Name of Claimant KADONAGA, Toyoichi Case 594

Custodian File 13862

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					718.00		430.42				430.42

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	
17.50	14.75	4.42	84.28	7.50	6.32	17.00	2.04	12.78

TOTAL RECOMMENDATION	443.20

CASE NO: 594.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 19th, 1948.

IN THE MATTER OF THE CLAIM OF
TOYOICHI KADONAGA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 594.

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).

10 Lethbridge, Alberta,

August 19th, 1948.

IN THE MATTER OF THE CLAIM OF

TOYOICHI KADONAGA.

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.
MRS. LUCIE HANDFORD,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 594, Toyoichi Kadonaga.

TOYOICHI KADONAGA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q You claim with respect to some farm land in British Columbia, Mr. Kadonaga?

A Yes.

Q And that land is described as Lot 2 of the North-
10 west Quarter of Section 27, Township 17, Map 679, in the District of New Westminster?

A Yes.

Q Now with respect to that farmland, would you take a look at this form (indicating), please?

A Yes.

Q Have you read that over or had it read over to you?

A Yes.

Q Have you signed it? A: Yes.

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

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q: Now you tell us in that form that you bought the land in 1936?

A Yes.

Q But actually you were on there before '36, weren't you? A: No, it was bush before I cleared it or before I bought
30 it and I cleared it in 1936.

Q I show you that agreement of sale (indicating) dated the 4th of April, 1933, between you and Mabel Peacock, whereby you agreed to pay $500.00 for the land. That is dated 1933, that agreement, and is that the agreement under which you bought this land?

A Yes.

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

(AGREEMENT MARKED EXHIBIT NO. 2).

10 MR. HUCKVALE: Q: And then on the 9th of January, 1936, did you get this deed from Mabel Peacock (indicating)?

A Yes.

MR. HUCKVALE: I will tender that, sir.

(DEED MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Now you tell us, Mr. Kadonaga, that you got six tons per acre for strawberries and three tons per acre from raspberries, is that right? A: Yes.

Q Is that a good crop on anybody's land?

20 A Yes.

Q And is it also a good crop of raspberries?

A Yes.

Q Would poor land produce crops as large as that?

A If it is poor soil you wouldn't get such a good crop, but in order to get a good crop you could work the land to improve it.

Q Did you ever finish the house on this particular property? A: No, it wasn't finished.

30 Q What remained to be done?

A It remained for the siding to be put on the outside and the interior also had to be finished properly.

MR. HUCKVALE: Would my friend file on behalf of the Crown the real property appraisal?

(APPRAISAL REPORT MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Did your crops mature early or late on this land? A: It was on the late side.

10 Q On the late side? A: Yes.

Q Now you also claimed for some chattels, Mr. Kadonaga, is that right?

A Yes.

Q I want you to look at this form, if you will (indicating)? A: Y es.

Q Haveyou signed that? A: Yes.

Q And read it over?

A Yes, I had it read to me.

Q And are the particulars contained in it true and

20 correct? A: Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. HUCKVALE: If my learned friend would file on behalf of the Crown the analysis which he did give me in this case.

MR. RICE: In every case that he has asked for one, too.

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. HUCKVALE: Q: You claim ten dollars for a gramophone, Mr. Kadonaga? A: Yes.

30 Q Did the tenant on this property have any interest

whatever in that gramophone?

A No, he had no connection wihh the gramophone.

Q Where did you keep the records?

A I am afraid I can't remember.

Q Do you remember whether they were kept inside of the gramophone or not?

A They were put in a case but I don't remember whether they were left on a table or under the table.

10 Q Now you claim for a spraying machine?

A Yes.

Q Did you own it? A: Yes.

Q Did your tenant have any property in it whatsoever?

A No, but I gave him permission to use it.

Q Now there is just one question about your real property I would like to clear up, Mr. Kadonaga. You set forth in the supplement to your claim the number of fruit trees and other plants you had on the farm. Will you take a look at that again

20 (indicating), please? A: Yes.

Q Are those figures correct? A: I estimated them as being so many per acre, on the basis of so many per acre.

Q How many strawberry plants per acre?

A Could I have that again?

Q How many strawberry plants per acre?

A Usually about 8000 plants per acre for the strawberries.

Q How many raspberry plants per acre?

30 A About half of that number.

Q And that would be half of 3000?

A No, 8000 strawberry plants.

Q But raspberry plants, how many raspberry plants did you have in an acre, as a rule?

A About 3000 to the acre in raspberries.

Q Did you have on that place 45 fruit trees?

A Yes.

Q That is all. Will you answer my friend, please.

