

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					694.00		631.10			631.10
<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		
						% of Total	Amount			
<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	Application of % ratio to amount in next preceding column		Sale Price of goods Sold by Tender	12% of Sale Price		
					% of Total	Amount				
			46%	154.00		70.84		70.84		
TOTAL RECOMMENDATION									701.94	

CASE NO: 647.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
September 9th, 1948.

IN THE MATTER OF THE CLAIM OF

AYUKAWA KUNIYOSHI.

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 L.H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
September 9th, 1948.

IN THE MATTER OF THE CLAIM OF

AYUKAWA KUNIYOSHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

A.G. VIRTUE, Esq., K.C., appearing for the
Claimant.

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

30

K. Ayukawa,
In Chief.

THE SECRETARY: Case No. 647, Kuniyoshi Ayukawa.

KUNIYOSHI AYUKAWA, the claimant herein,
being first duly sworn, testified
through the Interpreter as
follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Ayukawa? A: Yes.

Q I show you a form of summary of evidence which
was prepared in my office covering your claim
(indicating). A: Yes.

10 Q Is that your signature?

A Yes.

Q And was that claim prepared by you in my office
with the assistance of an Interpreter?

A Yes.

Q Did you prepare that claim carefully?

A Yes.

Q Are the values that you have put in this claim
true values and fair values of your property?

A Yes.

20 Q And as far as you know, the information given in
this form is true and correct?

A Yes.

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

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: Now your house was in Mission,
British Columbia?

A Yes.

Q And I show you a photograph (indicating).

MR. RICE: You had better make it clear, Mr. Virtue,
30 that it is from the Custodian's file.

K. Ayukawa,
In Chief.

MR. VIRTUE: Q: Taken from the Custodian's file?

A Yes.

Q And is that a photograph of the house that you are claiming for?

A Yes.

Q And is that about the way the house looked when you were evacuated?

A Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

10 Q And with that house you had about nine acres of grounds

A Yes.

Q Before you were evacuated I believe you rented your house and land to a man named Friesen?

A Yes.

Q For \$250.00 a year?

A Yes.

Q Cash rent? A: Yes.

Q All right, thank you.

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

I am submitting that the chattels were sold at their fair market value.

I wish to tender as an exhibit, your Honour, farm appraisal report respecting the land.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3).

MR. RICE: I also wish to submit as an exhibit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 4).

CROSS-EXAMINATION BY MR. RICE:

Q You say that you rented your property to George Friesen, and do you know Friesen's signature?

A Yes.

Q This is an inventory of chattels belonging to you which Friesen signed on April 7th, 1943, and said, "I have the use of the articles listed above and will be responsible for their safe-keeping". Did you turn over your chattels to Friesen along with your farm?

10

A Yes.

MR. RICE: I would like to have that document marked for identification, your Honour.

MR. VIRTUE: Would you let me look at it, Mr. Rice?

MR. RICE: Certainly.

(Inventory to Mr. Virtue).

MR. VIRTUE: All right.

MR. RICE: I am tendering this as an exhibit, your Honour. It is an inventory of chattels belonging to the claimant, for which George Friesen signed, apparently, an undertaking that he was to look after them for the claimant.

20

(INVENTORY MARKED EXHIBIT "A" FOR IDENTIFICATION).

MR. RICE: Q: You claim you effected repairs on your house in 1938 that cost you \$519.00 for material and \$235.00 for labour?

A Yes.

Q Have you any memorandum respecting those items?

MR. VIRTUE: Now my learned friend has not followed, if you will excuse me saying it, the form; that is not

30

K. Ayukawa,
Cross-Exam.

a claim that he put repairs on his buildings.
He put on buildings. There were no buildings on
the land and he put these buildings on the land.

MR. RICE: I am sorry.

MR. VIRTUE: These men have such little knowledge of
these things that I think we have to be extra
careful.

MR. RICE: On that form it just shows the item, "dwelling".

Q But you built a dwelling at a cost of apparently
10 \$519.00 for material and \$235.00 for labour.
Have you a record of that?

A No, I have no written records but I remember the
totals.

