

Name of Claimant

KINOSHITA, Asajiro Estate

Case 566

KINOSHITA, Misao & Toki

Custodian File

2889 & 3570

<u>REAL PROPERTY</u>											
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total		
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
								864.00	125%	1080.00	1080.00
<u>PERSONAL PROPERTY</u>											
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				
<u>NETS</u>											
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>											
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				
46.50	21.25	6.37				30.00	3.60	9.97			
TOTAL RECOMMENDATION									1089.97		

CASE NO; 566.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 12th, 1948.

IN THE MATTER OF THE CLAIM OF
MISAO & TOKI KINOSHITA.

PROCEEDINGS AT HEARING.

Original.

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 L.H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 August 12th, 1948.

IN THE MATTER OF THE CLAIM OF
MISAO & TOKI 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

S. Kinoshita,
In Chief.

THE SECRETARY: Case No. 566, Toki Kinoshita, and
Misao Kinoshita.

MR. HUCKVALE: The evidence in this case is being
given by Mr. S. Kinoshita, who is the eldest son.

SHIGERU KINOSHITA, a witness called on
behalf of the claimants herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

- 16 Q Mr. Kinoshita, I believe you are the eldest son
of Mr. Asajiro Kinoshita, who died in 1943?
- A Yes.
- Q And he left his property to your mother and to his
daughter-in-law? A: Yes.
- Q Now the mother and daughter-in-law have submitted
a claim with respect to real property described as
Blocks 202 and 203 of Section 21, Township 17,
Map 955, in the District of New Westminster?
- A Yes.
- 20 Q And that was the land which your father owned
and farmed, is that correct?
- A Yes.
- Q Are you entirely familiar with that land?
- A Yes.
- Q Were you brought up on it?
- A Yes.
- Q I want you to take a look at this form pertaining
to that farmland, if you will?
- A Yes.
- 30 Q Has that form been read over by you and by your

S. Kinoshita,
In Chief.

mother and by your sister-in-law?

A Yes.

Q And do you know of your own knowledge whether the particulars given in it are true and correct?

A Yes.

Q And have your mother and your sister-in-law signed it?

A: Yes, that is my wife.

Q Your mother and your wife, rather?

10 A Yes.

Q And you know their signatures, do you?

A Yes.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: And perhaps my friend will file on behalf of the Crown the appraisal.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now you state that your father bought this land in 1923 for \$1100.00?

20 A Yes.

Q Do you know that of your own knowledge or is that just something that you have been told?

A Yes, I heard from my father.

Q Now you also state that you had an opportunity to sell it before you were evacuated?

A Yes.

Q For how much? A: \$3000.00.

Q Now why didn't you take that offer?

A By that time there was a notice published by the Custodian in the newspapers stated to the effect

S. Kinoshita,
In Chief.

that it couldn't be sold and we weren't able to sell it.

Q Now could you give me an idea of the income that this farm produced?

A For one year?

Q Yes. A: About \$4000.00.

Q Is that before or after deducting expenses?

A Before deducting expenses.

Q And roughly what would be the expenses of one year?

10 A About \$2000.00 or a little over.

MR. HUCKVALE: Now before I leave real property, your Honour, and I should have done this first, I want to increase the claim on real property by the amount of \$1600.00, being the value of the buildings, which was omitted in the original claim and decrease by the amount of crops claimed which was \$3115.00, and that will leave a net decrease of \$1515.00. Is that quite clear?

MR. RICE: Yes.

20 MR. HUCKVALE: Q: Now, Mr. Kinoshita, your mother and your wife representing your father's estate also claim for certain chattels, is that correct?

A Yes.

Q And those are the chattels which you set out in the supplement to the claim form?

A Yes.

Q Now with respect to those chattels, I want to show you this form (indicating). Will you look at it, please?

A: Yes.

30 Q Have you and your mother and wife read that form

S. Kinoshita,
In Chief.

over? A: Yes.

Q And are the particulars given in that form true and correct to the best of your knowledge, information and belief? A: Yes.

