

Name of Claimant: **HIKIDA, Kaichi**

Case 828

Custodian File **4938**

<u>REAL PROPERTY</u>										Total	
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 80% of all Sale Prices		Total Award 125% of all Sale Prices:
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	% of Total	Amount	Sale Price			
					3225.						
					1449.						
320.00											
3025.00											
582.82											
<u>PERSONAL PROPERTY</u>										Total	
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column				
<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>										Total	
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
2246.	1837.40			359.00							
		551.20			293.66						
70.00											
844.86											
TOTAL RECOMMENDATION										4842.68	

CASE NO: 828.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,

April 13th, 1948.

IN THE MATTER OF THE CLAIM OF

KAICHI HIKIDA.

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

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

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Winnipeg, Manitoba,

April 13th, 1948.

IN THE MATTER OF THE CLAIM OF
KAICHI HIKIDA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
 Dominion Government.

S.M. CHERNIACK, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 D.J. HANDFORD, Esq., Official Interpreter.
 T.P. HORROBIN, Esq., Official Reporter.

30

K. Hikida,
In Chief.
Discussion.

MR. CHERNIACK: We will take the first claim on this morning's list, my lord, No. 7, Kaichi Hikida.

KAICHI HIKIDA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. CHERNIACK: I would ask leave to amend to show the valuation of parcel 1 for land and buildings at \$10,000.00, and the valuation of parcel 2 at \$2000.00.

10 THE COMMISSIONER: Those are pretty considerable increases.

MR. CHERNIACK: No, I am sorry, my lord, the claim shows the two parcels together.

THE COMMISSIONER: Oh, I see. That clears it up. You are actually reducing your claim. Is the sale price correct as stated?

MR. CHERNIACK: The sale price is incorrect. The total sale price for the two parcels is \$4674.00. Would you like a breakdown of those, my lord?

20 THE COMMISSIONER: It might be desirable, yes.

MR. CHERNIACK: Parcel 1 was \$3225.00 and parcel 2 \$1449.00.

THE COMMISSIONER: That makes your net claim \$7326.00.

MR. CHERNIACK: That is correct, and if I may amend the personal property claim, my lord. I think the only thing we took out of that were certain chattels which were actually fixtures of the land, and our total claim now is \$3,223.00.

30 THE COMMISSIONER: Now is that an increase over your original claim?

K. Hikida,
In Chief.
Discussion.

MR. CHERNIACK: It is a decrease. This is the total value. It is a decrease from \$3661.00 to \$2,223.00.

THE COMMISSIONER: I see.

MR. CHERNIACK: The credit is larger because we had shown no credit. The correct credit should be \$1916.65.

THE COMMISSIONER: \$1306.35 is the net claim.

MR. HUNTER: \$1306.35.

MR. CHERNIACK: \$1306.35, yes.

10 DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Hikida, I show you a typewritten form. Was this prepared in accordance with your instructions?

THE WITNESS: A: Yes.

Q Is that your signature? A: Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

20 Q I show you another statement referring to parcel 2. Was this prepared in accordance with your instructions? A: Yes.

Q Is this your signature? A: Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. CHERNIACK: On behalf of my learned friend I would like to file the S.S.B. appraisal. There are two, my lord, one for each parcel. Would you like them as one exhibit, or as two?

30 THE COMMISSIONER: Oh, I think one exhibit. Are these

K. Hikida,
In Chief.

adjoining properties?

MR. CHERNIACK: I believe not, my lord.

THE INTERPRETER: No, they are in different places.

MR. CHERNIACK: Q: How far apart are they?

A Oh, about 2000 feet.

Q About 2000 feet apart? A: About five lots.

(APPRAISALS MARKED EXHIBIT NO. 3).

Q I show you a photograph or a snapshot of a
chicken house. When was this taken? Is this it
10 written on the back, August, 1938?

A Yes.

Q Taken in 1938. Of which parcel is this?

A That is No. 1.

Q That is parcel 1. That is the one where your home
was? A: Yes.

MR. CHERNIACK: I will file this as an exhibit, my lord.

(SNAPSHOT MARKED EXHIBIT NO. 4).

Q I show you a snapshot of a home. On the back it
says, "residence, 1940".

20 A Yes.

Q Can you identify that? A: Sure.

Q That is --? A: Yes, that is my
house.

MR. CHERNIACK: I will file that as Exhibit 5, my lord.

(SNAPSHOT MARKED EXHIBIT NO. 5).