Q And the same with the other buildings that you
claim the material cost \$164.00 and labour cost
you \$95.00. You have no record of that, I take
it?

A: No, I have no
written records but I remember the totals.

Q I take it that, referring to Exhibit 1, page 4,
20 the rental value you have there is \$350.00 a
year. He has already stated that he rented
for \$250.00.

MR. VIRTUE: Well it is quite possible that it had a
rental value of \$350.00 but as a man being evacuated
he had to take a loss.

MR. RICE: All right.

Q Did you ever rent your place before 1942 when you
rented it to Friesen?

A No.

30 Q Never rented it before?

K. Ayukawa,
 Cross-Exam.
 Re-Direct Exam.

A No.

Q But you rented it to Friesen for \$250.00?

A Yes.

Q And then you had to give Friesen back \$28.00 because you had misrepresented the acreage, did you not?

A I received a letter afterwards to that effect.

Q Friesen filed a claim for \$40.00 as a matter of fact for a refund of rental and you settled for
 10 \$28.00, is that right?

A Yes.

Q Well then, in 1943, you rented the same property to Friesen for \$75.00 a year?

A Yes.

Q All right.

RE-DIRECT EXAMINATION BY MR. VIRTUE:

Q Did you make the rental arrangement with Friesen in 1943, or did the Custodian make that arrange-
 20 ment?

A It was between the Custodian and Friesen.

Q Where were you then?

A I was here.

Q Yes. That will be all, thanks.

MR. VIRTUE: I wish, sir, in this particular case to note for the record the extraordinary situation disclosed by the analysis, Exhibit 4, namely that while all these goods were found the goods valued at \$154.00 were sold for \$7.85.

30 MR. RICE: Sold at auction.

K. Ayukawa,
Discussion.

MR. VIRTUE: Now if I may see Exhibit 3, the farm appraisal report, please.

(Exhibit 3 to Mr. Virtue).

I wish to call attention to some things disclosed by the farm appraisal report, namely that this land is only a mile and a half from the town of Mission, that it has good gravelled roads the year round, and a little farther down it shows that many sales had been made in this area and there is one mentioned there by Gibbens for \$2000.00. The valuator speaks of fantastic prices.

MR. RICE: That sale included 450 hens.

MR. VIRTUE: I am not going into the details of it.

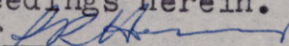
I am just indicating what the valuator says.

MR. RICE: No, but if we knew what the hens were worth, we would know what the land value is.

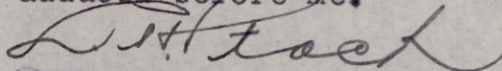
MR. VIRTUE: And the telephone and the electricity comes to within half a mile on the same road. Your Honour has the photograph before you and this place including the nine acres was sold for \$694.00. That is all, sir.

(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": Official Reporter 

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



SUB-COMMISSIONER.

NOV 27 1947

Proof of Claim

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

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

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

Leth

1. Name of Claimant in full: 2 1
Kuniyoshi Ayukawa

Registration No. 13092

2. Claimant's address at the time of his evacuation from the protected area:

R.R. No. 2, Mission, B.C.

3. Claimant's present address:

Iron Springs, Alberta.

4. Claim relating to real property:

(a) Street address of real property:

Cherry Street, Mission, B.C.

(b) Legal description of property:

Quarter, S.E.; Section, 28; Township, 17; District Lot, Part;

Sub-Div. of Block 2;

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

Small fruit farm and residence.

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

Title Holder.

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

(I) Land— \$ 1280.00

(II) Buildings— \$ 1000,00

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

\$2280.00

5. Claims relating to personal property, etc.

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

Cherry Street, Mission, B.C.

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

Inside house.

Property was unpacked.

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

Custodian.

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

Lumber	\$30.00
Saws	24.00
Range	40.00
Chest of drawers	20.00
Table	10.00
Cupboard	15.00
Shelf	15.00
Total	\$154.00

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

Value	\$154.00
Received from Custodian	41.85
Total claim	\$112.15

27.00
2392.15

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

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

DATED this 17 day of ~~October~~ November A.D. 1947.