MR. HUCKVALE: I will tender that form, sir.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: And perhaps my friend would file the analysis on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 4).

10 MR. HUCKVALE: I don't think I need make any comment on the analysis, sir, other than complaining about the price at which articles were sold. Everything seems to have been accounted for, and nothing lost or anything like that. I would like to make one thing clear with respect to the supplement to the original claim; there was an item of livestock put in there and I am instructed to say that there is no claim for livestock. It was simply put in there to show the value of the place as a going concern to any purchaser who bought it in its entirety.

20

Q Would you answer my friend, please.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels sold or disposed of by the Custodian were sold at their fair market value.

30 There is one item, I think, a heater, which was not declared by the claimant in the claim form that he filed and there is no record of the

same in the analysis of personal property.

I wish to submit as an exhibit, your Honour,
an analysis of real property claim.

(ANALYSIS MARKED EXHIBIT NO. 5).

CROSS-EXAMINATION BY MR. RICE:

Q Did I understand you to say that your father had
been offered \$3000.00 for the farm?

A Yes.

10 Q And he wanted to take the same but on account of
an ad in the paper he was forbidden to sell it,
is that it?

A: Yes.

Q You didn't go to the Custodian's office to see if
you could obtain permission to sell?

A No, there was not sufficient time to go to
Vancouver to see the Custodian before evacuation.

Q Who was it that made the offer?

A A white man came along.

Q What was his name? A: I do not
20 know. He came down from east, Winnipeg.

Q Somebody from Winnipeg?

A Yes, somebody from Winnipeg. I don't know his
name, and there was another person, an Indian,
Shinzu.

Q Another person, Shinzu?

A Yes, an Indian.

Q An East Indian? A: An East
Indian.

Q And did he live in Vancouver or in that district?

30 A He was an East Indian from Mission who owned a

sawmill.

Q And he offered you \$3000.00 cash?

A Yes, he offered \$3000.00 cash.

Q When was that? A: In 1942.

Q What time of the year? A: About
the end of January.

Q And both offers were the same months, January,
1942?

A Yes, in the same month.

10 Q And when did this ad appear in the paper? Was it
before that or after?

A Just about the same time.

Q The same time? A: Yes,
about the end of the month.

Q What paper was it in?

A I don't know. I heard everybody talking about it.

Q You didn't see the advertisement?

A I heard it from several different people. I
don't read and I didn't see it myself.

20 Q You say that there were 200 fruit trees on the
place, 100 new and 100 old?

A Yes.

Q Did you ever count those trees?

A Yes.

Q You counted them yourself?

A Yes.

Q And when did you count them; how long before you
left there?

A Shortly before I left Alberta.

30 Q When would that be?

A In 1942.

Q But what time of the year?

A We came down here in May. It would be just before May.

Q And you counted the trees just before you left?

A Yes.

Q And you say there were 100 old ones and 100 new ones, exactly?

A Yes.

10 Q You sold the horse yourself or made the arrangements to sell the horse;--that part of the claim is abandoned.

MR. HUCKVALE: We never claimed for the horse.

MR. RICE: It is in the list.

MR. HUCKVALE: There is nothing about it in the supplement.

A No, we are not claiming for the horse.

20 MR. RICE: Well, in the supplement attached to the claim form he claims under real property, there is a claim for the sum of \$100.00 for equipment and supplies and it would appear that equipment is also claimed in the chattel claim and I am wondering if that is the same.

MR. HUCKVALE: . The chattel claim is set out on the back of the claim form and it doesn't mention equipment and supplies. There is the chattel form there (indicating). Those are the chattels for which we are claiming; those and those only.

30 MR. SHEARS: It should be made more clear as to what your claim is for the \$6000.00 odd dollars.

S; Kinoshita,
Cross-Exam.
Discussion.

MR. HUCKVALE: Our claim is over here (indicating).

MR. SHEARS: And that amount includes the two items
that you wish to abandon.

MR. HUCKVALE: If my friend wants to have a clarifica-
tion of the real estate claim, I will make it
plain again: We claim for land \$3500.00, for
buildings \$1600.00, and we abandon the claim for
crop of \$3,115.00. Now, is that clear?