MR. RICE: I am submitting, your Honour, that the real estate sold at its fair market value. I am submitting that of the chattels that were sold by the Custodian, they were sold at their fair market value. I amsubmitting that the other chattels the claimant here is claiming, they were not declared by the claimant but were turned over by the claimant to a person other than the Custodian and the Custodian is not responsible for the same, and if the Custodian is responsible then the claim made by this claimant is exorbitant.

CROSS-EXAMINATION BY MR. RICE:

Q You leased your place to your father, Sato Kadonaga, did you not, before leaving Mission, which was your address then, I think?

A I didn't exactly lease it to him, but as the income we derived was not sufficient for the family I used to go out and get other work to do, and my father was working on that farm in the meantime.

Q Well when you left, did you leave the place in charge of your father?

A Whenever I left he used to look after the place and, therefore, when I evacuated it naturally meant that he would look after the placefor me.

Q When you evacuated then, you left your farm and the chattels that you are claiming here in the possession of your father, is that right?

A Yes.

Q And your father in turn leased the place to Louis Lutz? A: Yes.

10 Q And your chattels were left with Louis Lutz?

A We put all our chattels in the house and locked the place and left the key with Mr. Lutz.

Q The gramophone, records and spraying machine, you did not declare, did you, at the time that you evacuated? A: I believe I did.

THE SUB-COMMISSIONER: On the back of the form, Mr. Rice, the back of the original form.

MR. RICE: That is the claim, your Honour, I am showing

20 him the declaration that he made as to his property.

Q Is that your signature to that J.P. form (indicating)?

A I thought I had included them but I must have forgotten them.

Q It isn't included in the form that you signed and none of those three articles are included in the form that you signed?

A No, they are not.

THE SUB-COMMISSIONER: What is the date of that?

30 MR. RICE: January 24th, 1942, the J.P. form.

It might be well, your Honour, to tender that as an exhibit.

(J.P. FORM MARKED EXHIBIT NO. 7).

MR. RICE: Q: The J.P. form that I have just referred to, that is your signature on it?

A Yes.

Q And that is the form that you completed at the time of evacuation? Well, your signature is on there. You have admitted that. What is the matter with it? Doesn't the rest of it look good to you? Are you sure you didn't take the gramophone and records with you? A: No, I did not.

Q Well that is the form that you completed, though. That is your signature on that J.P. form that you have in your hand there?

A Yes.

MR. RICE: After five minutes he says yes. I will tender it, your Honour. It has already been marked.

THE INTERPRETER: He doesn't seem quite sure when he signed it and that was the trouble.

MR. RICE: Q: What is that?

THE INTERPRETER: He doesn't seem quite sure when he signed it and that is the trouble why he can't quite recall it.

MR. RICE: But there is no doubt about his signature?

A Oh, the signature is correct.

Q The signature is correct?

A Yes, correct.

Q I think that is all.

THE SUB-COMMISSIONER: Is that all?

MR. RICE: Oh, I am sorry, I would also like to tender as an exhibit, your Honour, a summary relative to the claim of Toyoichi Kadonaga with respect to the real estate.

THE SUB-COMMISSIONER: Yes, that will be Exhibit No. 8.

(SUMMARY MARKED EXHIBIT NO. 8).

MR. RICE: That is all, thanks.

10 MR. HUCKVALE: That is all, thank you, Mr. Kadonaga.

THE SUB-COMMISSIONER: I see by this Exhibit 7 that the document was received by the Evacuation Section on January 31st, 1944. I do not know whether that throws any light on the matter or not.

(witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

20 "S.R. HOWARD"
Official Reporter.

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

SUB-COMMISSIONER.

30

Case No. 594

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.

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

(1) NAME KADONAGA TOYOICHI (RCMP) Reg. No. 10663
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. No. 1 Mission, British Columbia.

(3) Present Address Barnwell, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Lot Two (2) of the Northwest Quarter of Section Twenty-Seven(27) Township Seventeen (17) Map Six Hundred and Seventy-Nine (679) in the District of New Westminster.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) Residence Type of business Farming
(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.) Sole Owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $ 1841.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 600.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2441.00
(v) Amount at which Custodian sold property and credited your account - - $ 698.34

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1742.66

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

In Own House

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

House

(c) How stored or packed at time of evacuation Not Packed

(over)

(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")

Louis Lutz, of Mission, British Columbia.

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

1.	2 Tables and 5 chairs	Estimated Value $ 10.00
2.	Gramaphone	Estimated Value $ 10.00
3.	Records	Estimated Value $ 50.00
4.	Kitchen Stove (Cooking Stove) 2	Estimated Value $ 30.00
5.	2 Heaters	Estimated Value $ 15.00
6.	Sprayer Machine	Estimated Value $ 7.00
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 122.00

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) - $1864.66

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

Lethbridge, Alberta.