S. Aoki
.....
Witness to Signature of Claimant.

K. Ayukawa
.....
Signature of Claimant.

STATUTORY DECLARATION

Kuniyoshi Ayukawa

I,
(Full Name of Claimant)

Iron Springs, Alberta.

Farm Laborer

of
(Present Address) (Occupation)

DO SOLEMNLY DECLARE:

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

\$41.85

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

DECLARED at *Picture Butte*

in the Province of Alberta,

this *17th* day of *November*

A.D. 1947.

K. Ayukawa

Russell D. Lubb

A Commissioner for Oaths in and for the Province of Alberta.

Virtue & Russell
Barristers & Solicitors
Lethbridge, Alberta.

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

(Full Name of Claimant)

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

(Occupation)

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

DO SOLEMNLY DECLARE:

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

Proof of Claim

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

DECLARED at

in the Province of Alberta,

this _____ day of _____

A.D. 1947.

A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 7

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Kuniyoshi AYUKAWA

2. Registration Number: 13092

EXHIBIT No

DATE

FILLED BY

647-1

Sept 9/48

A. G. Virtue

3. Present Address: Iron Springs, Alberta

4. Address Prior To Evacuation: Cherry Street, Mission B.C.

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lot two (2), of Part of the S.E. $\frac{1}{4}$, of Section fifty-eight (58), Township Seventeen (17), in the District of New Westminster, and Map No. 5727.

- (a) Nearest Post Office adjacent to land. **Mission City, B.C.**
- (b) Number of acres: **9**
- (c) When purchased: **1938**
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Land covered with bush, and no buildings.

(e) Purchase Price\$**540.00**

6. IMPROVEMENTS:

- (a) Clearing **2.5**.....acres at \$.....per acre \$**120.00**
- (b) Fencing **none** \$
- (c) Tillage **included in planting** \$
- (d) Drainage **none** \$
- (e) Weed Eradication **no cost** \$
- (f) Planting **1 ac. strawberries (1939)** \$**200** \$**410.00**
 $\frac{3}{4}$ ac. raspberries " 120
- (g) **30 fruit trees at \$3.00 per tree** **90** \$
- (h) **total** **\$410** \$

Total	\$ 830.00	\$ 830.00
Carried Forward	\$	\$ 1370.00

Brought forward

\$ 1370.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			\$	\$	\$
dwelling	34/21-29/16	1938	519.00	235.00	754.00
other bldgs.	12/24	1938	164.00	95.00	259.00
	20/24				

Total Cost of Buildings ~~\$1013.00~~ \$1013.00

Total Cost of Land and All Improvements ~~\$ 2,323.00~~

Fair Market Value ~~\$ 2,280.00~~

Sold by Custodian for \$ 694.00

Loss Claimed on Parcel 1 ~~\$1,586.00~~

8. Assessment for 1942:

Land \$ 270.00
Improvements \$ 150.00
Total \$ 420.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 248.00
Improvements	\$ 460.00
Total	\$ 708.00

10. Rental Value per Year: \$ **350.00**

11. Fire Insurance on Buildings: **none**

(List amount on each building):

-\$
-\$
-\$
-\$

12. Documents in Support:

(a) Photographs:

(b) Deeds

(c) Agreements to Purchase **Agreement for Sale**

(d) Leases

(e) Insurance Policies

(f) Correspondence **Appraisal**

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	\$ 1,506.00
Parcel 2	\$
Parcel 3	\$
Parcel 4	\$

TOTAL:

\$ 1,506.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
Lumber	1938	\$ 30.00	\$ 30.00	Not used
Bucking saw	1936	52.00	24.00	Used
Range	1940	50.00	40.00	Used
Chest of drawers	1939	35.00	20.00	
Table	1939	15.00	10.00	
Cupboard	1939	25.00	15.00	
Shelves	1939	30.00	<u>15.00</u>	
		TOTAL	\$154.00	

(ADD ADDITIONAL PAGE IF NECESSARY)
(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