10 MR. RICE: And you abandon the claim for livestock
of \$100.00?

MR. HUCKVALE: We never claimed livestock.

MR. RICE: Isn't that part of your claim?

MR. HUCKVALE: No.

MR. RICE: Well it is in here. I can read English.

MR. HUCKVALE: The only chattels we are claiming are on
the back of that form and they are also set out
in the personal property form I have filed.
The only claims for chattels, I will repeat that.
They are set out in the analysis, every single
20 item that we are claiming for. They are set
out in my friend's analysis.

MR. RICE: With the exception of the heater, I believe
that was added.

MR. HUCKVALE: We are not claiming for any heater.

MR. RICE: That is abandoned. It is mentioned in
here.

MR. HUCKVALE: Those are the ones that we are
claiming for (indicating). Those and no more.

MR. RICE: All right.

30 MR. HUCKVALE: That is all, thank you, Mr. Kinoshita.
(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

S. R. Howard
"S. R. Howard"; Official Reporter.

Certified Correct.

L. H. Stack
Sub-Commissioner.

Case No. 566

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED NOV 20 1947

File No. 3570

Let the judge

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

(1) NAME KINOSHITA TOKI KINOSHITA MISAO (RCMP) Reg. No. I3193
(Print) Surname Given Name

(2) Pre-Evacuation Address MISSION? B.C.

(3) Present Address STIRLING, Alta.

(4) REAL ESTATE
(a) Street Address (if any) Mission City B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Blocks Two Hundred and Two and Two Hundred and Three of Section Twenty-one, Twsp. 17, Map 955 in the District of New Westminster.
10 Acres

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Residence~~ Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)
(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Inherited from Asajiro Kinoshita by Toki and Misao Kinoshita FULL TITLE

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ } ~~3500.00~~
(ii) Buildings - - - - - \$ 1600.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 3115.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 7615.00 5,100.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 864.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 6751.00 4,236.00

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation Mission City
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) In house
(c) How stored or packed at time of evacuation Stored & as was

(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 Custodian's care

		Custodian Selling Price	
(e) Itemized description of personal property which is the subject of the claim:			
1. Plow	Estimated Value \$	20.00	
2. Cultivator	Estimated Value \$	15.00	29.50
3. Rug	Estimated Value \$	5.00	
4. 1 Set Harness	Estimated Value \$	10.00	
5. 1 Dining room table	Estimated Value \$	10.00	3.25
6. 1 Kitchen range	Estimated Value \$	22.50	10.00
7. 1 Gramophone	Estimated Value \$	10.00	5.00
8. 1 Cross cut saw	Estimated Value \$	3.00	2.25
9. 2 Wedges	Estimated Value \$.75	.50
10. 2 Hoes	Estimated Value \$.50	.25
11. Horse Collar	Estimated Value \$	3.25	3.00
12. _____	Estimated Value \$		
13. _____	Estimated Value \$		
14. _____	Estimated Value \$		
15. _____	Estimated Value \$		
TOTAL CLAIM FOR PROPERTY LOSS		\$	52.75 47.25

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) - - - - - \$ 6648.25

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

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

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

DOMINION OF CANADA }
of }
TO WIT: }

XI WE: Toki Kinoshita and Misao Kinoshita of the VILLAGE
of STIRLING 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 town)
of RAYMOND) T. Kinoshita
in the Province of Alberta)
this 15 day of November) M. Kinoshita
A.D. 1947. W. L. Jones) 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.

