05 | | | | | |
| TOTAL RECOMMENDATION | | | | | | | | | | 400.40 |

CASE NO; 525

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 4th, 1948.

IN THE MATTER OF THE CLAIM OF

KIYOSHI KINOSHITA.

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

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

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Lethbridge, Alberta,
 August 4th, 1948.

IN THE MATTER OF THE CLAIM OF
KIYOSHI KINOSHITA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C., appearing for the
 Dominion Government.

W.E. HUCKVALE, Esq., appearing for the
 Claimant.

MISS LILLIE THOMAS, Secretary.
 D.J. HANDFORD, Esq., Official Interpreter.
 S.R. HOWARD, Esq., Official Reporter.

30

K. Kinoshita,
In Chief.

THE SECRETARY: Case No. 525, Kiyoshi Kinoshita.

KIYOSHI KINOSHITA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Kinoshita, you are claiming with reference to
two parcels of farm land?

A Yes.

10 Q And the first one you describe as Lot 23 of the
Southwest of Section 4, Township 11, Map 2579,
District of New Westminster?

A Yes.

Q And the second you describe as Lot 2, of the South-
east Quarter of Section 4, Township 11, Map 5982,
District of New Westminster?

A Yes.

Q Now with respect to those two parcels of land, I
want you to take a look at that form (indicating)?

20 A Yes.

Q Have you read that form?

A Yes.

Q And is that your signature on it?

A Yes.

Q And are the contents of that form true and correct,
according to the best of your knowledge, information
and belief?

A Yes.

MR. HUCKVALE: I tender that, your Honour.

(STATEMENT MARKED EXHIBIT NO. 1).

30 MR. RICE: I wanted to ask my learned friend before he put

K. Kinoshita,
In Chief.

the statement, Exhibit 1, in if he is amending the valuation of the buildings. Apparently on the original claim it sets them out as \$1300.00 and on this form that he is submitting now he sets them out at a value of \$1350.00.

MR. HUCKVALE: We will be very glad to accept \$1300.00, sir. We are not asking for any more than that. In our claim we valued them at \$1300.00, and when we detailed them we found that we had \$50.00 more
10 than we claimed, but we are not asking for that.

MR. RICE: All right, I see.

MR. HUCKVALE: Now I would like to ask my learned friend if he would be good enough to file both appraisals at this time. There is one with respect to each parcel.

MR. RICE: As one exhibit?

MR. HUCKVALE: Yes.

(2 FARM APPRAISAL REPORTS MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now, on which parcel, Mr. Kinoshita,
20 was your dwelling house?

A On the $7\frac{3}{4}$ acre lot.

Q I show you a photograph. Would you identify it for me, please?

A This is my dwelling house.

Q And that picture was taken when?

A In 1936, July.

MR. HUCKVALE: I tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

THE SUB-COMMISSIONER: When he says $7\frac{3}{4}$ acres, I suppose
309 that is Lot 23.

K. Kinoshita,
In Chief.

MR. HUCKVALE: That is correct, sir. The acreage is shown on the appraisal as 7.73 acres.

THE SUB-COMMISSIONER: Yes.

MR. HUCKVALE: Q: I show you another photograph. Can you tell me what that is?

A This is also a picture of my dwelling house.

Q Taken from another angle, is it? A: Yes.

MR. HUCKVALE: I tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

10 MR. HUCKVALE: Q: And the third picture; can you tell me what that is? A: This is also a picture of the house taken from directly in front.

MR. HUCKVALE: I tender that, sir.

THE SUB-COMMISSIONER: The same building?

A The same building.

MR. HUCKVALE: Q: Incidentally, can you tell me the date when that picture was taken?

A I am not quite sure but sometime in 1939.

20 (PHOTOGRAPH MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Q: Now with respect to this $7\frac{3}{4}$ acre parcel, Mr. Kinoshita, the official appraisal which has been filed shows that the cultivated ground is in poor tilt. What have you got to say about that?

A The produce that I was able to raise on this property was as good or better than that produced on neighbouring farms and the kind and quality of fertilizer that I used was plentiful and good and therefore the quality of the land was very good.

30 Q Now with respect to the 10 acre property, the

K. Kinoshita,
In Chief.

appraiser seems to think that you bought that at a Tax Sale; is that true or not?

A No, the $7\frac{3}{4}$ acre parcel was purchased at a Tax Sale but not the 10 acre parcel.

Q Now you also file a claim, Mr. Kinoshita, with reference to a list of personal chattels?

A Yes.

Q And you attached as a supplement to your original
10 claim a list of those chattels; is that correct?

A Yes.

Q Now I want to show you this form (indicating). Will you take a look at it, please?

A Yes, there is no mistake.

Q Has that been prepared in accordance with your instructions?
A: Yes.

Q And have you signed it?

A Yes.

Q And is it true and correct to the best of your
20 knowledge, information and belief?

A Yes, there is no mistake.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 6).

MR. HUCKVALE: Perhaps my friend would be good enough to file the personal property analysis now, sir.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. HUCKVALE: Q: Mr. Kinoshita, in the analysis the Custodian says that he shipped platform scales to you on the 23rd of October, 1943. Did you ever receive
30 them?
A: No, I did not receive

K. Kinoshita,
In Chief.

them.

Q You remember claiming for a clothes closet?

A Yes.

Q What condition was that clothes closet in when you last saw it?

A: I think it was in good condition.

Q Do you think it was worth the amount that you claimed?

A: Yes, I think it is reasonable.