AYAKAWA, Kuniyoshi
1 St. house east of Cade Bar on Cherry Rd. Mission.
Evac. File 5427



Picture Taken June 1, 1943

EXHIBIT NO. 647-2
DATE Sept 9/48
FILED BY G. G. Lister

VETERANS' LAND ACT
FARM APPRAISAL REPORT

R.O. New Westminster

R.O. File Gen. 28

D.O. J.P. 925

D.O. File J.P. 925

Japanese

~~XXXXXX~~ Name Kuniyoshi AYUKAWA

Legal land description Lot 2 of Pt. of SE 1/4, Sec. 28, Tp. 17, Map 5727, Mun. of Mission NWD

Acreage 9.00

Vendor's Name Address Mission, B. C.

Municipality, Township or Parish Mission County Westminster, B. C.

Nearest rail point Mission 1 1/2 Miles. N.S.E.W.; Market Town Mission 1 1/2 Miles.

Predominating nationality British Religion Protestant Nearest churches, denominations and distances Mission, all denominations Bus 1/2 mi.

Schools: Public 1 1/2 Miles; High 1 1/2 Miles

Employment opportunities Berry picking etc. Limited employment at bush work 7 mi. away.

How did you identify this property? By roads & sketch.

Roads: Has property access to main road; kind of road and condition. Is road open in winter? Yes, good gravelled roads the year round open.

Is farm average, above or below average and why? Average berry farm with small clearing.

Fencing, kind and condition none

Establish ownership line fences by confirming with neighbours.

EXHIBIT No 647-3 5427
DATE Sept 9/48
FILED BY Grabis

Water supply (give details) Cribbed well at house about 20', good water and supply.

Drainage (natural or tile). Is it adequate? Good natural drainage.

Fertility and Tillage (describe) Fairly new clearing still in good heart and moderately well tilled.

Weeds (names and extent) Natural weeds only, with some couch.

Average yield per acre (hay and grain) Not suited for hay but would be average for class of land.

State type of farming most suitable Poultry and small fruit.

Quote any recent sales of farms in locality. Many sales at some rather fantastic prices. A near one was Gibbens to Goertz 5 acs. \$2000, including 450 hens. 2 1/2 acs. cleared. Bldgs. add \$850. purchased last winter leaves land at about \$600.

How long has present owner held or operated farm? About 3 years as near as I can find.

Describe rights or easements, if any. None that Municipality knows of but there may be registered that they don't know of.

Is telephone or electricity installed or available. Comes to within about 1/2 mile on same road.

State assessment \$ Land \$270, Impts. \$150. State annual land and school taxes; give names of taxing authorities General \$5.76, School \$3.60, Mission municipality.

Detail other taxes or charges such as irrigation, dyking, drainage, ditch, etc. (and in Quebec—church); give names of taxing authorities none

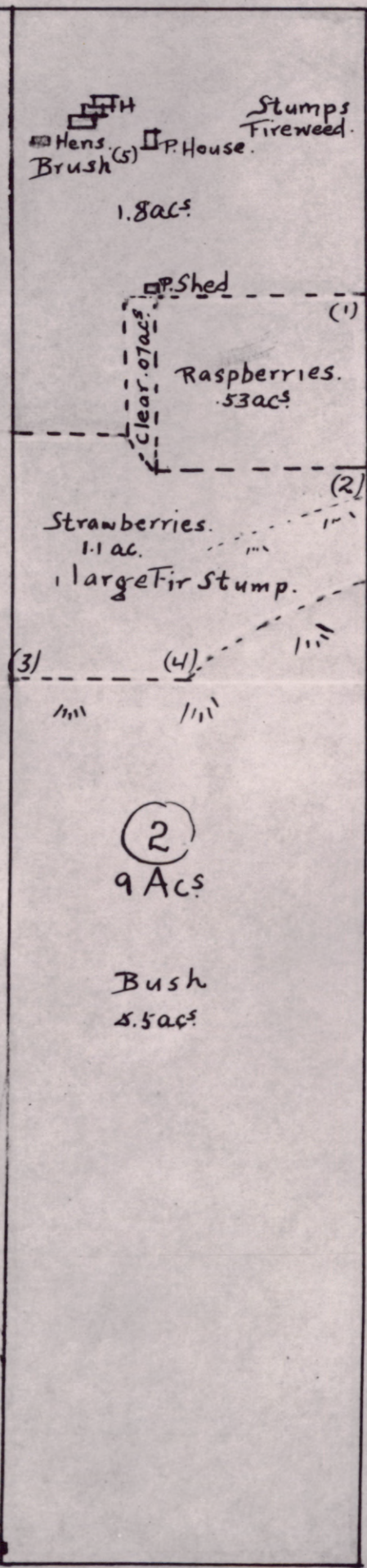
Describe any special features (gravel pit, lake frontage, creeks or rivers, timber, entrance to farm from public road, etc.)