(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)
Province of Alta.)
TO WIT:)

I, Toyoichi Kadonaga of the town
of Barnwell 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 Province of Alberta)
this 9 day of March)
A.D. 1948. W E Huckvale)

Toyoichi. Kadonaga

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.

TOYOICHI KADONAGA
Barnwell, Alberta
(RCMP) Reg. No. 10663

Re: Real Estate, Section 4, Item (e-i)
Land Valuation

Purchase Price as Bushland 9.5 Acres		$300.00	
Improvements: Blasting, Clearing & Plowing 5 Acres		1000.00	
45 Fruit Trees		200.00	
8000 Strawberry Plants - 1 Acre		56.00	
4000 Strawberry Plants Ever Bearing	½ Acre	40.00	
3000 Raspberry Plants	1 Acre	89.00	
900 Loganberry Plants	1 Acre	56.00	
Rhubarb Plant	½ Acre	100.00	
	TOTAL		$1841.00

Re: Buildings, Section 4 Item (e-ii)

House		500.00	
1 Rhubarb house, Bath and woodshed			
2 Packing houses		100.00	
	TOTAL		$600.00
			$2441.00

MEDICINE AND DIAGNOSIS
E. P. SCARLETT, M.B.
G. D. STANLEY, M.B.
D. L. McNEIL, M.D.
W. S. JOHNS, M.D.
W. J. HOUGHTLING, M.D.
F. H. FISH, M.D.
R. P. DOUGLAS, M.D.
J. F. AIKENHEAD M.D.

OBSTETRICS & GYNECOLOGY
A. J. FISHER, M.D.
B. M. HUMPHREY, M.D.
H. G. OBORNE, M.D.

OPHTHALMOLOGY AND OTOLARYNGOLOGY
F. W. WALLACE, M.D.
D. S. GORRELL, M.D.

CALGARY ASSOCIATE CLINIC

214 SIXTH AVENUE WEST
CALGARY, ALBERTA

SURGERY
D. S. MACNAB, M.D.
HUGH A. STUART, M.D.
H. V. MORGAN, M.D.
A. C. WALSH, M.D.
B. J. MURPHY, M.D.
A. A. DIXON, M.D.
D. W. RAMSAY, M.D.

PEDIATRICS
H. W. PRICE, M.D.
G. PRIEUR, M.D.
J. BIRRELL, M.D.

UROLOGY
F. PILCHER, M.D.
W. J. McMAHEN, M.D.

ED. O'CONNOR
CLINIC MANAGER
C. O. BROWN
CREDIT MANAGER

March 30th, 1948

TO WHOM IT MAY CONCERN:

This is to certify that Mr. Sato Kadonaga has been under my care for the treatment of recurrent papillomas of the bladder since May 29th, 1943. He had several papillomas of the bladder which required admission to hospital for treatment which was carried out on October 29th, 1947, and again examination showed further recurrent papillomas in February and these were treated in hospital on February 24th, 1948. There was a period of disability required for convalescence following both of these procedures.

If there is any further information regarding his medical care this will be gladly submitted.

Frederick Pilcher

Frederick Pilcher, M.D.

FP/HB

15 Victoria Mansions,
Lethbridge, Alberta,
April 7, 1948.

Japanese Property Claims Commission,
Court House,
VANCOUVER, B.C.

Dear Sirs:- RE: KADONAGA, Toyoichi
Reg. No.10663 - $1742.66 - $122.00

The claim above noted has been added to the list for hearing by the Sub-Commission at Lethbridge. There was no notice to the Claimant of the date of hearing attached to the documents handed to me. I would be obliged if you would forward me a blank form of notice, in order that I may have it on hand when sending out the notices of hearing.

In connection with this - I think it would be well for me to have a few blank forms on hand, and I would be glad therefore if you would send me a few copies of the Notice to Claimant of the date of hearing.

Would you also send me 60 large envelopes (9" x 15") in order that I may have them on hand to sort out the files for each day. Also a supply of foolscap (ruled).

Yours truly,

(Miss) Lillie Thomas.