MR. CHERNIACK: Turning to parcel 1, my lord, I would
like to point out that Exhibit 1 states that the
land consists of about 25 acres. It was purchased
in 1920 for \$2500.00 at which time about one acre
30 had been cleared and the rest was bush. At the

K. Hikida,
In Chief.

time of evacuation about 20 acres had been cleared, of which approximately 18 acres were in crop, and the crop is set out. I might point out, my lord, that the crop dimensions in Exhibit 1 are much more extensive than described in the farm appraisal report, Exhibit 3. The claimant states that he cleared about 19 acres continuously from the time of purchase until 1941 at his evacuation. He constructed about 8000 feet of cedar covered ditching during the time he was in occupation and planted about forty mixed fruit trees. He further in 1938 installed an electric pressure pump and tank and piping to all chicken houses and residence and he estimates the cost at \$650.00. Exhibit 3, my lord, the farm appraisal report, itemizes a long list of buildings showing a total value of \$4,080.00. This, they reduce to \$2000.00 for the purpose of adding to the land a total of \$2000.00 plus the appraiser's opinion as to the value of the land at \$3284.00. Mr. Barnett raises it to \$3500.00. I would like to point out, I don't want to go into detail with the buildings, because I know you will do that yourself, but I would like to point out the new chicken house, that would be the one 20 x 100 referred to in Exhibit 1 built in 1940 at an approximate cost of \$1500.00. Apparently it is valued by the appraiser at a thousand dollars.

THE COMMISSIONER: What did you say the cost was,
\$1500.00?

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20
30

K. Hikida,
In Chief.

MR. CHERNIACK: \$1500.00. The comment at the bottom of Exhibit 1, my lord, is "The appraiser mentions the fruit trees but does not give value. They were bearing and provided for home consumption and a surplus for sale.. Chicken house, 20 x 100, was 8 years old, not 15; Chicken house, 20 x 80 was 10 years old, not 20; Weeds were well controlled when property was evacuated. I agree that some of the chicken houses were quite old but I kept them in repair and they were fully serviceable for the purposes used. In my opinion the values placed on land and buildings are much below a fair market value. This property is conveniently and well located close to Kennedy and Newton Stations and is served by R.F.O. mail service. The land is very good berry soil and I was given a premium on quality berries. I believe that this property would be at least worth \$10,000.00 when sold by the Custodian. The comment of the appraiser on Exhibit 3 is, and I will just take an excerpt from it, "This is quite a good property. The soil varies from a good sandy loam to a light sandy and gravelly loam which varies from one to two feet above the hardpan. The partly cleared land is gravelly on which the colony houses are located. The bush is heavy clearing and there is some cordwood. The house is in quite good shape with a full sized basement and a furnace". He shows the house value alone at \$2000.00, but when he adds up the buildings and adds the value of the

K. Hikida,
In Chief.

buildings to the land, he takes \$2000.00 off.

Q What was the condition of the house?

THE WITNESS: A: Very good.

Q Very good? A: Yes.

Q Did you have water? A: Yes.

Q Did you have light? A: Oh yes.

Q Was there a sewer? A: Yes.

Q Was the house painted?

A Yes, painted.

10 Q How many storeys? A: Two storeys.

THE COMMISSIONER: I have that all in the photograph here.

MR. CHERNIACK: That is true.

Q How many rooms? A: Eight rooms.

MR. CHERNIACK: Now turning, my lord, to parcel 2.

THE COMMISSIONER: Just before you leave the buildings,

Exhibit 4 is a photograph of the chicken house.

Q Is that the new chicken house?

A No, that is not a new one. That is one that was a two storey chicken building.

20 THE INTERPRETER: A: It was the last built but one-- previous to the last one.

THE COMMISSIONER: Yes, Mr. Cherniack.

MR. CHERNIACK: I think, my lord, that would be the chicken house described as being built in 1934.

Q Is that right, Mr. Hikida?

A The one in the photograph was built in 1938.

THE COMMISSIONER: Unfortunately there are not any chicken houses in Exhibit 1 referred to as built in 1938.

30 MR. CHERNIACK: Q: What size was that chicken house,

K. Hiki da,
In Chief.

18 x 100?

THE COMMISSIONER: That was built in 1934.

@ MR. CHERNIACK: Q: Is that the 18 x 100 or 20 x 100?

I am sorry, 18 x 100? A: 18 x 100.

Q This Exhibit states that it was built in 1934.

When was it built?

THE WITNESS: A: Yes, 1934, I think.

MR. CHERNIACK: Turning to parcel 2, my lord, Exhibit 2
sets out that this property was purchased in 1937
10 from a Mr. Yamasaki for \$700.00. At the time ~~it~~
it was purchased, about 10 acres were all in bush--
that is the property. He cleared about 1½ acres
and the balance is uncleared. He states that
he constructed about 300 feet of cedar covered
ditching, planted about 10 fruit trees that were
mixed, about 1940, installed an electric pump,
tank and piping to house and chicken houses in
1940 at an approximate cost of \$300.00,

Q Have you had any information in regard to the value
20 of this land recently -- parcel 2?

A I heard that a neighbour had sole two acres.

MR. HUNTER: Now, my lord, I don't wish to be technical,
but if they have some evidence they could produce
it. This is the vaguest of hearsay, apparently.

THE COMMISSIONER: Quite. Apart from that, Mr. Cherniack,
we all know that land values and building values
have increased out of all reason in the last year
or two,

MR. CHERNIACK: Yes, my lord, I realize what my learned
30 friend says is correct. Actually I just brought that

K. Hikida,
In Chief.

so that we can remember to get this man up at the right time.