LAND VALUE AND CLASSIFICATION

Acres	CULTIVATED LAND				Value per acre \$	Total value \$
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Kind and quality of crop		
1.70	Rolling	4-9" Sdy. loam	Silty sand	Berries - fair	60.	102.00
AREA WHICH CAN BE CULTIVATED WITHOUT COST OTHER THAN FOR BREAKING						
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	State why not broken previously		
AREA WHICH CAN BE CULTIVATED AFTER A REASONABLE AMOUNT OF CLEARING TIMBER, STONES, DRAINAGE, ETC.						
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Nature of reclamation necessary	Reclamation cost per acre \$	
7.30	Hilly	as above	as above	bush	125.	20. 146.00
AREA UNSUITABLE FOR CULTIVATION						
	Character of land; e.g., hilly, swampy, rocky		Nature of timber, if any, and whether marketable			
9.00	Total acreage		Total value of land including fencing and water supply			248.00

Cherry St.

Fukami.



This sheet
 to be inserted
 on BC/685-P
 Page. 3.

- chains - 1 inch.
 Legend - See undersheet.
 (1) Sdy loam 9" on Silty Sand.
 (2) Sdy loam 7" on Sand.
 (3) Silty loam 14" on Lt. Silty Clay.
 (4) " " 8" " "
 (5) Sdy loam 4" " "

Handwritten signature

R.O. New Westminster R.O. File Gen. 28 D.O. D.O. File

Land description Lot 2 Pt. of SE 1/4, Sec. 28, Twp. 17, Map 5727, Ac 9.00

Mun. of Mission NWD

BUILDINGS: Particular care must be taken in examining and reporting on foundation, sills, roof, etc.

Buildings	Size	Height in feet	Material	Foundation	Roof: type and condition	Age of bldg.	State of repair of bldg.	Present value \$
(House	16x34	11	Frame	C.Posts	Shgle.	2	Good)	
(Attached	12'6"x24	10	"	Concrete	"	2	")	400.00
Shed & Well & Bath (touches House)	16x21	10	"	C.Posts	"	2	"	75.00
Pickers House	12x24	9	"	"	"	2	")	125.00
Attached L.to	8x24	7	"	"	"	2	")	
Henhouse	8x14	7	"	"	"	2	Fair	nil
Packing Shed	14x18	8	"	"	"	2	"	20.00
Total value of buildings								620.00

Sort of a bank barb arrangement. House on top of bank, attached piece below with concrete floor and a cellar dug under house. Bathhouse with fireplace and shed touching but not attached.

Are bldgs. painted? no Condition of paint Describe needed repairs and approximate cost serviceable now.

Give word picture of house, inside and out, including heating and basement if any. House is a henhouse sort of a place lined with vjt. 5' high and shiplap papered above. Bottom story which except for cellar is not immediately below has concrete floor throughout and 3 rooms including cellar.

No. of rooms: downstairs 3 upstairs 3 How finished as noted above for upstairs and downstairs with shiplap papered.