10 Q Do you remember claiming for a small kitchen stove?

A Yes.

Q What shape was it in when you left?

A It was in fairly good condition.

Q Were you using it when you left? A: Yes.

Q Thank you. Would you answer my friend, please.

MR. RICE: Just before my learned friend takes his seat, I would point out to him that the addition he has of personal chattels totals \$150.00 and according to my addition it totals \$77.50.

20 MR. HUCKVALE: Look at the supplement to the original claim.

MR. RICE: The form that has been submitted to me shows six items on that form totalling \$150.00.

MR. HUCKVALE: We had the same argument yesterday. I am not claiming to go through every item of this chattel list, nor do I have to. He has submitted originally to the Custodian a list of the chattels that he is claiming for.

MR. RICE: How does the \$150.00 come in?

Does that include the total claim of my learned friend?

30 THE SUB-COMMISSIONER: You are referring to Exhibit 6?

K. Kinoshita,
Discussion.
Cross-Exam.

MR. RICE: Yes, your Honour.

THE SUB-COMMISSIONER: Well then, again what is described
there are the major items.

MR. HUCKVALE: That is all, sir.

MR. RICE: All I am referring to is the addition.

There are six items there and I am referring to
the addition of them. No, I am wrong. It is the
Ford delivery that is \$150.00.

THE SUB-COMMISSIONER: Yes, it is the Ford delivery that
10 is \$150.00.

MR. RICE: That is my error there.

MR. HUCKVALE: Q: Will you answer Mr. Rice, please.

CROSS-EXAMINATION BY MR. RICE:

Q8 Did you receive any scales at all? Were any scales
whatever shipped to you?

A No, I received no scales of any kind.

Q All you have ever been assessed for this land is
\$1050.00, have you not?

20 MR. HUCKVALE: Which parcel are you referring to?

MR. RICE: Both parcels.

A A thousand and what?

Q \$1050.00? A: Yes, I think so.

Q Did you ever call the assessor's attention to the
mistake he made for assessing you for \$1050.00
when you had property valued at \$4460.00?

THE INTERPRETER: The witness doesn't quite understand
what the assessment means.

MR. RICE: Q: Can you explain why the assessor would
30 assess your property for \$1050.00 if you say it is

K. Kinoshita,
Cross-Exam.

worth over \$4000.00, \$4460.00?

THE SUB-COMMISSIONER: I think what the witness' trouble is he doesn't know what that means to assess the land.

A Yes, that is right.

THE INTERPRETER: Is there an assessment form that could be shown to him?

MR. HUCKVALE: There is almost undoubtedly one on the Custodian's files.

10 THE SUB-COMMISSIONER: Pardon?

MR. HUCKVALE: There is almost undoubtedly one on the Custodian's files. They nearly all had one.

THE SUB-COMMISSIONER: Ask him if he understands that the Municipalities will value his land as a basis for fixing the amount of taxes that he will pay.

MR. RICE: Q: I show you an assessment notice prepared by the Corporation of the Township of Langley, that is where your land is located, is it not?

A Yes.

20 Q And this notice shows that Lot 2 was assessed with the land at \$200.00 and the improvements at \$300.00 making a total of \$500.00 for Lot 2; and Lot 23 shows the land assessed at \$400.00 and the improvements \$250.00, total \$650.00 for that parcel. That is, \$1150.00 instead of \$1050.00.

A No, I never drew his attention to it.

Q You never drew his attention to it?

A No.

30 Q And you don't know why the assessor would only assess the land at only one-quarter of what you

value it then, do you?

A No, I don't know.

Q Wouldn't you be a little high in your value perhaps if the assessor is right in his value, you must then be away high in yours, are you not?

A If the assessor's valuation is correct, then naturally mine is very high, but if mine is correct then the assessor's is very low.

THE SUB/COMMISSIONER: What year was the assessment made?

10 MR. RICE: This is the assessment notice of 1943, but it is assessed for the same amount in 1942.

I intended to state, your Honour, previously that I am submitting that the land was sold for its fair market value, the chattels that were disposed of by the Custodian were disposed of at their fair value, the market price, and that the chattels that are alleged to have been lost or stolen, I am submitting that the property was turned over to persons other than the Custodian and that the Custodian was not
20 responsible until he actually took delivery of the same, and those that were stolen or lost in the Custodian's possession the prices claimed for the same are exorbitant.

Q You leased your place, did you not, to Jack G. Remple and George Siemens on the 29th of April, 1942? A: Yes.

Q And you turned over your chattels and farm to these two men?

A Certain items of farm equipment and certain items
30 of household equipment were also included.

Q Certain items of farm equipment and certain items of household equipment?

A Certain items but not all of them.

Q Not all of them? A: No.

Q Have you got a list of the items that were turned over to Mr. Remple and Mr. Seimens?

A Yes, I haven't it with me, but I have one at home.

Q All right.

THE SUB-COMMISSIONER: I wonder if they should not be
10 filed or supplied in some way to the Custodian. He says he has got a list of the things that he turned over to the two lessees, but he hasn't got them here.

MR. HUCKVAEE: I haven't got it. I haven't seen it.

THE SUB-COMMISSIONER: It seems to me that is something that he can turn over to the Custodian.

MR. HUCKVALE: The Custodian says that some property was lost, destroyed or stolen in his analysis so that he admits that it was in his care.

MR. RICE: I am not admitting any such thing that my
20 learned friend suggests. Here is a list which I am going to read into the record. There is a list of chattels and at the foot of it, it says, "The above articles have been left in my care and I will be responsible for their safekeeping", and it is signed by Remple.