KADONAGA T.
(Claimant's Name)

REAL ESTATE
(Farm Land)

10663
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	9.65	Jan. 1936	M.V.Peacock	$300.00	All bush	Nil	
Cultivated and not in crop ½ acre.							
List Crops							
Strawberries 1½ acres							
Raspberries 1 "							
Loganberries 1 "							
Rhubarb ¾ "							
Fruit trees (45)							
Total							

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

Description	When Made	Cost
Clearing	1936-42	$1000.00
Well	1936	$25.00 and labour

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	16 x 24 plus lean to	Frame	1936-41	$350.00		$200.00	$50.00	$500.00
Rhubarb house	18 x 30	rough lumber	1938	100.00		50.00	50.00	100.00
Garage	12 x 24	"	1936	50.00		25.00	25.00	25.00
Pack sheds	12 x 20) 14 x 20)	"	1936-38	40.00		30.00	30.00	40.00

Claimant says he is a first class carpenter and has allowed for less than going wages for his own labour.

EXHIBIT No. 594-1
DATE Aug 19/48
FILLED BY W. R. Huckvale

Comments re Appraiser's report not covered by above information:
This farm has always produced good crops and I consider I bought it at a bargain price. I~~t~~ therefore am at a loss to understand the low value per acre appraiser has put on this place. I got at least 6 tons per acre from strawberries and 3 tons per acre from raspberries. Logans also.

T. Kadonaga
Signature

This Agreement,

made in duplicate this Fourth day of April in the year of Our Lord one thousand nine hundred and thirty-three

BETWEEN

EXHIBIT No. 594-2
DATE Aug 19/48
FILED BY W. G. Huckvale

Name, Address, and Occupation of Parties

Mabel V. Peacock
P.O. Box 6
Mission City, B.C.
Home Wife

hereinafter called the "Vendor" of the one part

AND

Tayoichi Kadonaga
R.R. # 1
Mission City, B.C.
Farmer

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in

Legal Sub-Div Part N½ N W¼ Sec 27 T.8 R.17 Blk 2, 10 acres (More or less), Map 679

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of Three Hundred Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Fifty Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

Remaining two Hundred fifty dollars to be paid in five years, twenty five dollars semiannually beginning from 1st day of April 1934.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of Seven per cent. per annum, payable at the time when respective principal is due. Semiannually.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

Tryoichi Kadonaga
R. R. # 1 Mission B.C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED in the Presence of:

Signature of Witness Kiyoshi Nakai

Street Address 13th Powell St.

City Vancouver B.C.

Occupation Broker

Mabel V Peacock.

Toyoichi. Kadonaga.

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA
TO WIT:

I, Kiyoshi Nakai of the City of Vancouver, in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by Mrs M.V. Peacock and Toyoichi Kadonaga the parties thereto, for the purposes named therein.
2. The said instrument was executed at Mission City
3. I know the said party, and that he is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City B.C. in the Province of British Columbia, this 4th day of april, 1933.

John A Catherwood
A Notary Public in and for the Province of British Columbia.
~~A Commissioner for taking affidavits within British Columbia.~~

Kiyoshi Nakai

FOR MAKER (INCLUDING MARRIED WOMAN)

I Hereby Certify that, on the 4th day of april, 1933, at Mission City, in the Province of British Columbia, ~~(whose identity has been proved by the evidence on oath of~~ Mabel V Peacock, who is) personally known to me, appeared before me and acknowledged to me that she is the person mentioned in the annexed instrument as the maker thereof, and whose name she subscribed thereto as party, that she knows the contents thereof, and that she executed the same voluntarily, and she is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Mission City in the Province of British Columbia, this 4th day of april in the year of our Lord one thousand nine hundred and thirty-three

John A Catherwood
A Notary Public in and for the Province of British Columbia.
~~A Commissioner for taking affidavits within British Columbia.~~

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR ATTORNEY

I Hereby Certify that, on the day of , 193 , at , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of to the annexed instrument as the maker thereof, that the said is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said knows the contents of said instrument, and subscribed the name of the said thereto voluntarily as the free act and deed of the said under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and thirty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Dated April 4th 1933

Marcel V Pescock

AND

Tayaichi Nadonaga

Agreement
FOR SALE OF LAND

The Clarke & Stuart Co., Ltd., Law Printers and Stationers.
Vancouver, B.C. Form No. 27

For the Secretary (or other Officer) of a Corporation

I Hereby Certify that, on the day of , 193 at , in the Province of British Columbia (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the of , and that he is the person who subscribed his name to the annexed Instrument as of the said and affixed the seal of the to the said Instrument; that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and thirty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

DATE PAID	PRINCIPAL	INTEREST	PAID TO

Form No. 22 Deed of Land (Conveyance). Victoria Ptg. & Pub. Co., 521 Yates St., Victoria, B. C.