Describe chimneys Stove pipe Distance from nearest bush Light bush adjacent. Is there any fire

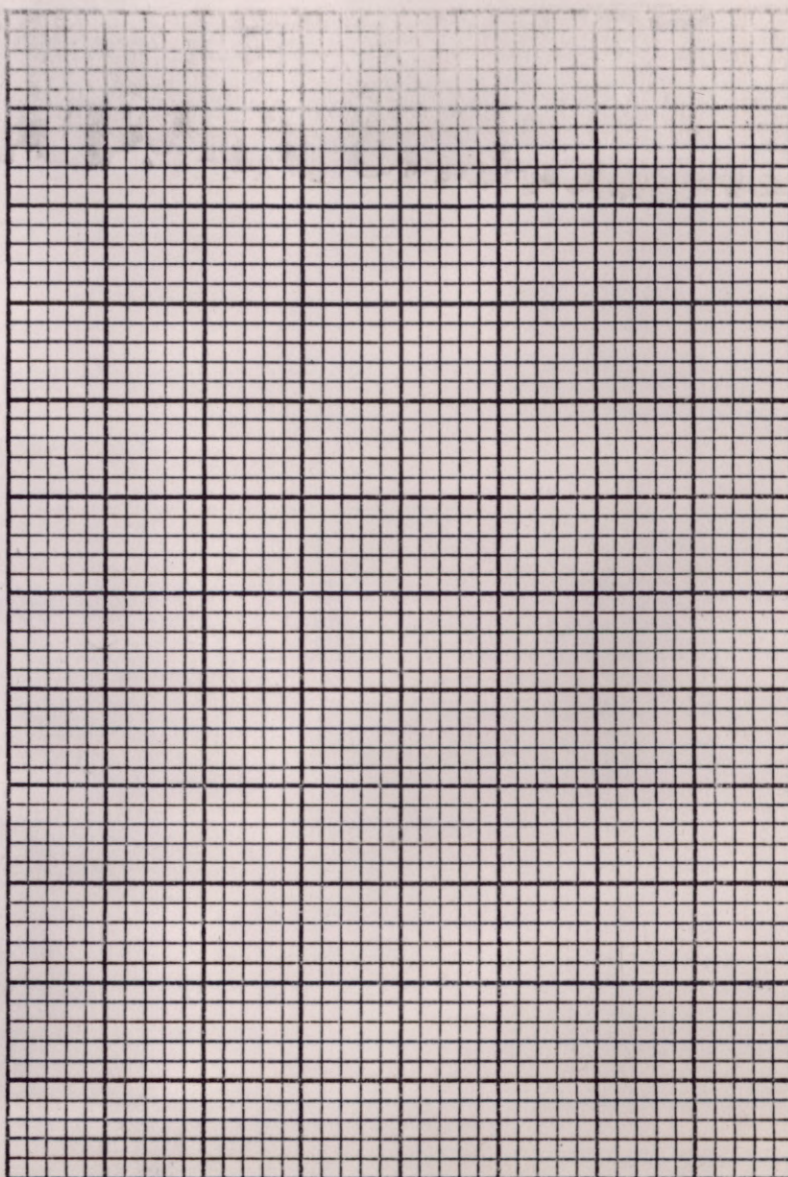
hazard near bldgs.? Bath house touches. What bldgs. have lightning rods? None

Is there hay fork, track, car and rope, in barn? house. no barn

Scale: inches to a mile. (Appraiser should fill in scale used in making diagram)

LEGEND

- Cultivated area - yellow outline
- Cultivable after clearing and/or breaking - green outline
- Waste - leave white
- Slopes - [Symbol]
- High knolls - [Symbol]
- Fence: barbed wire - x-x-x-x
- Fence: woven wire - o-o-o-o
- Fence: rail, stump, etc. - ||-||-||-||
- Buildings: house - [H]
- barn - [B]
- granary, etc. - [G]
- Well - [Symbol]
- Soil test holes: - (1)
- (2)
- (3) etc.
- Trees: - x x x x x
- x x x x
- x x x



Indicate north by arrow N ↑

Diagram Insert to be attached

SUMMARY OF VALUES

Value of land, including fences and water supply \$ 348.00
 Value buildings add to land \$ 460.00
 Value tree and bush fruits add to land \$ nil
 Total value of property \$ 708.00