SUPPLEMENT

KINOSHITA TOKI AND MISAO

PURCHASE PRICE OF PROPERTY	1100.00
Value of improvements	4000.00
Assessed value	1500.00

Estimated market value at time of Evacuation	3500.00
Equipment and supplies	100.00
Livestock	100.00
200 fruit trees	2000.00
100 grape vines	15.00
1 1/2 A strawberries	450.00
1 1/2 a raspberries	600.00
3/4 A loganberries	250.00
1/4 A blackberries	100.00
1 A asparagus	500.00

7615.00

Price sold by Custodian

864.00

6751.00

Cheque from custodian

150.00

Losses 6601.00

Loss (Chattels) 47.25

TOTAL LOSS

6648.25

KINOSHITA

T. & M.

REAL ESTATE
(Farm Land)

13193

(Claimant's Name)

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	2.56						
Cultivated not planted	8	1923	M. Kudo	\$1100.			
Cultivated and not in crop							
List Crops							
Strawberries	1½ acres				All bush	Nil	
Raspberries	1½ "						
Loganberries	¾ "						
Blackberries	¼ "						
Asparagus	1 "						
Grapes etc.	¼ "						
Total							

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

Description	When Made	Cost
Clearing	1923-39	\$2000.
Well - 20 ft.	1927	100.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	22 x 28	Frame	1929	\$600.00				\$600.00
Hot House	34 x 27	Shiplap	1931)	800.00				800.00
Hot House	32 x 28	"	1934)	50.00				50.00
Chicken house	12 x 8	Fir Siding	1934	50.00				50.00
Garage	16 x 10	Shiplap	1931	50.00				50.00
Stable	22 x 16	"	1941	100.00				100.00

EXHIBIT NO. 566-1
DATE Aug 12/48
FILLED BY W. H. Huchvale

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

Claimants are widow and daughter-in-law of Asajiro Kinoshita, who died in 1943. Evidence will be given by S. Kinoshita, eldest son, who lived on this farm. Figures given are those told by father to son.

In 1941 crop from this place grossed \$4000.00. Appraiser says there were 83 fruit trees. There were 100 old trees (running from 3 to 6 years old) and another 100 fruit trees were planted in Feb. 1942. These were 3 years old when planted. These cost from \$1.50 to \$3.00 each.

Claimant says this land was very hard clearing on account of big stumps, but once cleared was very highly productive. Strawberries ran as high as 7 to 8 tons per acre, Raspberries about 5 tons per acre. Asparagus produced about \$500. per acre. Hot houses were used for growing of rhubarb which was sold winter and spring.

Claimant says land was always kept well fertilized, over 10 tons per year

Goshi Kinoshita
Misao Kinoshita
Signature

BC-317-P

Farm Appraisal Report

File No. JL-170

Land Description Blocks 202 and 203, Mission Village.

4 acs. each

Containing 8.00 Acres

Owner's

~~Section~~ Name KINOSHITA, A.

Post Office Address Mission

Nearest Rail Point Mission. (Got to go around by long rd.) Distance 1 m.

Market Town Mission Distance " "

Church (give denomination) Mission, All denominations. 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.

Yes, but must go around to Mission by quite a long but well paved road.

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

Employment opportunity Various at Mission. Seasonal berry work. Log and mills at Steelhead 8 or 9 miles away for a limited number.

Predominating Nationality and religion: British, Protestant. Numerous Jap holdings in this particular neighbourhood.