MR. HUCKVALE: And witnessed before an officer of the Custodian, you will please note.

MR. RICE: Q: That list there, does that contain articles that you left with Jack Remple?

30 A Yes, I believe that these were the things that were

K. Kinoshita,
Cross-Exam.

left with Mr. Remple.

Q Well, did you turn them over to Mr. Remple?

MR. HUCKVALE: May I just ask the date of that document,
if there is one on it?

THE SUB-COMMISSIONER: Pardon?

MR. HUCKVALE: May I just ask the date of that document?
I think you will find that it was made after he
was evacuated.

THE SUB-COMMISSIONER: Well that could be fixed by him
10 telling us when he turned them over.

MR. HUCKVALE: In many of these cases the Custodian
went out after evacuation and found these things
himself.

THE SUB-COMMISSIONER: Well why not clear that up then?

MR. RICE: There is a date here apparently where the
stuff was sold by auction but not the date of the
delivery.

MR. HUCKVALE: There is no date on it, but it is apparently
signed by this tenant and witnessed by two officers
20 of the Custodian.

THE SUB-COMMISSIONER: This witness should be able to tell
when he turned them over and when he got the receipt.

MR. RICE: Q: Did Mr. Remple give you a receipt?

A Yes, I have a receipt signed by Mr. Remple.

Q You have a receipt?

A Yes.

MR. RICE: And he says that this is the list of the
articles turned over to Mr. Remple.

THE SUB-COMMISSIONER: Yes. When did he get the receipt
30 from Remple? That may tell approximately the time

K. Kinoshita,
Cross-Exam.

that the goods were turned over.

MR. RICE: Q: When did Mr. Remple give you the receipt?

A It was about one or two weeks before I evacuated to Alberta, before a Mission, B.C., lawyer.

THE SUB-COMMISSIONER: And he evacuated in 1942, did he?

MR. SHEARS: February 24th, 1942.

THE SUB-COMMISSIONER: So that it would be during February, 1942, that he got the receipt.

10 MR. RICE: I wish to tender this as an exhibit, your Honour (indicating).

THE SUB-COMMISSIONER: What is that?

MR. RICE: That is a list of chattels signed by Mr. Remple which the witness says he believes are the articles that he turned over to Mr. Remple.

(LIST MARKED EXHIBIT NO. 8).

THE SUB-COMMISSIONER: Is that all, Mr. Rice?

MR. RICE: Yes.

THE SUB-COMMISSIONER: Anything else, Mr. Huckvale?

20 MR. HUCKVALE: Nothing, sir.

THE SUB-COMMISSIONER: That is all then, thanks.

(Witness aside)

(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.

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

30

A. J. Manson
SUB-COMMISSIONER.

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

in Custodians' care leased to Pacific Co-operative Union in the names of Jack G. Rempel & George Siemens for 1. year

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

| | | | |
|-----|--|--------------------|--------|
| 1. | 1929 Ford delivery | Estimated Value \$ | 150 |
| 2. | Custodians' selling price \$10.00 | Estimated Value \$ | |
| 3. | Loss --- | Estimated Value \$ | 110.00 |
| 4. | Household Goods & farm implements (see supplement) | Estimated Value \$ | 219.60 |
| 5. | Custodians' Selling Price \$16.00 | Estimated Value \$ | |
| 6. | Loss----- | Estimated Value \$ | 203.60 |
| 7. | | Estimated Value \$ | |
| 8. | | Estimated Value \$ | |
| 9. | | Estimated Value \$ | |
| 10. | | Estimated Value \$ | |

TOTAL CLAIM FOR PROPERTY LOSS \$ 313.60

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 4209.60

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no

(a) LETHBRIDGE (b) YES

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

DOMINION OF CANADA }
of)
TO WIT: }

I, KIYOSHI KINOSHITA of the CITY of LETHBRIDGE in the PROVINCE OF ALBERTA

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the CITY of LETHBRIDGE in the City of Lethbridge this 21 day of November A.D. 1947.

H. Kinoshita
A Commissioner &c.

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

STP SUPPLEMENT FOR KIYOSHI KINOSHITA

LAND

| | | | | |
|------|-------------------------------------|-----------------|---------------------------|--|
| -St- | 173/4 acres | 8 acres cleared | 6 acres under cultivation | |
| | Strawberries | 5 acres | | |
| | Raspberries & gooseberries | 1 acre | | |
| | Fruit Trees | | | |
| | Value of land under cultivation | --- | 1080(| |
| | (value of crops planted) | | | |
| | Value of 17-3/4 acres uncleared | ----- | \$ 880 | |
| | Cost of clearing 8 acres | ----- | 1200 | |
| | | | <u>\$3160</u> | |
| | Total value of land plus crop value | | | |

Building

| | | | | |
|-------|-----|--------------------------------|-------|------------------|
| House | --- | 32 x 14(front) | | |
| | | 20 x 16(back) | | |
| | | 6 rooms | | |
| | | Estimated Value | ----- | \$1000.00 |
| | | 2 packing houses | | |
| | | 1 bunk house (14 x 20) 2 rooms | | |
| | | woodshed (approx. 20 x 24) | | |
| | | Garage & barn(approx. 16x18) | | |
| | | Estimated Value | ----- | 300.00 |
| | | - V | | <u>\$1300.00</u> |

Household Goods & Farm Tools etc.