THE COMMISSIONER: Very well.

MR. CHERNIACK: Q: Mr. Hikida, I show you a statement setting out some personal chattels. Was this prepared in accordance with your instructions?

A Yes.

Q Is that your signature? A: Yes.

Q Is it true to the best of your knowledge and recollection?

10 A: Oh yes.

(STATEMENT MARKED EXHIBIT NO. 6).

MR. CHERNIACK: Exhibit 6, my lord, sets out a few of the larger items. It states further, "All of the goods claimed for were left as set out in lists attached to claim form. The above listed chattels and all other chattels for which I am making claim and estimated values for same are set out in itemized lists attached to claim form -- see also Custodian's analysis of personal property form for summary of claim. In estimating values I have allowed for depreciation on all used articles. Unused items have been put in at cost." The only other matter I would like to touch on in this connection, my lord, is that the claim form has attached to it a copy of a letter from the Custodian to the claimant dated November 5th, 1942. I am wondering whether my learned friend could file the carbon copy or accept this as being a correct copy? I haven't seen the original myself.

20
30 THE COMMISSIONER: Well apparently the Custodian found

K. Hikida,
In Chief.

more chattels than had been inventoried by the claimant.

MR. CHERNIACK: Originally, yes.

MR. HUNTER: I don't suppose there is any need to file it. This is there with the claim.

THE COMMISSIONER: No. You concede it is a true copy of a letter from the Custodian?

MR. HUNTER: Yes, my lord.

10 MR. CHERNIACK: My point there is simply that this letter sets out that the property has been rented through the Soldier Settlement Board and they re-inventoried the chattels, and my contention is that they, therefore, acknowledged responsibility for them.

THE COMMISSIONER: I will take it the letter of November 5th, from the Custodian per Richardson, to the claimant, is acknowledged by the Custodian and is before me for the purposes of consideration of the facts set out.

MR. CHERNIACK: Yes.

20 THE COMMISSIONER: Yes, Mr. Hunter?

MR. HUNTER: It is submitted, my lord, that both these real properties were sold for their fair market values. It is submitted that the personal property was sold for its fair market value. I file the analysis of personal property claim, my lord.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. HUNTER: Reference is made to Exhibit 7, my lord.

30 It will be noticed there that there is written in under "abandoned" there, "reduce by". Those are figures which my learned friend has agreed to

K. Hikida,
Discussion.

abandon as part of the chattel claim in view of the fact they are obviously fixtures. It therefore reduces the claim which will be seen where I have written on Exhibit 7. The old claim was \$2800.00. It reduces it by \$440.00 taking the claim down to \$2360.00, and then you add the categorized list of \$863.00 and it brings the claim up to \$3,323.00. The credit sales of \$1916.65 makes a net claim of \$1306.35. In view of the fact it

10 may puzzle your Lordship what we mean by "categorized", I must admit it baffled me for a few minutes last night. What the person who made up the analysis has done is that out of the very long list of chattels shown attached to the claim form, he has taken the big items and then taken the others and divided them according to the categories they come in, "F" for furniture, "M" for miscellaneous, and "FE" for something or other -- "Farm implements", probably, and "K" for kitchenware, and "C" for

20 chinaware, and "T" for tools. That is it obviously. I don't know why he didn't put the legend on it.

MR. CHERNIACK: "C" is for clothing, is my guess, my lord.

THE COMMISSIONER: What is "M" again?

MR. HUNTER: "M" would be miscellaneous, my lord.

THE COMMISSIONER: Streamlining these proceedings apparently is contagious.

MR. HUNTER: Yes. I notice the chaps in Mr. Shears' office no longer put anything in the inventory if nothing is missing. They seem to have come to

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K. Hikida,
Discussion.
Cross-Exam.

that conclusion. Now from that your Lordship will see that for items for which \$3223.00 is claimed, they sold for -- well now, that can't be right. I am afraid the recapitulation isn't very sound in view of the reduction by \$440.00. Yes, that is right, it would be sound, I am sorry. It would merely bring out the second item there of \$440.00, so you would have \$2360.00 claimed, sold at auction for \$1590.00; and then the others would follow in their respective order.

10

THE COMMISSIONER: Yes.

MR. HUNTER: I don't think there is anything beyond that. It seems to be self-explanatory. Some of the main items shown here, there is no necessity for me to mention them because they are already mentioned in my learned friend's Exhibit 1. The General Motors frigidaire is shown there and the G.E. radio, the ~~Edmunds~~ piano, and the three Charter incubators. Perhaps I had better ask him some questions about some of the other major items, they are rather large amounts.

20

CROSS-EXAMINATION BY MR. HUNTER:

Q The electric washing machine, when did you buy it and how much did you pay for it?

A 1936, \$135.00.

Q \$135.00.

A: Yes.

Q In 1936?

A: Yes, \$135.00.

Q During the depression, \$135.00? Are you sure?