This Indenture,

made the Ninth day of January in the year of Our Lord one thousand nine hundred and thirty-six in pursuance of the "Short Form of Deeds Act,"

Between

MABEL V. PEACOCK of Mission City in the Province of British Columbia, Housewife,

(hereinafter called "the said Grantor") of the one part

And

TOYOICHI KADANAGA of the above named place, Farmer,

(hereinafter called "the said Grantee") of the other part

Witnesseth, that in consideration of the sum of ..... THREE HUNDRED ..... Dollars ($ 300.00) of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor **Doth Grant** unto the said Grantee, his heirs and assigns FOREVER:

All and Singular that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster and Province of British Columbia and more particularly known and described as Block Two (2) of Legal Subdivision of Part of the West half of the North West Quarter of Section Twenty-seven (27) Township Seventeen (17) Map 679, Municipality of Mission, containing Ten (10) acres, more or less.

EXHIBIT No. 594-3
DATE Aug. 19/48
FILED BY W. R. Stuckvale

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of him the said Grantor in, to, or upon the said premises.

To Have and to Hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever:

Subject Nevertheless to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor and the said Grantee shall have quiet possession of the said lands, free from all incumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor **Releases** to the said Grantee **All His Claims** upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Grantor the said covenants, provisoes, conditions and agreements shall be construed and held to be several as well as joint.

In Witness Whereof the said parties hereto have hereunto set their hands and seals

Signed, Sealed and Delivered
in the presence of

M V Peacock

E. A. B. Earthwood
Mission City, B.C.
Stenographer.

Affidavit for Witness

To Wit:

I, E. A. B. Catherwood, of the

of Mission City, in the Province of British Columbia, make oath and say:—

1. I was personally present and did see the within instrument duly signed and executed by

Mabel V. Peacock

the part y thereto, for the purpose named therein.

2. The said instrument was executed at Mission City

3. I know the said part y , and that she is of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City
in the Province of British Columbia, this 9th.
day of January, 19 36.

E A B Catherwood

John A Catherwood

A Notary Public in and for the Province of British Columbia.
A ~~Commissioner for taking affidavits within British Columbia.~~

For Maker of a Deed

I HEREBY CERTIFY that on the day of, 19,

at, in the

of

[whose identity has been

proved by the evidence on oath of

who is] personally known to me, appeared before me and acknowledged to me that

the person mentioned in the annexed instrument as the maker thereof, and whose name

subscribed thereto as part, that knows the contents thereof, and that

executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at

, this day of

, in the year of our Lord one thousand nine hundred

and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Dated JANUARY 9TH. 19 36

FROM

MABEL V. PEACOCK

TO

TOYOICHI KADONAGA

DEED OF LAND

(CONVEYANCE)

DESCRIPTION

Block 2 of L. S. Part W. ½
N. W. ¼ Sec. 27, Tp. 17 Map 679
Municipality of Mission.

Victoria Ptg. & Pub. Co., 521 Yates St., Victoria, B.C.

BC 243-P
BC 2158-B

BC/243-P
BC/2158-B

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

Farm Appraisal Report

File No. JL 171

Land Description Lot 2 of NW¼ Sec.27, Tp.17, N.W.D.

Containing 9.65 Acres

Owner's ~~Sellers~~ Name KADONAGA, Toyoichi Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 2 miles

Market Town " Distance 2 miles

Church (give denomination) Mission, all denominations Distance 2 miles

Nearest School Ferndale Distance 1¼ miles

State how property was identified: Roads, crops, tenant.

Roads: State whether property has access to main road, the kind of road and its condition.
On side road which serves this and one other property. It is well gravelled and close to Dewdney Trunk (10 chs.) but a handicap.

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

Employment opportunity Seasonal berry work. Woods and mills for a few about 8 miles away.

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

Describe Fencing and its condition: No fences. Value $

Water supply: Well Value $

BUILDINGS ON FARM

13862

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 st.	16 x 24x15	frame	12'eave	shk.	10	wood	good	)
Leanto	11 x 24x10	"	10' "	"	10	"	"	) 300.00
Shed att'd.	12 x 24x7	"	6' "	"	8	"	"	)
~~XXXX~~	x							
Shed & bath	12 x 22x9	"	7' "	"	8	"	fair	25.00
BARN	x							
Pick.House	16 x 30x11	"	8' "	"	10	"	good	150.00
GRANARY	x							
Pack. Shed	12 x 20x8	(roof, posts)	7' "	"	5	"	good	10.00
Shed garage	14 x 24x9	frame	7' "	"	5	"	good	35.00
	x							
	x	There is also a valueless packing shed at foot of place.						

Total present day value $ 520.00

Total Value Buildings add to farm $ 350.00

Is dwelling habitable without repairs? Yes.

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

$

Describe the basement and chimneys: Metal chimney, no basement.