| | | | | |
|---|-----------------------------------|-------|-----------------|--|
| I | | | | |
| | I kitchen range(Majestic) | | \$25.00 | |
| | I heater | | 10.00 | |
| | 2 tables | | 6.00 | |
| | 3 chairs | | 3.00 | |
| | I rocking chair | | 2.50 | |
| | I arm chair | | 2.50 | |
| | I dresser | | 3.00 | |
| | I couch | | 10.00 | |
| | I kitchen cabinet | | 10.00 | |
| | I clothes | | 10.00 | |
| | I baby high chair | | 5.00 | |
| | I baby swing | | 3.00 | |
| | I tank sprayer | | 3.50 | |
| | I platform scale | | 18.00 | |
| | 30 sheets greenhouse glass(16x16) | | 3.00 | |
| | kitchen utensils | | 25.00 | |
| | 2 manure forks | | 2.60 | |
| | 3 rakes | | 2.60 | |
| | 4 hoes | | 4.00 | |
| | I single tree | | Ø 1.00 | |
| | I hand cultivator | | 3.50 | |
| | I wheelbarrow | | 4.50 | |
| | 4 sickles | | 4.00 | |
| | I small kitchen stove | | 5.00 | |
| | 14 pieces carpenters' tools | | 14.00 | |
| | I baby carriage | | 5.00 | |
| | I log chain | | 3.50 | |
| | I thousand ft. shiplap | | 12.00 | |
| | 1000 ft. 2x3 | | 10.00 | |
| | 16 ft. rubber hose(forgot value) | | | |
| | Estimated value of chattels | ----- | \$219.60 | |
| | Received from Custodian | ----- | 16.00 | |
| | Loss | | <u>\$203.60</u> | |

KINOSHITA - Kayoshi
 (Claimant's Name)

REAL ESTATE
 (Farm Land)

12863

| LAND | Acres | Date of Purchase | From Whom | Cost Price | Cleared Uncleared or cultivated at date of Purchase | Reg. No. | |
|----------------------------------|-----------------------------------|------------------|---------------------|------------|---|--|---------------------------------------|
| | | | | | | Improvements at date of Purchase | Estimated value at Date of Sale |
| Uncleared 10 $\frac{1}{2}$ acres | | | | | | | |
| Cultivated not planted | 17 $\frac{3}{4}$ | April 1931 | Municipality | \$46.00 | | | |
| Cultivated and not in crop | 10 acres | Sept. 1937 | Mrs. F. Porterfield | 350.00 | | | |
| List Crops | | | | | All bush | Nil | |
| Strawberries 5 acres | | | | | | | |
| Raspberries & goose-berries. 1 " | | | | | | | |
| Total | 17$\frac{3}{4}$ | | | | | | |

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

| Description | When Made | Cost |
|----------------|-----------|-----------------------------|
| Clearing | 1931-41 | \$150.00 per acre - \$1100. |
| Well, 70' deep | 1932 | 100.00 |

BUILDINGS

| Type | Size | Finish | Date Built | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value |
|---------------|---------|-----------------|------------|---------------|-----------------|---------------------|----------------------------|-----------------|
| House | 16 x 30 | Frame | 1931-36 | \$750.00 | \$150.00 | \$180.00 | \$80.00 | \$1000.00 |
| Wood shed | 20 x 24 | Shakes & Lumber | 1938 | 100.00 | | 50.00 | 50.00 | 100.00 |
| Bunk House | 14 x 20 | Frame | 1940 | 80.00 | | 50.00 | 30.00 | 100.00 |
| Barn & Garage | 14 x 18 | Frame | 1941 | 100.00 | | 25.00 | 25.00 | 100.00 |
| Pack House | 10 x 14 | Shakes | 1939 | 50.00 | | 25.00 | 25.00 | 50.00 |

EXHIBIT No. 525-1
 DATE Aug 4/48
 FILLED BY W.R. Huchvale

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

When I left I had no garden and no currants. I think the appraiser has mistaken gooseberries for currants. There were 12 fruit trees about 7 years old not mentioned by appraiser, 6 were bearing. I consider the soil on the 7 $\frac{3}{4}$ acre parcel very good and my crop records bear this out. My strawberries over the years averaged between 5 and 6 tons per acre. Raspberries and gooseberries were also good. I dispute the appraiser's statement that the 10 acre piece is almost "straight sand and gravel". The soil was light but there was no gravel and it produced good crops, about the same average as the other place. I kept both places fertilized with chicken manure and commercial fertilizer.

The well never went dry, but supplied a good quantity and quality of water every year from 1932 on. I will produce pictures of my house. It was kept in first class repair, contained 6 rooms and was finished inside with V. joint. I was still working on the house at time of evacuation. The farm was my sole source of income, I had a wife and 3 small children and we always lived well and were able to drive a Ford Pick up. (Married 1937)

I had a clear profit of \$1200. the last year on the place after paying all operating costs and our own living expenses.

K. Kinoshita
 Signature

BC-335-P

Farm Appraisal Report

File No. JL-326

Land Description Lot 23- S.W. 4- Tp. 11 Langley B.C.

Containing 7.73 ac Acres

Owner's Name Koyoshi Kinoshita. Post Office Address Hopington P.O 1 mile R.R. Aldergrove.

Nearest Rail Point Sperling on B.C.E.R. Distance 3 1/2 miles.

Market Town Abbotsford Distance 14 miles.

Church (give denomination) United at Murryvale Distance 3 miles

Nearest School Otter school Distance 2 1/2 miles

State how property was identified: Map location.

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

Not on a main road, but a fair gravel road reaches the place from the highway 2 miles south.