30 A Oh yes, sure.

K. Hikida,
Cross-Exam.

- Q You are sure of that, are you? A: Yes.
- Q It was 6 or 7 years old at the time you left. Had you been using it regularly? A: Yes.
- Q For your family? A: Yes, only for the family.
- $\frac{1}{2}$ Q How big was your family? A: Four children and we couple.
- Q About six of you? A: Yes.
- 10 Q And the vacuum at \$50.00, what year did you buy it and how much did you pay for it? A: 1938-- 1938, for \$63.00.
- Q \$60.00, did you say? A: \$63.00.
- Q It was about three years old when you left?
- A Yes.
- Q Three or four, somewhere around there.
- A Yes.
- Q And you had been using that regularly?
- A No, not so much. Using it just once or twice a week, that is all.
- 20 THE COMMISSIONER: Q: I understand the original cost was \$63.00? A: Yes, my lord.
- THE COMMISSIONER: I see it was sold for \$62.50, so you have not suffered much.
- MR. CHERNIACK: We gave the Custodian credit for \$12.50 on that, my lord.
- MR. HUNTER: I would like that to go into the record, my lord.
- THE COMMISSIONER: That was a 1945 sale, I suppose, 30 Mr. Hunter, or later.

K. Hikida,
Cross-Exam.

MR. HUNTER: I presume they were fairly late sales, my lord. They varied. The washing machine was sold in 1944 and the frigidaire. The vacuum was sold in 1944, my lord.

THE COMMISSIONER: All right, Mr. Hunter.

MR. HUNTER: Q: You say the radio was a model 1941. What did you pay for it, \$120.00?

A \$155.00.

Q \$155.00. A: Yes.

10 Q The piano, when did you buy it and how much did you pay for it? I am sorry, I see it here, it is 1938, and it was about two years old at the time you bought it, and you paid \$230.00. I am sorry, my lord. The chesterfield set, you bought it when and paid how much for it? A: 1938 or 1937, I don't remember exactly.

Q And how much did he pay for it?

A \$120.00 and something.

20 Q I see you are claiming \$90.00 and we sold it for \$90.00, so you haven't much complaint there. This floor rug for which you are claiming \$60.00, when did you buy it and how much did you pay?

A About 1938.

Q Yes, and how much did you pay?

A About \$80.00.

Q You bought it in 1938 and you paid \$80.00. How big was it? A: I don't remember. It was quite a big one.

30 Q That is pretty indefinite. Surely you can give us some idea. A: Ten by something.

K. Hikida,
Cross-Exam.

10 x 12, or something. About 10 x 12.

Q And you only paid \$80.00 for it new, eh? And you were using it for 4 or 5 years, were you?

A Yes, 3 or 4 years.

Q And it was where, on your living room floor?

A Yes, the living room.

Q And you used it all during that time?

A No, not so much use. That room wasn't used very much.

10 Q It was on the floor there, and if anybody went in they walked on it? A: Yes,

but I would be on the farm, not so much sitting down. We are mostly outside.

MR. HUNTER: The others are small items, my lord. The real property, my lord, I think was only a question of value.

THE COMMISSIONER: You might inquire in regard to the Grunder power cultivator.

20 MR. HUNTER: According to Exhibit 6 it was purchased in the fall of 1940, new, and he paid \$630.00 for it.

Q Where did you leave that cultivator when you left?

A I put it in the incubator house.

Q And did you allow the tenant to use it?

A No.

Q Well, was the building locked up so the tenant couldn't use it? A: Yes, the place was locked up. The incubator had two doors outside and inside, and we locked it twice.

30 Q You had used it for how long?

K. Hikida,
Cross-Exam.

A Just for one year -- one season.

Q Well, you bought it in the fall of 1940. Didn't
you use it that fall?

A: Yes,

I used it.

Q And you used it during 1941, I presume?

A Yes.

Q And probably in the spring of 1942? Did you?

A No, not in the spring of 1942, I didn't use it.

Q Do you mean it was too early or there was no use
in using it?

A: No, it was too
early to use it.

THE COMMISSIONER: Mr. Hunter, that is one item that I
think an explanation ought to be furnished for
if it can be when the Government's case goes in.

MR. HUNTER: That is what I was trying to find, my lord.
Obviously the sale price appears very low unless
there is some explanation.

THE COMMISSIONER: Possibly that is another instance
of where the Custodian might have asked for tenders
rather than sold at auction.

MR. HUNTER: From what I can see, I cannot agree with
you more, my lord. That does appear.

THE COMMISSIONER: It rather takes the icing off the
gingerbread on your good sales in other instances.

MR. HUNTER: I am sorry to hear that, my lord. I
presume that is what they call in the sales
sheet a garden tractor, my lord.

Q You didn't have a garden tractor as well, did you?

A No.

30 MR. HUNTER: That was a sale that took place at Haney in

K. Hikida,
Cross-Exam.

1946. You might think it would fetch more there unless it aged perceptibly.

THE COMMISSIONER: You would think so. That kind of thing was not in good supply in 1946.

MR. HUNTER: We will try and find something on it, my lord, that will explain that or tender our apologies.