No. rooms downstairs? 3 Upstairs? nil How finished Shiplap, kitchen not lined.

Are buildings painted? No. Condition of paint -

Distance from nearst bush 80'.

EXHIBIT No. 594-H
DATE Aug. 19/48
FILED BY G. A. Pace

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

Cultivated Land

BC/243-P 2
BC/2158-B

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.96	undulating	6" l.l.	lt. cl a y	berries, rhubarb good	50.00	248.00

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
4.69	gently undulating	6" l.l.	lt.clay	clear light bush	125.00	20.00	93.80

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

Light 10 chains away.

375 00
343 00
718

Total value of Land $ 341.80

Total added by buildings to value of farm $ 350.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 40.00

Total value of farm $ 731.80

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Continuously occupied. Well tilled. Land fairly new and apprears in good heart.

~~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: A small amount of 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, $14.56.

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, 1942.

Inspector's Signature "R.L. RAMSAY"

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

BC/243-P
BC/2158-B 3

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

Farm Appraisal Report

Remarks: Very decent little place. General location is good, but it is at the end of a road which serves this and one other property so it is somewhat isolated though not far from main road. It is on late bench and does not catch the early prices. It also has a very slight northern exposure.

Buildings are quite decent being comparatively new with excellent shake roofs throughout. House is somewhat elementary and is not all finished inside.

Soil is average for district and appears in good heart.

The cleared acreage is all in cultivation and has 1 ac. tr. canes about ½ ac. rasps, just over ½ ac. rhubarb, nicely over 2 acs. straws. There is about ¾ ac. in clea n cultivation.

(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
16 yrlg. trees, 24 mixed trees 1 - 8 years	$
old. Very fair.	$ 40.00
	$
	$
	$
	$
	$
	$
	$
Total	$ 40.00

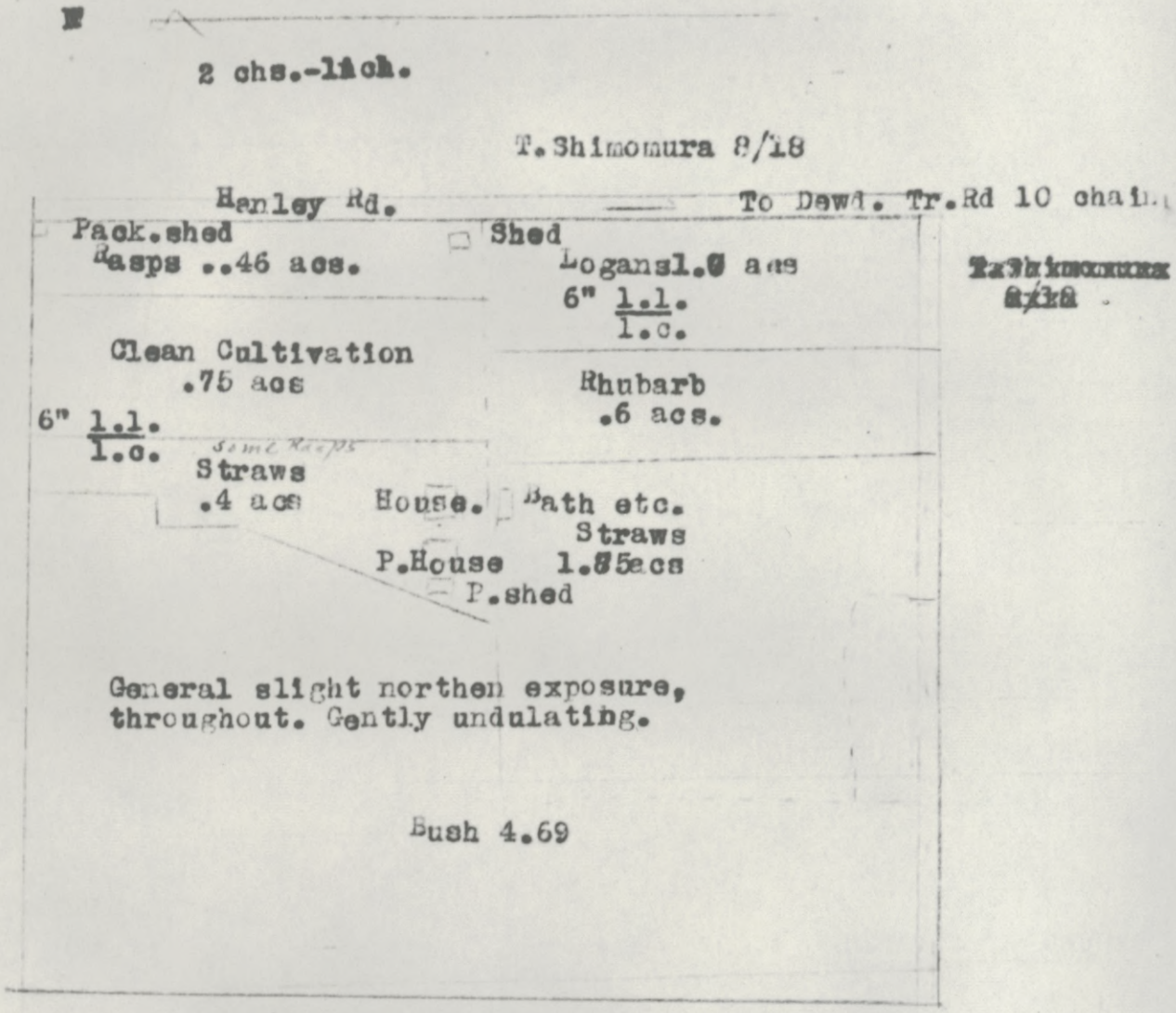
Amount fruit trees add to value of farm $