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

Water supply: Well. Value \$

BUILDINGS ON FARM

3570

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE <u>1 1/2 st. attached</u>	<u>16x24x15</u> <u>10x16x10</u>	<u>Frame</u>	<u>12' eave</u> <u>8' "</u>	<u>Shgl.</u>	<u>10</u> <u>10</u>	<u>Wood</u>	<u>Good</u> <u>" "</u>	<u>325.00</u>
Shed leanto	<u>16x16x10</u>	<u>"</u>	<u>8' "</u>	<u>"</u>	<u>10</u>	<u>"</u>	<u>Fair</u>	
Forcing House	<u>16x30x15</u>	<u>"</u>	<u>11' "</u>	<u>"</u>	<u>8</u>	<u>"</u>	<u>Fair</u>	<u>250.00</u>
Leanto	<u>8x16x9</u>	<u>"</u>	<u>9' "</u>	<u>"</u>	<u>8</u>	<u>"</u>	<u>"</u>	
BARN Leanto	<u>6x16x6</u>	<u>"</u>	<u>6' "</u>	<u>"</u>	<u>4</u>	<u>"</u>	<u>Good</u>	<u>200.00</u>
Forcing House	<u>14x34x10</u>	<u>"</u>	<u>8' "</u>	<u>"</u>	<u>7</u>	<u>"</u>	<u>Fair</u>	
Leanto	<u>8x34x7</u>	<u>"</u>	<u>5' "</u>	<u>"</u>	<u>6</u>	<u>"</u>	<u>"</u>	<u>20.00</u>
Garage, etc. attached	<u>10x14x11</u> <u>8x14x7</u>	<u>"</u>	<u>9' "</u> <u>5' "</u>	<u>Shake</u>	<u>15</u>	<u>"</u>	<u>Poor</u> <u>"</u>	
Henhouse	<u>8x10x7</u>	<u>"</u>	<u>6' "</u>	<u>"</u>	<u>8</u>	<u>"</u>	<u>Fair</u>	<u>10.00</u>
Stable, etc.	<u>18x14x11</u>	<u>"</u>	<u>8' "</u>	<u>"</u>	<u>New</u>	<u>"</u>	<u>Good</u>	<u>70.00</u>
Shop attached	<u>8x14x7</u>	<u>"</u>	<u>6' "</u>	<u>"</u>	<u>"</u>	<u>"</u>	<u>"</u>	

8x8 root cellar-no value; also nil value 2 pack. sheds. Bath house also is a supernumary of little or no value.

No light available easily.

Total present day value \$ 875.00

Total Value Buildings add to farm \$ 450.00

Describe repairs needed to make buildings serviceable and give approximate cost of same.

Is dwelling habitable without repairs? Yes.

It is cheaply constructed however and poor type. Forcing houses have living quarters above. Could be converted to henhouses at reasonable cost.

Describe the basement and chimneys: Metal stove pipe; no basement.

No. rooms downstairs? 3 Upstairs? 2 How finished T & G lumber down, up not finished.

Are buildings painted? No. Condition of paint

Distance from nearest bush None near.

EXHIBIT NO. 566-2.
 DATE Aug 12/48
 FILLED BY J. R. Rice

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
5.44	Rolling Part only southern exposure. side in places.	5" l.l.	light clay	Small fruit, trees Soil runs on the light	55.00	299.20
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
2.56	Undulating	6" l.l.	lt.cl.	Clear light bush	125.00	51.20
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 \$ 350.40

Total added by buildings to value of farm \$ 450.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 80.00

Total value of farm \$ 880.40

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Continuously occupied and reasonably well tilled. Soil appears in part to be run down, but mainly alright, to point of being fairly easily brought back.

~~What is the average yield per acre of this farm?~~

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.

~~State type of family recommended for this property.~~

~~How soon can a settler be reasonably expected to begin paying full annual instalments?~~

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Village - \$19.62.

Date: May 29, 1942.
Place: Chilliwack, B. C.