Do you consider this property suitable for full time farming under the Veterans' Land Act? (If not, why)

No. Cleared acreage too small. Combined with other acreage classed by it might be suitable if cleared acreage were large enough. It would fit in as a small mixed farm (with bench land limitations) and combined with a small amount of outside work would provide a living. With 10 acs or under cleared land in a combination it would be adapted to poultry and small fruit which of course is specialized and therefore hazardous.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and history of the farm it is my opinion that its value is \$ 708.00

Date of inspection... September 1st, 19 43

Appraiser *R.H. Ramsay*

We have considered the above appraisal and all available information regarding the property. In our opinion its sound value, under present conditions, is \$.....

We consider this property (insert suitable or unsuitable)..... for the purposes of the Veterans' Land Act. We recommend that it be purchased within the following price range \$..... to \$.....

Remarks.....

Date..... 19..... Chairman, Regional Advisory Committee.....
 (Chairman and at least one member of Member, Regional Advisory Committee.....
 Committee must sign this statement) Member, Regional Advisory Committee.....

District Office review.....
 Reviewing Officer.....

District Superintendent's decision... Approved for purchase at \$694.00.

Date *Jan 18 44* 19..... District Superintendent *J.T. Barnet*

45

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5427

EXHIBIT No. _____

NAME Kuniyoshi AYUKAWA

REG. No. 13092

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	
			AUCTION	TENDER &c			
DECLARATION <u>April 21/42</u> EVACUATION <u>May 8/42</u>	TAKEN BY <u>Apr. 7/43</u> <u>R.M. Anderson</u> DATE _____						
Household furnishings will be left in declarants home at Cherry St. Mission		1. Lumber	30 00	1 75			
		2. Saws	24 00	1 60			
		3. Range	40 00	4 50			
		4. Chest of drawers	20 00	F			
		5. Table	10 00	F			
		6. Cupboard	15 00	F			
		7. Shelf	15 00	F			
			\$154.00	7 85			
			Other furniture, tools & misc. sold	F	2 50		
					9 85		
				\$20 20			

No. 5427

EXHIBIT No. _____

CASE No. _____

No. 13092

VENUE Lethbridge

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
ION	TENDER &c							
1 75								
1 60								
4 50								
7 85								
2 50								Goods valued by Japanese at \$154.00 sold by auction for \$7.85
2 85								
0 20								

EXHIBIT No. 647-N
DATE Sept 9/48
FILED BY G. R. A. Rose

"For identification"

647-A

EXHIBIT No. _____

DATE. Sept. 9/48

FILED BY G.E.A. Rice

INVENTORY OF CHATTELS BELONGING
TO

AYUKAWA, Kuniyoshi # 13092.
Cherry St. Mission BC.

IN HOUSE

1 Kitchen range.	\$
6 Tables	\$
3 Cabinets (HM)	
1 Chair	\$
4 Benchs.	
Sm. qu. mixed lumber.	\$
1 Ctn. utensils.	
1 High chair HM.	\$
1 Cross cut saw.	\$
1 D.B. axe.	\$
1 Mattock.	\$
2 Beds complete	\$
1 Meat grinder	\$
1 5 gal. Oil tin.	
1 Spade	
1 Screened cooler.	\$
1 R.R. Mail box.	\$

STORE SHED

1 Hammer	\$
1 Wheelbarrow.	\$
1 Cross cut saw.	\$
1 D.B. axe	

IN THE CARE OF MR. GEO. FRIESEN
1 MILE NORTH OF AYUKAWA FARM.

1 Baby buggy.	
1 " crib	
1 Kitchen cabinet.	\$
1 Gramophone.	

"\$ Sold by auction 21/2/45
Mission 17"

I have the use of the articles listed above and will
be responsible for their safe keeping.

Signed. "Geo. Friesen"

Witness. "R.M. Anderson"
OFFICE OF THE CUSTODIAN.

April 7/43

"noted HFG 13-4-43"

I hereby certify that the foregoing words are a true copy
of the original whereof they purport to be a copy.
October 19th 1948

G.M. Seal