BC/243-P
BC/2158-B 4

Toyoichi KADONAGA 8/19

Diagram of Property

Lot 2 of NW.¼, Sec 27, Tp. 17, N.W.D.



M. Saikon 9/1

Following careful review of this appraisal report, it is my opinion that the present value is $ 750.00

Date 1st June, 1942.

"I. T. BARNET"
District Superintendent.

KADONAGA T.
(Claimant's Name)

PERSONAL CHATTELS

10663
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
2 Tables and 5 chairs	Home made from yellow cedar	New		Good	$10.00
Gramaphone	1938	Used	$12.50	"	10.00
Records - 50 Japanese	1937 on	New	1.00 each	"	50.00
Kitchen stoves (2)	1939	Used	$30. and $25	"	30.00
2 heaters	1933-37	New	$20.00	"	15.00
Spraying machine	1938	New	16.00	"	7.00

Description of Storage of Goods:

Left in upper storey of rhubarb house

EXHIBIT No. 594-5
DATE Aug. 19/48
FILLED BY W. R. Huckvale

General Statement as to Chattels not Described above:

Additional Comments, if any:

From P.B. analysis it appears that tenant claimed gramaphone and spraying machine.
The items mentioned above were mine and the tenant had no property in them whatever.
I had no knowledge they were being claimed by tenant.

T. Kadonaga
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 13862 EXHIBIT No.

NAME Toyoichi KADONAGA REG. No. 10663

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Jan. 24/43	TAKEN BY I.C. Bardwell			AUCTION	TENDER &c		
EVACUATION Apr. 24/42	DATE May 6/42						
2 cultivators		1. 2 tables & 5 chairs	10 00	10 00			
6 axes		2. Gramaphone	10 00				
3 hammers		3. Records	50 00				
3 mattocks		4. Kitchen stove (Cooking stove) 2	30 00		17.00		
heater		5. 2 heaters	15 00 (1)	4 75			
2 baby chairs		6. Sprayer Machine	7 00				
2 pulleys					&		
1 harrow			$122.00	14 75	17.00		
7 hoes							
3 peaveys							
4 stoves		Other chattels sold at auction		47 60			
5 wedges							
4 saw handles		" " to tenant			23.00		
1 can							
4 shovels				$62.35	$40.00		
1 pick							
4 forks							
1 scale							
5 chairs							
5 chains							
2 crow bars							
1 table							
3 cables							
23 lbs berry wire							

No. 13862 EXHIBIT No. CASE No.

. No. 10663 VENUE Lethbridge

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
CTION	TENDER &c							
10 00								
								10 00 Claimed by tenant
				50 00				
	17.00							
4 75						7 50		
	&							
14 75	17.00							7 00 Claimed by tenant
				$50 00		$7 50		$17 00
47 60								
	23.00			Goods valued by claimant at			$47.50	sold for $31.75
$62.35	$40.00			" " " " "			50 00	no record at any time
				" " " " "			7 50	no account, theft, etc.
				" " " " "			17 00	claimed by tenant
							$122.00	

EXHIBIT No. 594-6
DATE Aug. 19/48
FILLED BY Gra Rice

FORM "JP"

FILE No. 13862

REAL ESTATE FRASER VALLEY

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

EXHIBIT No. 594 - 7

DATE Aug. 19/48

FILED BY G.E.A. Rice

NAME: Toyoichi KADONAGA

HOME ADDRESS: c/o Mr. A. Locatelli, Coalhurst, Alta.