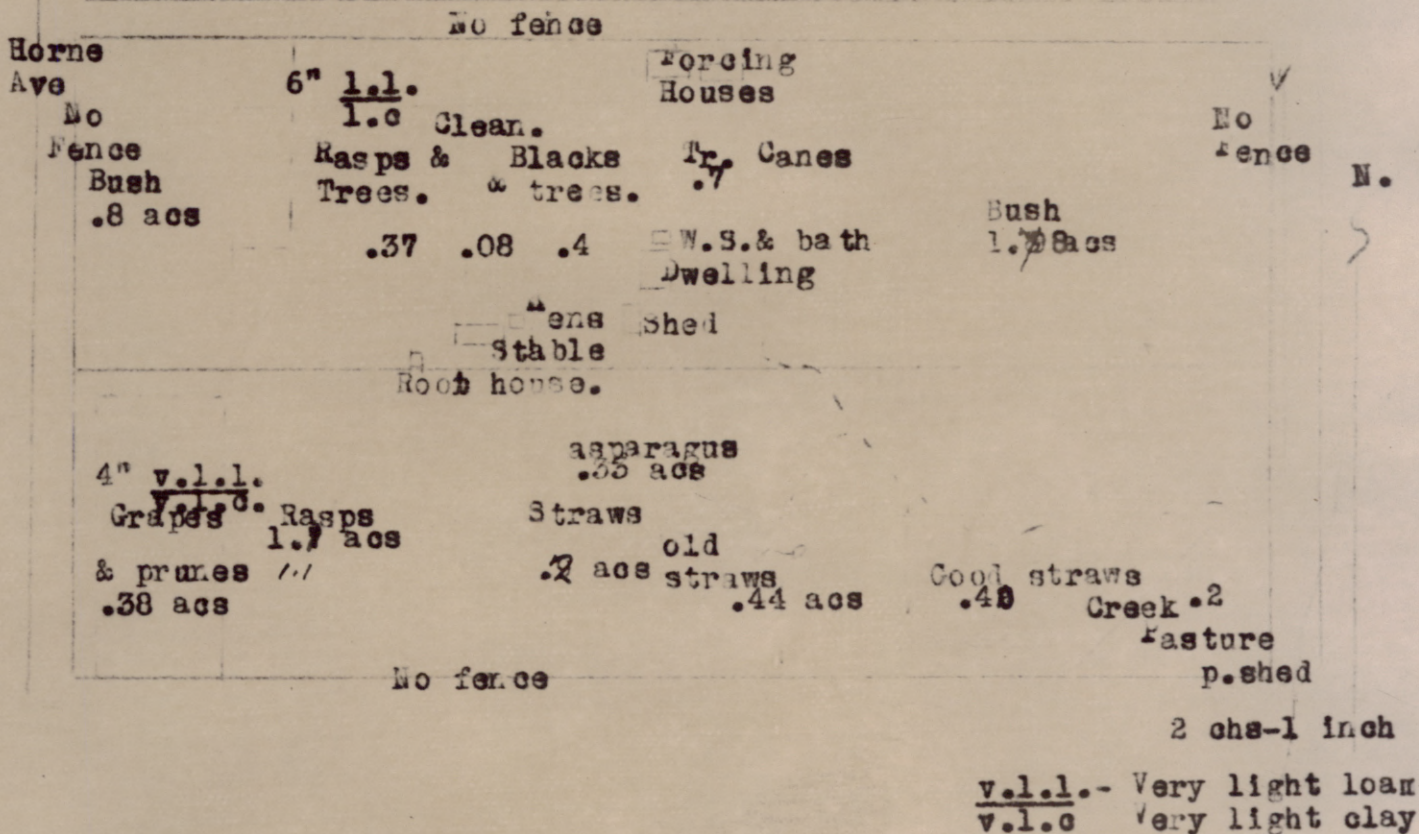
I certify that the above report is based on a personal examination of the whole farm made on the 28th day of May 19 42.

Inspector's Signature

"R. L. RAMSAY"

Diagram of Property

Lots 202 & 203 Village of Mission.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 900.00

Date 1st June 1942.

"I.T. BARNET"
District Superintendent.

(Claimant's Name)

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
Plo w	1938	Secondhand	\$20.00	Good	\$10.00
Cultivator	1938	New	16.00	"	10.00
Set harness	1942	"	50.00	New	20.00
Rug (4 rooms)	1925 & 34	"	20.00	Fair	5.00
Diningroom table	1925	Secondhand	15.00	Good	10.00
Kitchen range	1939	"	49.00	"	22.50
Gramophone	1939	"	20.00	"	10.00
Heater	1942	New	16.00	New	12.00
Horse Collar	1942	"	5.95	"	4.00

Description of Storage of Goods:

All chattels left on farm

General Statement as to Chattels not Described above:Additional Comments, if any:

EXHIBIT No. 566-3
DATE Aug 12/48
FILLED BY W. E. Huckabee

Y. Oki Kinoshita
Misao Kinoshita

Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

Toki KINOSHITA and Misao KINOSHITA, Beneficiaries,

NAME Claiming on behalf of the Estate of Asajiro KINOSHITA

FILE NO. 2889

EXHIBIT NO. _____

REG. No. 13194

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>March 9/42.</u> EVACUATION <u>May 1942.</u>	TAKEN BY _____ DATE _____					
<u>Left in house</u> 2 stoves		Plow 10 20.00) Cultivator 10 15.00) Rug 5 3.00) 1 Set Harness 70 10.00 1 Dining room table 10 10.00 1 Kitchen range 72 ⁵⁰ 22.50 1 Gramophone 10 10.00 1 Cross cut saw 3.00 2 Wedges .75 2 hoes .50 Horse Collar 4 3.25		3.25 10.00 2.25 5.00 2.25 .50 .25 3.00	21.50 8.50	
<u>Declared in letter from Asajiro Kinoshita January 2, 1943.</u> 1 horse		91 ⁵⁰ 98.00		24.25	20.00	
<u>Declared in letter from T. Kinoshita July 27/44</u> <u>Left with Mr. R. G. Grant Mission, B.C.</u> 1 Gramophone 1 Horse Harness		<i>Heater</i> 14. <u>103⁵⁰</u>				

SUMMARY OF CLAIM

Goods for which Japs
" " " "

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

21.50

8.50

} Appraised by Lawrences, Auctioneers,
 } Mission City, B.C. and sold to
 } Frank Winthrop (see appraisal on claim
 } file)
 }
 } Sold at Auction on
 } March 29, 1944, at Mission, B.C.
 }
 }
 }

20.00

SUMMARY OF CLAIM

Goods for which Japanese claims	\$48.00	sold by tender for	\$20.00
" " " " " "	\$50.00	" at auction for	\$24.25
	<u>\$98.00</u>		

EXHIBIT No. 566-4
 DATE Aug. 12/48
 FILLED BY V. S. A. Rice

ANALYSIS OF REAL PROPERTY CLAIM

EXHIBIT No. _____
 DATE Aug. 12/48
 FILED BY G. E. A. Rice

FILE NO.: 2889

CLAIMANT: Toki KINOSHITA and Misao KINOSHITA, beneficiaries of the ESTATE OF ASAJIRO KINOSHITA, Deceased.

LEGAL DESCRIPTION: Block 202 and 203 of Section 21, Township 17, Map 955, Village of Mission, D. N. W. (1512 Horne Avenue, Mission, B. C.)

TITLE: Registered in the name Asajiro KINOSHITA

ENCUMBRANCE: Custodian Vesting Filed No. 25375

ASSESSED VALUE: 1942
 Land \$800.00
 Improvements \$700.00 Total \$1500.00 Taxes \$18.40

CLASSIFICATION: Berry, vegetable and fruit farm. Buildings consisted of Dwelling, two hot houses, woodshed and garage, barn, chicken house.

ADMINISTRATION: Leased by owner to J. R. Grant from April 1, 1942 to December 31, 1942 for \$500.00 with option to renew for the year 1943. Option not exercised.

Leased by Custodian to George Miller from February 1, 1943 to December 31, 1943. This lease was assigned to The Director, The Veterans' Land Act, July 21, 1943.

APPRAISED: June 1, 1942, by Soldier Settlement Board - \$900.00

SOLD: With the approval of the Advisory Committee, to the Director, Veterans' Land Act, as at January 1, 1943, for \$864.00.

CLAIM: Estimated market value at time of Evacuation \$3500.00
 Equipment and supplies 100.00
 "No claim" ---- Livestock 100.00
 200 Fruit Trees 2000.00
 100 Grape Vines 15.00
 1 1/2 Acres Strawberries 450.00
 1 1/2 Acres Raspberries 600.00
 3/4 Loganberries 250.00
 1/4 Blackberries 100.00
 1 Asparagus 500.00

\$ 7615.00

Price sold by Custodian 864.00

\$ 6751.00

NOTE: \$100.00 is claimed for livestock. Asajiro Kinoshita declared no Livestock and Mrs. Kinoshita declared no property of any kind. A horse belonging to Asajiro Kinoshita was found and sold at his request for the sum of \$75.00.

"Amended (see evidence in transcript)"

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

September 23, 1948.

G. E. A. Rice
 G. E. A. Rice