Is this district a good one? no, it is in a poorly developed area, some of the land near was bought at tax sale just ten years ago.

Employment opportunity limited to seasonal only.

Predominating Nationality and religion: Mixed, with a number of Mennonites replacing the vacated Japanese.

Describe Fencing and its condition: none Value \$

Water supply: Well over seventy feet deep low water now. Value \$

BUILDINGS ON FARM

13004

| BUILDINGS | DIMENSIONS | MATERIAL | HEIGHT | ROOF | AGE | Foundation | REPAIR | VALUATION | |
|---------------|------------|---------------------------|--------|--------|-------|------------|--------|-----------|--|
| HOUSE | 12 x 16 | frame | 8 | shing | old | blocks | poor | \$ 225.00 | |
| lean-to | 12 x 30 | frame | 7 | shing | 5 yr. | blocks | poor | | |
| Pickers Shack | 16 x 28 | frame | 7 | shakes | new | blocks | fair | 75.00 | |
| BARN | x | | | | | | | | |
| BARN | x | | | | | | | | |
| shed | 18 x 30 | shakes of no money value. | | | | | | | |
| GRANARY | x | | | | | | | | |
| | x | | | | | | | | |
| | x | | | | | | | | |
| | x | | | | | | | | |

535-2
 EXAMINED BY
 REG 4/48
 FILED BY
 J. S. A. Rice

Total present day value \$ 300.00

Total Value Buildings add to farm \$ 300.00

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable? The house when cleaned up can be lived in, but it will require some finishing to make it a white man's home.

Describe the basement and chimneys: Brick Chimney on bracket no basement.

No. rooms downstairs? 5 Upstairs? nil How finished wood

Are buildings painted? no Condition of paint N.A.

Distance from nearest bush none near the house, but across the road 300 yards.

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

| ACRES | LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB- SOIL | KIND AND QUALITY OF CROP | VALUE PER ACRE | TOTAL |
|--|--|-------------------------|---|---|------------------------------|-------------------|
| 4.23 | level | 4 to 8 in sandy loam | 8 in sandy loam | .50 ac raspberries 1.38 ac garden 1.55 ac strawberries .40 ac currants .40 ac grass | \$35. | 148.05 |
| Area which can be cultivated without cost other than for breaking. | | | | | | |
| | LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB- SOIL | | VALUE PER ACRE | |
| Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc. | | | | | | |
| | LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB- SOIL | NATURE OF RECLAMATION NECESSARY | RECLAMATION COST PER ACRE | VALUE PER ACRE |
| 3.50 | rolling to hilly | 6" sandy clay | sand and gravel | light scrub. | \$25.00 | \$5.00 17.50 |
| 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 \$ 165.55

Total added by buildings to value of farm \$ 300.00

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

Total value of farm \$ 465.00

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

The cultivated ground is in poor tilth, occupied at present by a man who knows little or nothing about fruit crops.

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

small fruits only

Noxious weeds: very few, a few patches of Canada thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Langley Municipality Taxes \$ 17.45

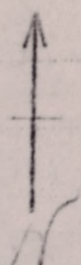
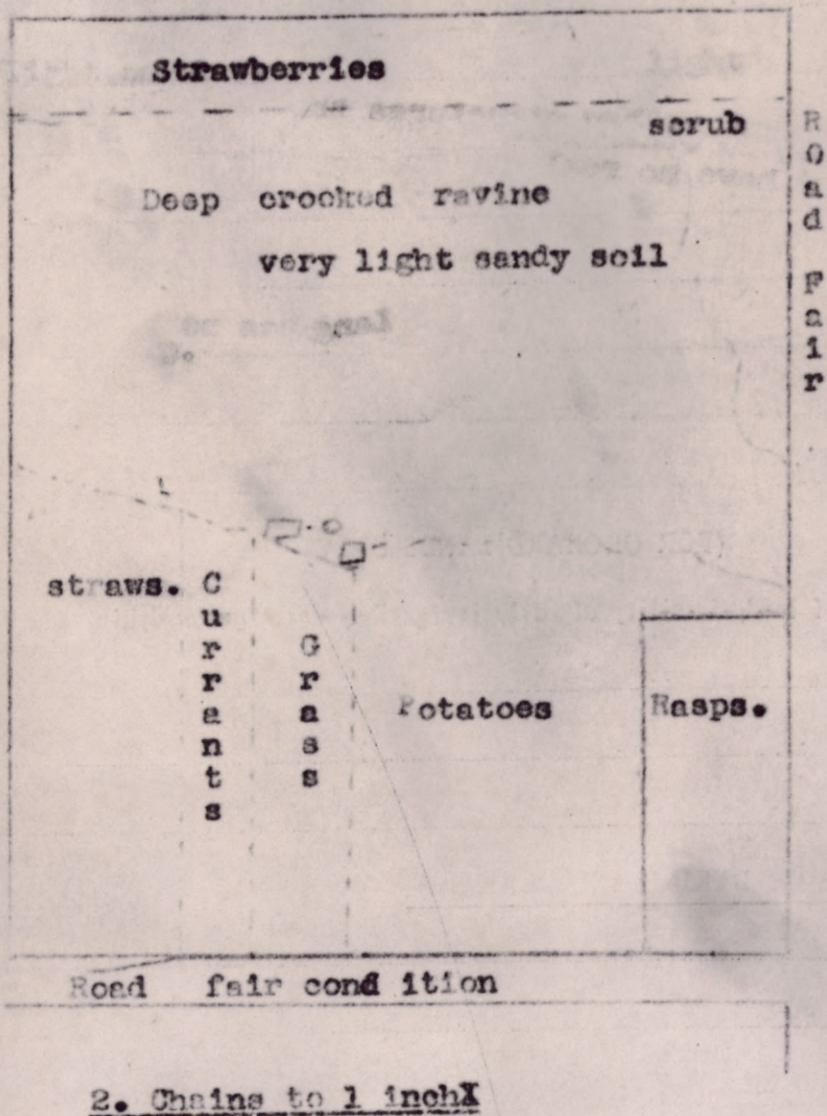
Date: June 19th 1942
Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 17 day of June 1942 19