THE COMMISSIONER: Is that all?

MR. HUNTER: That is all.

THE COMMISSIONER: Any re-examination?

10 MR. CHERNIACK: No, my lord.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 828

NOV 28 1947

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

4938

[Signature]

[Signature]

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

(1) NAME HIKIDA Kaichi (RCMP) Reg. No. 12758

(2) Pre-Evacuation Address R.R. #1, New Westminster, B.C., (Newton Road)

(3) Present Address 670 Spruce Street, Winnipeg, Manitoba

(4) REAL ESTATE Parcel 1 Newton Rd., New Westminster (a) Street Address (if any) Parcel 2 R.M. of Surrey

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(b) Legal description (lot number, block number, section number, etc.) (Parcel 1) Newton Rd., R.R. 1 New Westminster, B.C., Lots 5,6,7,8,9, S.E. 1/4 Section 24, Twp. 4 Map 326, Dist. of New Westminster. (Parcel 2) R.M. of Surrey, Lot 2, S.W. 1/4 of the S.W. 1/4 of Section 19, Twp. 2, Map 1131, Dist. of New Westminster.

(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.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability): (i) Land Parcel 1 3,500.00 Parcel 2 1,000.00 (ii) Buildings As per attached-sheets Parcel 1 7,500.00 Parcel 2 1,050.00 (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) \$ 13,050.00 (v) Amount at which Custodian sold property and credited your account \$ 4,684.50 (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 8,365.50

(5) PERSONAL PROPERTY (a) Place or places at which property was left by the claimant at date of evacuation Part in premises of Mr. T. Heath. Rest at Newton Rd., R.R. 1, New Westminster, B.C. (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) Personal property in dwelling. Farm equipment in out sheds (c) How stored or packed at time of evacuation Left intact on premises

(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")

Left to lessee Mr. T. Heath and taken over by Custodian around
November 1942.

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

1.	Items as per attached sheet - List 1	Estimated Value \$	641.00
2.	Items as per attached sheet - List 2	Estimated Value \$	186.50
3.	Items as per attached sheet - List 3	Estimated Value \$	569.00
4.	Items as per attached sheet - List 4	Estimated Value \$	281.50
5.	Items as per attached sheet - List 5	Estimated Value \$	61.00
6.	Items as per attached sheet - List 6	Estimated Value \$	234.50
7.	Items as per attached sheet - List 7	Estimated Value \$	200.50
8.	Items as per attached sheet - List 8	Estimated Value \$	1487.00
9.		Estimated Value \$	3661.00
10.	Received from Custodian	Estimated Value \$	1317.86

TOTAL CLAIM FOR PROPERTY LOSS \$ 2343.14

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) - - - - - \$ 10,708.64

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no Yes
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
Winnipeg

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 Manitoba)
TO WIT:)

I, Kaichi Hikida of the City of Winnipeg in the Province of Manitoba

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 Winnipeg)
in the Province of Manitoba)
this 18th day of November)
A.D. 1947. Smotherman)

Kaichi Hikida

A BARRISTER AT LAW ENTITLED TO PRACTISE 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.

Re: (e)

(ii) Buildings -- Parcel I

House				3,500.00
Chicken House	2 stories	20 x 110		\$1,500.00
"	"	2 stories	18 x 100	800.00
"	"	1 story	20 x 80	300.00
"	"	1 story	20 x 150	500.00
"	"	1 story	18 x 30	150.00
Incubator House	2 story	20 x 24		300.00
Root House	e	24 x 40		150.00
Feed House		24 x 36		100.00
Barn		m 30 x 40		60.00
Pump House	(3)			40.00
Garage and shed				50.00
Bunk House				50.00
			Total	<u>\$7,500.00</u>

Re: (e)

(ii) Buildings -- Parcel 2

House				\$ 600.00
Chicken Houses				
1 -	20 x 40			200.00
1 -	20 x 60			250.00
			Total	<u>\$1,050.00</u>

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

Japanese Evacuation Section

Phone Pacific 6131
Please Refer to
File No. 4938

506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

November 5th, 1942.

Mr. Kaichi Hikida,
Registration #12758,
c/o David Froeb,
Homewood, Man.

Dear Sir:

re: Chattels

Mr. Heath, to whom you rented your property in Surrey, finds that he is unable to properly care for your farm and it has now been rented through the Soldier Settlement of Canada at the rate of \$400.00 for the coming year.

In view of these circumstances we found it necessary to re-check the chattels left on the property to clear Mr. Heath of any responsibility for the articles left on the farm.

On August 22nd, you signed a list of chattels stating that they were all the chattels left by you in the protected area. We find, under this careful re-check, that the list you signed is only a portion of the articles and we are enclosing a copy of the list of chattels found on your property at this time.

Yours truly,

signed "R.D. Richardson"
Farm Department.

WEA/EM

INVENTORY OF CHATTELS BELONGING

TO

HIKIDA, Kaichi #12758

which have been left in the care of Mr. T. Heath, Newton Rd., Delta.
R.R. 1 New Westminster, B.C.