REGISTRATION NUMBER 10663 SEX: Male AGE: 34

OCCUPATION: Beet worker.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Mr. A. Locatelli

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Miyoko Kadonaga

ADDRESS OF WIFE OR HUSBAND: Coalhurst, Alta.

NAMES OF ANY LIVING CHILDREN: Hisashi, Reiji, Yuko.

ADDRESS OF CHILDREN: Coalhurst, Alta.

AGE OF CHILDREN: 6, 4, 3.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Block two (2) of the North West Section Twenty-seven (27) Township Seventeen (17) containing 9.5 acres more or less.

2. BUILDINGS AND OTHER IMPROVEMENTS: House, wood shed, Root-house, Packing House (2)

3. INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable) 1941 tax $14.56, Mission City, B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

2 Cultivators, 6 axes, 3 hammers, 3 mattocks, 1 heater, 2 baby chairs, 2 pulleys, 1 harrow, 7 hoes, 3 peaves, 4 stoves, 5 wedges, 4 saw handles, 1 can, 4 shovels, 1 pick, 4 forks, 1 scale, 5 chairs, 5 chains, 2 crow-bars, 1 table, 3 cables, 23 lbs. berry wire, in care of Louis Lutz of Mission.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

4 axes, 2 cultivators, 3 Hammers, 3 mattocks, 1 heater
2 Baby chairs, 2 pulleys, 1 Harrow, 5 Hoes, 3 Peaves
4 stoves, 3 wedges, 4 Saw Handles, 1 can, 3 shovels, 1 pick
4 forks, 1 scale, 5 chairs, 5 chains, 1 Crow bar,

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

1 Table, 23# Berry Wire

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY:

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 24 day of January 1942

(Signature) "T. Kadonaga"

"S. Kadonaga"
Witness

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

Date: October 13, 1948.

E. LaCasse

594 - 8

EXHIBIT No.

DATE Aug. 19/48

FILED BY G.E.A. Rice

File No. 13862

SUMMARY RELATIVE TO CLAIM OF
Toyoichi KADONAGA - Regn. No. 10663

Venue - Lethbridge.

April 19/48.

REAL PROPERTY: Lot 2 of NW½ of Sec. 27, Tp. 17, Map 679, Municipality of Mission, D.N.W.

	Assessed Value	S.S. Bd. Appraisal	V.L.A. Purchase	Claimants Valuation	
Land	$380.00	$381.80		$1841.00	9.5 acs.
Improvements	300.00	350.00		600.00	~~9.5 acs.~~
	$680.00	$731.80	$718.00	$2441.00	
		Less sale price		698.34	($718.00)
		Amount of claim		$1742.66	(1723.00)

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: October 13, 1948.

E. LaCasse

E.H.

VIRTUE & RUSSELL

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE LETHBRIDGE, ALBERTA

July 26, 1948

A. GLADSTONE VIRTUE, M.C., K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.

PLEASE REFER TO FILE NO. 3212-49-A

Japanese Property Claims Commission,
Court House,
Vancouver, B.C.

Re: Claim of Toyoichi Kadonaga,
Reg. No. 10663

Dear Sirs:

We are acting as solicitors for the above in respect of his claim for property loss.

Mr. Kadonaga's claim was submitted to the Commissioner on or about March 9th of this year, and on March 12th he received a letter from your office acknowledging receipt of the claim and advising him of the future steps to be taken.

No time has been set for the hearing of this claim and we would be obliged if a date could be set and trust that you will advise us as soon as possible when a decision has been reached on this matter.

Thanking you, we are

Yours truly,

VIRTUE & RUSSELL

Per Chas. G. Virtue

Aug 19/48
on Hucknall's list.
ack.
W

CGV/mvf

July 27th, 1948.

Messrs. Virtue & Russell,
Barristers & Solicitors,
McFarland Building,
Lethbridge, Alberta.

Dear Sirs: Re: Claim of Toyoichi Kadonaga,
Reg. No. 10663.

Referring to your letter of the 26th instant, the above claim has been set for hearing on August 19th next and is entered on the list of claims to be presented by Mr. Huckvale. If it would be convenient for you to present this claim on August 19th, nothing more need be done in the matter. However, if it is not convenient, you might arrange to have the claim removed from Mr. Huckvale's list and enter it on your own list on a date suitable to you for presentation, in which case you should, of course, advise the claimant of the date on which you desire him to appear. If you decide on the latter course, you might please advise Miss Thomas, secretary to the Commission, as well as Mr. Huckvale.

We trust this arrangement will be satisfactory to you.

Yours truly,

A. WATSON,
Secretary.

AWW -s