Inspector's Signature

Diagram of Property

Keyoshi Kinoshita. Lot 23-S.W.4. Tp.11. Langley.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 450.00

Date 22nd June 19 42.

"I.T. BARNET"
District Superintendent.

BC 335-1

Farm Appraisal Report

File No. JL-326

Land Description Lot 2, Pt. SE $\frac{1}{4}$, Sec. 4, Tp. 11, Map 5982.

Containing 10 Acres

Owner's Name KINOSHITA, Koyoshi Post Office Address Hopington P.O.

R.R. Aldergrove, B.C.

Nearest Rail Point Sperling - B.C.E.R. Distance 3 $\frac{1}{2}$ miles

Market Town Abbotsford, B.C. Distance 14 "

Church (give denomination) Murrayville - United Distance 3 "

Nearest School Otter Distance 2 $\frac{1}{2}$ "

State how property was identified: By map and roads

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

On side road-1 $\frac{1}{2}$ miles North of highway between Brown & Livingstone Rds. Gravel, fair.

Is this district a good one? Only fair (this particular section is poor), some light sandy soil.

Employment opportunity Seasonal - no industry in district.

Predominating Nationality and religion: British, Protestant.

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

Water supply: Well could be dug; some wells in vicinity 75' deep. Value \$

BUILDINGS ON FARM

| BUILDINGS | DIMENSIONS | MATERIAL | HEIGHT | ROOF | AGE | Foundation | REPAIR | VALUATION |
|--------------|------------|------------------|--------|-------|-----|------------|--------|-----------|
| HOUSE | X | | | | | | | |
| PACKING SHED | 12 x 16 | Posts and Shakes | 6' | Shks. | 2 | Posts | Fair | No value. |
| BARN | X | | | | | | | |
| BARN | X | | | | | | | |
| GRANARY | X | | | | | | | |
| | X | | | | | | | |
| | X | | | | | | | |
| | X | | | | | | | |
| | X | | | | | | | |

EXHIBIT NO. 595-2
DATE Aug 4/48
BY J. J. Rice

Total present day value \$

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 on property.

\$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

| ACRES | LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB-SOIL | KIND AND QUALITY OF CROP | VALUE PER ACRE | TOTAL | | | | | | | | | | | | | | | |
|---|--|----------------------------|---------------------------------|---|----------------|-------|---|--|------------------------|---------------------------------|---------------------------|----------------|-------|---|-------------------------------|----------------------------|---------------|---|-------|------|-------|
| 2 | Level | Loamy sand & gravel 4"-8" | Gravel & Sand. | Strawberries, fair. | 25.00 | 50.00 | | | | | | | | | | | | | | | |
| 1 | " | " " " | " " | New breaking - not in crop. | 25.00 | 25.00 | | | | | | | | | | | | | | | |
| Area which can be cultivated without cost other than for breaking. | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>LEVEL, UNDULATING, ROLLING OR HILLY</th> <th>SOIL (State Depth)</th> <th>SUB-SOIL</th> <th>VALUE PER ACRE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | | | | | LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB-SOIL | VALUE PER ACRE | | | | | | | | | | | |
| 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. | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>LEVEL, UNDULATING, ROLLING OR HILLY</th> <th>SOIL (State Depth)</th> <th>SUB-SOIL</th> <th>NATURE OF RECLAMATION NECESSARY</th> <th>RECLAMATION COST PER ACRE</th> <th>VALUE PER ACRE</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>Level, few small de-pressions</td> <td>Loamy sand & gravel, 4"-8"</td> <td>Gravel & sand</td> <td>Clearing of light 2nd growth, stumps & burned logs.</td> <td>75.00</td> <td>5.00</td> <td>35.00</td> </tr> </tbody> </table> | | | | | | | LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB-SOIL | NATURE OF RECLAMATION NECESSARY | RECLAMATION COST PER ACRE | VALUE PER ACRE | TOTAL | 7 | Level, few small de-pressions | Loamy sand & gravel, 4"-8" | Gravel & sand | Clearing of light 2nd growth, stumps & burned logs. | 75.00 | 5.00 | 35.00 |
| LEVEL, UNDULATING, ROLLING OR HILLY | SOIL (State Depth) | SUB-SOIL | NATURE OF RECLAMATION NECESSARY | RECLAMATION COST PER ACRE | VALUE PER ACRE | TOTAL | | | | | | | | | | | | | | | |
| 7 | Level, few small de-pressions | Loamy sand & gravel, 4"-8" | Gravel & sand | Clearing of light 2nd growth, stumps & burned logs. | 75.00 | 5.00 | 35.00 | | | | | | | | | | | | | | |
| Area Unsuitable for Cultivation. | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.</th> <th>NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE</th> <th>VALUE OF LAND PER ACRE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | | | | | CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY. | NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE | VALUE OF LAND PER ACRE | | | | | | | | | | | | |
| 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 \$ 110.00

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 \$ 110.00

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

Strawberries in good state of cultivation. Land has not been cropped many years. Rented to J.G. Rempel for \$300.00

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

Land very light. Will grow strawberries for a few years. Too light for mixed farming.