	<u>value</u>
1 A.22 Kodack and case	\$10.00
1 G.M. Fridgidare	300.00
1 F.40 Beaty Electric Washing Machine	100.00
1 R.C. Allan adding machine No. 66	60.00
1 Goblin clean sweep vacuum machine in carton with att.	50.00
1 tin cleaner	
1 bottle moth proofing solution	
1 tin de o fume	
1 suit case cont. pers. papers	1.00
1 G.E. Radio Serial No. 212 Model 1941	120.00

	641.00 total

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

Witness signed "C. Carlsen"

Signed "D. Heath"

Officer of Custodian signed "R.M. Anderson"

Continued Inventory Re Hikida, Kaichi #12758

Up stairs

	<u>value</u>	
4 beds complete	\$ 25.00	
2 mattresses	5.00	
1 wall mirror	1.00	
1 electric fan	7.00	
6 prs. curtains and 6 curtain rods	3.00	
1 blind (loose)		
4 small tables (Hm. Md. with drawers)		
1 radio cabinet	1.00	
2 bamboo book shelves	2.00	
small doll box		
1 book cabinet	1.00	
1 book shelf		(quan pers. pprs. aeroplane propellor
2 wash stand (1 cont. crtn. radio prts. pr. ear phones, 2 sml boxes nuts and bolts		
sml. quan. balsa wood		(sml. cctn. radio parts, moving picture projector
1 violin and bow (no strings)		
1 sml. basket		
1 dresser cont. parresol, hand bag, several sml. boxes, tin cont. pers pprs.		
1 sweater, 1 bathing suit, school box, few school books, supplies		
1 crtn. cont. sml. rolls wire, pers. papers, sml. bits of aluminum.		
1 oil cloth apron		
1 large scale model aeroplane and 1 small		
1 wall oranment	.50	
1 deer horn mounted		
1 box. cont. few school books, sml quan.music, ladies hand bag, 2 rls. crepe paper,		
fancy wooden box.		
1 crtn. tied up marked drums		
1 table lamp (no cord)	1.00	
1 crtn. cont. 14 books, 2 wall oranments, stamp album, 2 pennants.		
1 wall picture with mirror		
1 crtn. books		
1 frame pictures	1.00	
2 school world globes		
1 lamp shade		
1 bottle oil		
sml. quan. model aeroplane parts		
4 rolls moving picture fil		
3 #6 dry eell batteries		
1 old arm chair	3.00	
1 kitchen chair	.50	
1 blind		
1 xray negative		
1 toy roulette game of chance		
	<u>\$51.00</u>	total

Basement

1 old range	\$10.00
1 sad iron	
2 pr. scissors	
2 kitchen chairs (1 no back)	.50
1 kitchen table	3.00
2 home made benches	
quan papers & magazines	
1 set fine tobacco scales	
2 prs. curtains	
1 drinking glass	
30 saki bottles	1.00
1 coffee perculator	

(see over)

LIST 3

INVENTORY OF CHATTELS BELONGING TO
HIKIDA, Kaichi #12758

Which have been left in the care of C.C. Dan, Co. Ltd.,
227 Keefer St., Vancouver, B.C.

<u>In House Main Floor</u>	<u>value</u>
1 piano and stool cont. small amt. of sheet music	\$ 200.00
3 piece chesterfield suite	90.00
3 rolls linoleum	30.00
1 floor rug	60.00
2 chandelieres	20.00
1 brass bed complete	15.00
1 book case, content 68 books	5.00
1 straw suit case, cont. clothe and pers. papers and effects	20.00
1 small table stand	5.00
1 dresser and mirror	10.00
1 Tuxedo suit	10.00
1 child's overcoat	8.00
1 desk chair (swival)	.50
1 floor basket	
2 rocking chairs	2.00
5 kitchen chairs	4.00
2 old dining chairs	1.00
1 chiffoniere, cont. few biblica m pics., fruit dish, camera	10.00
tripod and several wall ornaments	1.00
2 frame pictures	
1 oak dining table and 3 leaves	10.00
6 dining chairs (new)	10.00
1 writing desk cabinet cont., lge. quan. pers. papers, comb.	15.00
3 Model areoplanes on stands (desk lamp & ash tray, 3 lite	
1 box envelopes bulbs, money counter, book-	
2 wall pictures & 1 Large keeping set, 1 glass ink well,	1.00
1 Set heavy drapes and rods 1 jap ink well, metal pen	.5.00
1 comb, end & smoking table holder, 1 btl. ink).	2.00
1 School suit case	
sml. pr. curtains	
1 Jap doll	
Sml. floor rug	1.00
1 gramophone & 75 records	10.00
6 prs. curtains & 11 prs. curtain rods	6.00
6 blinds	2.00
1 toy piano	
1 wire basket for papers	.50
1 Chest of drawers cont. pers. paper & Magazines	5.00
Quan. loose magazines	
Large picture frame	
1 Wooden vase	
1 Hm. md. table	
Linoleum on kitchen floor	8.00
1 Lamp shade	3.00
1 Door mat	
3 model airplanes on stand	<u>\$ 569.00</u>