Noxious weeds:

Fairly free of weeds.

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

Taxes - \$9.70
Langley Municipality.

Date: June 19th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 17 day of June 19 42.

Inspector's Signature

"R.W. BROWN"

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

JL-326 - K. KINOSHITA Farm Appraisal Report

Remarks:

Property is located on a side road between the Brown and Livingstone Roads about 1 1/2 miles North of the highway. This is poor land as it is light, being almost straight sand and gravel. It will likely grow crops of strawberries for a few years, but would require constant cover cropping and fertilizing. It would dry out rapidly in hot weather and would not retain moisture. Clearing consists of light second growth, some stumps and burned logs. Land is level except for some shallow depressions.

There is only a small packing shed on property and no other buildings and no fences. A well could be dug but one on a nearby property is 75' deep and goes almost dry in a dry year. Some wells in area go dry.

There is no electricity available at present.

(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

Approximate acreage in small fruits - \$

2 acres strawberries. \$

There are also strawberries extending on to the road allowance about 1/4 acre, but not included in this valuation. \$

Total \$

Amount fruit trees add to value of farm \$

SCALE 2CH = 1"

N

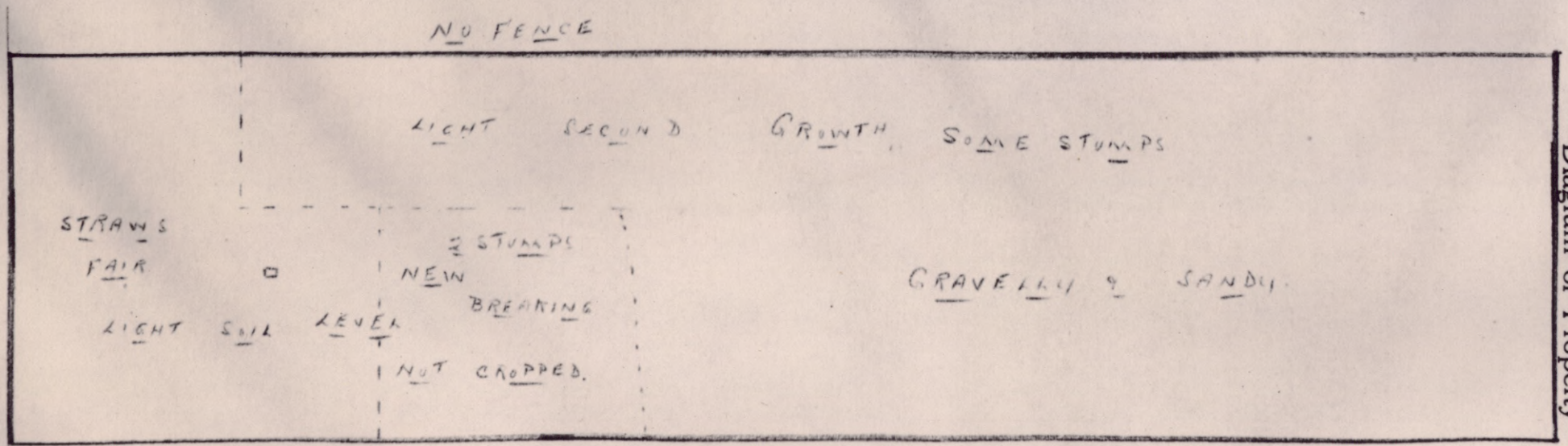


Diagram of Property

LOT 2, PART SE 1/4 SEC 4, T11N MAP 5982 - 10 AC

R.W. BROWN

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

value is \$ 100.00

Date 23rd June 19 42

"I.T. BARNETT"
District Superintendent.

Photographs

Exs. 3, 4 & 5

POLICE MAGISTRATE

Claim 525



WHIT

EXHIBIT No. 525-4

DATE Aug. 4/48

FILLED BY W. Stachwal

820



Kinoshita

~~May 1938~~
April 1938

451

EXHIBIT No.

525-5

DATE

Aug 4/48

FILLED BY

W. R. Stuckvoel

1936.7



EXHIBIT NO. 525-3

DATE Dec 9, 1948

FILLED BY

W. R. Buchholz

(Claimant's Name)

| 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 |
|--|------------------------------|-------------------------------|------------|-----------------------------|--|
| Kitchen Range | 1940 | Used | \$25.00 | Good | \$25.00 |
| 1 Heater | 1938 | " | 18.00 | " | 10.00 |
| 1 Clothes Closet | 1938 | " | 20.00 | " | 10.00 |
| 1 Couch | 1937 | " | 15.00 | " | 10.00 |
| 1 Wheelbarrow | 1937 | New | 7.00 | " | 4.50 |
| 1 Platform scales | 1939 | " | 23.00 | " | 18.00 |
| 1929 Ford Delivery | 1941 | Used | 175.00 | " | 150.00 |

Description of Storage of Goods:

All chattels left on farm. Small articles were packed in boxes and left in a closed and boarded up room.

General Statement as to Chattels not Described above:

Ford Delivery was bought in fall of year. We drove it only a couple of months before it was delivered to Hastings Park in February 1942. Platform scales were not shipped to or received by me.

Additional Comments, if any:

I have tried in my claim to allow liberal depreciation on each article claimed for.

EXHIBIT No. 525-6.DATE Aug 4/48FILLED BY W.R. HechvalW. Kinoshita

Signature

I

| SALES | | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANYTIME | ABANDONED | NO ACCOUNT, THEFT &c | UNSOLD | Shipped | REMARKS |
|---------|----------------|----------------------|-----------------|----------------------|----------------|---------------------------------|--------|----------------|---|
| AUCTION | TENDER &c | | | | | | | | |
| | 11.00 | | | | | X X X X X X X | | | Home-made. 1 home-made; 1 broken. Poor. |
| | | | | | X | X X X | | X | Some scales shipped October 23, 1943. |
| | 3.00 | | | | | X X X | | | Mostly "no account, theft etc." |
| 2) | .75 | | | | | X X X X | | | Poor. Old. |
| 1) | 1.50 | | | | X | X X | | | |
| | | | X X X | | | | | | |
| | 40.00 | | | | | | | | |
| | <u>\$16.25</u> | <u>\$40.00</u> | | <u>\$22.00</u> | <u>\$15.00</u> | <u>\$100.70</u> | | <u>\$18.00</u> | |

5.50
.75
1.25
.50
\$8.00
\$24.25

\$12.25
3.00
7.75
c. 1.25
\$24.25

on for \$16.25.
r etc for 40.00.
any time.

left etc.

\$56.25

EXHIBIT NO. 525-7
DATE Aug. 4/48
FILLED BY G. R. Rice

DATE Aug. 4/48

FILED BY

G. E. A. Rice.

INVENTORY OF CHATELS BELONGING

TO

KINOSHITA, (Hatsue) Mrs. Kiyoshi #12862

which have been left in the care of Mr. George RAMPPEL R.R.1 Langley

In Hse.

- 1 Dresser Pr.
- 1 Arm chair
- 6 Blinds
- ~~1 Range (Majestic) "s"~~
- 1 Lamp
- 1 Kitchen cabinet
- 1 Chair (hm. Mde.)

Sealed Rm.

- ~~1 Mandelin & case "shipped"~~
- ~~1 Galv. Wash boiler "s"~~
- 1 Bx. dishes
- 1 Parcel seeds
- 1 Bx. old clothes
- 4 Cartons old clothes
- ~~1 Carton Jap dolls "shipped"~~
- ~~1 Bx personal effects "shipped"~~
- 1 Carton books
- 7 Small cushions
- ~~1 Iron pot "s"~~
- ~~Small Carton Xmas Decorations "shipped"~~
- ~~1 Gas Lantern "s"~~
- 3 Enamel pots
- ~~1 240 lb. Platform scale "shipped"~~
- 1 Tank sprayer
- 40 Sackie btls.
- 11 Qt. sealers
- 7 Pt. sealers
- 2 1 gal. glass jugs
- 1 Bx. cups & saucers
- 5 Poles wrapped
- ~~1 Small bx. pers. effects "shipped"~~
- 1 Bx. misc. dishes
- 2 Wood tubs
- 1 Bx. seeds small
- ~~1 Galv. wash tub "s"~~
- ~~1 Pr. pruners "shipped"~~
- 3 ? bxes. nails

Bunk Hse

- ~~1 Hand cultivator "S"~~
- 4 Hoes pr.
- 1 Baby carriage Pr.
- 1 Stool
- 3 Tables hm.mde.
- 1 Heater
- 10 lgths. stove pipe
- 2 Benches hm.mde.
- 1 Baby high chair
- 1 Chair broken

Root Hse.

- 6 Jap tubs
- 1 Old wheel barrow

Outside

- 1 Clothes line
- 1 Broken heater
- 1 Old Milk can

- 2 4 gal. gas cans
- 1 1 gal. " "
- 3 Funnels
- 3 Pails
- 1 Watering can
- ~~1 Carton pers. papers~~
"shipped"
- 1 Small cooler hm.mde.
- ~~1 Bed pan "s"~~
- ~~1 Childs wagen "shipped"~~
- 40 lbs. salt
- 1 2" x 4' pipe
- 1 2 1/2" x 3' "
- 1 Well pulley
- ~~2 Coll oil lanterns "s"~~
- ~~3 Coll oil lamps "s"~~
- 24 Lb. hse Hold scale
- Part roll tar paper
- 1 Baby swing
- ~~5 Window screens "shipped"~~
- Small quantity utensils
- 1 D.B. axe
- 1 Bx. glass
- 1 Floor mop
- ~~2 Wooden trays "1 sold"~~
- 1 Baby bed (hm. mde.)
- 12' 3/4" hose
- 1 Hatchet
- Quantity clothes loose
- 1 Part toll bldg. paper

"S - sold by Auction -
23/5/44 - Langley 3"

Woodshed

- 1 Pot stand
- 1 Heater old
- 11 Pickers trays
- 25 lbs. Berrie wire

"Included in Lease to
J. G. Rempel & G.
Siemens:
5 Hoes, 2 M.Forks,
1 Garden Rake, 4 Jap.
Scythes, 2 Garden Spoons
1 Hand Cultivator, 1
Horse Cultivator, 1
Wheelbarrow
385 South Fraser
Jam Crates"

The above articles have been left in my care, and I will be responsible for their safe keeping.

SIGNED "George Rempel"

Witness Office
of Custodian "S. C. Carlsen"
"R. M. Anderson"

I hereby certify that the foregoing words
are a true copy of the original whereof they
purport to be a copy. 10/9/48. P. Pollard.