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

Witness signed "C. Carlsen"

Office of Custodian signed "R.M. Anderson"

Pump House

1 Beatty Electric Pum, Tank, and Motor
 1 old water can
 1 old lamp base

value
 150.00

Colony Houses Feed House

1 old tape measure
 1 brush hook
 1 peevee
 1 sml. spade
 $\frac{1}{2}$ sack crushed shell
 sml. quan. fish net
 1 old wash tub
 1 old coffee pot

1.00
 .50

Outside Packing Shed

1 set drag harrows
 24 pickers trays
 1 home made table

10.00

There is a large quantity of 2" x 6' chicken wire netting
 and cedar poles around the colony houses.

120.00

There must be several hundred raspberry poles in the fields \$281.50 total

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

Witness signed "S.C. Carlsen"

Signed

Office of Custodian signed "R.M. Anderson"

(keys will be left at Mr. Heaths, next door)

Horse will be turned over to lessee on request.

<u>Bunk House</u>	<u>value</u>		
5 wooden bunks (H.M.)			
1 buck saw	\$1.00	<u>cont. Barn</u>	
1 crow bar	3.00		
1 hay fork	.50	1 set hames	
sm. quan. fish net		sml. roll barbed wire	
1 250 lbs. platform scales	10.00	1 set harness reins	\$ 3.00
53 pickers trays		quan. old harness pieces	
2 sickles		1 pr. car chains	.50
1 bndl. netting on spool		6 old milk cans (N.V.)	6.00
1 berry sorting machine (HM.MD.)		1 metal block	1.50
1 set hames		30' 1" Rope & 1 wooden pulley	2.00
1 45 gal. oil drum	2.00	1 horse scraper	4.00
28 saki bottles		1 3 tooth cultivator att.	
		2 wooden barrels (old)	
		2 old buggy wheel (no rims)	
		3 buggy springs	
		1 ladder (Hm. Md.)	
			<hr/>
			\$ 61.00
<u>Store House</u>			
2 Hm. Md. bunks			
1 old gas lantern	3.00		
2 wooden pails			
1 galv. pail			
<u>Old Woodshed</u>			
1 10 gal. oil drum	1.00		
1 25 gal. oil drum	2.00		
1 brush hook			
quan. berry box material			
1 wooden hay rake	.50		
<u>Old Feed House</u>			
1 old teather chain	1.00		
1 well pulley	3.00		
2 old hook snaps			
old grindstone shaft with hndl.	1.00		
1 old metal iron holder			
<u>Putside Shed (Packing)</u>			
1 horse cultivator & 3 att.	8.00		
1 potatoe digger	1.00		
1 stene boat.			
1 spring tooth harrow	5.00		
<u>Barn</u>			
1 old couch (N.V.)			
sml. quan. fish net			
1 old hand wringer			
4 picking trays cont. bx. shooks			
1 bale hay			
1 hay fork	.50		
1 stable shovel			
3 cultivator att.			
1 currey comb			
1 set hames			
1 horse collar	1.00		
1 scythe handle.	.50		

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

Witness: signed "S.C. Carlsen"

Office of Custodian signed "R.M. Anderson"

<u>In Chicken House</u>	<u>value</u>		<u>value</u>
1 potatoe fork	\$1.00	1 spade	.50
3 manure forks	2.00	5 boxes bulbs	3.00
1 spud digger	1.00	10 chick shipping cartons	
4 shovels	4.00	10 bundles bulbs	3.00
5 hoes	2.50	16 4 pained windows	1.50
1 pick	1.00	1 old bed spring	
1 rake	1.00	Quan. pipe & fittings including	10.00
1 Free		3 steam valves & random	
1 Bent shovel	.50	lengths of 2" pipe	
2 spades	1.00	5 crock chick fountains	4.00
1 broom		Can cont. 3lbs. Lime sulpher	2.00
1 pick head	.50		
1 mattock and 3 heads	2.00		
2 iron bars 3'	.50		
2 chick water fountains (metal)	1.00	<u>Chicken House</u>	
1 teather chain	1.00	1 wood barrel	
6 cultivator att.	1.00	sml. quan. fish net	
4 glass incubator doors	1.00	4 metal troughs	4.00
sml. quan. fish net		sml. quan. unassembled boxes	
4 sickles (1 no hndl)	1.00	5 screens 3' x 3'	
36 pickers trays		5000' mixed new lumber	50.00
2 wooden tubs		10 qts. sealer water fountains	5.00
pr. rubber shoes		1 2 qt. tin Izal Germicide	1.00
pr. bumboots		1 1/2 gal. creolene tin	
1 bicycle tire		1 tin disinfectant power	.50
1 claw hammer	.50	1/4 bale peat	
1 single tree	1.00		
1 wet stone	.50	<u>Around House Outside</u>	
1 hay hook	.50	1 radio aerial	
1 box tax		1 clothes line in use	
1 set headge clippers	.50	1 wheelbarrow	2.00
2 knives	1.00	1 50 gal. water tank for Beatty	1.00
quan. twine		Electric Water pump (on wood-	
2 home made tables		shed roof)	
1 home made bench		1 old stone boat	
1 thermometer	.50	3 metal feed troughs	2.00
2 large baskets		1 wooden barrel	
1 large jap tub		1 home made heater stove	
4 screens 3 x 7'		app. 1 cord of wood	4.00
4 screens 3 x 10		1 metal wheelbarrow fram & wheel	.50
4 45 gal. drums cont. poison	3.00	1 bicycle wheel & fender	
1 oil can	1.50	1 grind stone mounted (old)	
1 part roll tar paper		app. 8000 bean poles (50% belong	50.00
1 Pyrene fire extinguisher	7.00	to ex Lessee)	
1 hot water furnace	50.00	14 disc. knives	
1 stove shovel		1. B.B. Axe	1.00
1 5 gal. coal oil can		1 wooden pail	
1 pint funnetl		1 single tree	
1 heavy metal bar			
sml. quan. old loose clothing			
2 prs. bumboots			
1 10 gal. milk can	1.00		
4 light bulbs	.50		

Total \$234.50

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

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

List 7

Incubator House Down

	<u>Value</u>
4 Fancy tins & 1 box	\$1.00
15 Metal preforated containers 3' x 3'	
1 roll green wrapping paper app. 10lbs.	1.00
1 Old trench coat	
1 X cut saw	10.00
7 boxes glass	35.00
1 pruner hook	1.00
1 set pruner shears	.50
2 tire rims	
1 old tire	
1 hopper scraper	
1 box cont. geared emery wheel, 2 auger bits, 1 trowl, 1 brase, 2 hammers, pr. tin shears, cold chisle, 1 square, 2 wood planes (1 jap)	2.00
1 box cont. pipe cutter & Dies with 9 att., 1 metal rule, 4' sml. hose old, 1 hatchet, 1 pinch bar, 1 file	10.00
1 metal display cont. sml. quan. blasting fuse, 2 hack saw blades, knife shpnr.	3.00
1 Aluminum kettle	
1 dish pan cont. quan. sml. pipe fittings & elbows	
7 bundles of bolted boards with 8 pulleys & sml. quan. rope att.	2.00
1 tool chest cont. several socket wrenches, 11 metal hooks, aluminum cup and few metal pieces	3.00
1 hand sprayer	.50
	<u>\$69.00</u>

~~Upstairs~~

Upstairs

1 pickers tray cont. 18 floats & valves, 2 water taps, 8 springs	20.00
3 large bundles & 6 sml. bundles of wire (chicken) 2" to 4" - 2 to 6' in length	20.00
1 folding couch	2.00
1 glass window in frame	1.00
1000' mixed new lumber	20.00
1 Crtn. cont. Rice tub (brassbound) 1 fish bowl, 1 wooden tray	
1 biscuit tin cont. iron pot	
3 crockery bowls	
3 boxes cont. 84 quts. sealers	7.00
5 window screens	
xxxxxxxcontxxx84xqtxxxxxxkxxxx	
1 large crtn. empty new cans	
2 tin containers	
1 Crtn. cont. canning machine & quan. of lids	25.00
1 box cont. 11 printer stamps	
1 crtn. cont. 10 pts. & 4 qt. sealers, 3 new empty tins	.50
12 chick cartons	
1 watering can	
6 5 gal. paint cans	.50
27 egg crates complete	12.00
2 shovels	1.50
sml. quantity window screening	
1 lawn mower with grass catcher	10.00
16 metal feed and water troughs	12.00
1/2 roll tar paper	
sml. tin puttey and knife	

\$131.50

Total \$200.50

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

Witness signed "S.C. Carlsen"

Office of Custodian "signed "R.M. Anderson"

List 8

Woodshed and Garage

Value

1 Old X cut saw		1 old umbrella	
Few sml. pieces of chain		3 car tires (old)	
Box cont. 3 cultivator att. & several hinges		1 car battery (old)	
1 Gas lantern	\$1.00	1 old cultivator (N.V.)	
1 Clthes line pulley		1 hand grease gun	
2 sml. crtns. tire chains links		1 45 gal. gas drum (Standard)	
1 metal child's wagon		1 D.B. Axe	
1 Bicycle frame		8 Part rolls tar paper	
1 shovel blade		9 Part rolls Bldg. paper	
pr. hames		1 gal. (1) metal measure	
1 potatoe digger (no handle)		1 ladder	
9 loose beer bottles		1 qt. tin Du-Pont Radiator flush	
1 old gal. gas tin		1 old coffee pot	
sml. quan. used lumber		1 1/2 gal. gas tin	
sml. quan. old metal parts loose		sml. quan. molding lumber	
1 saw set		2 saw horses	\$1.00

Incubator House Down

3 Incubators oil (Charter)	\$60.00
sml. Hm. Md. table	
1 Jap. tub	
2 car oil pans	
2 lengths 1" galv. pipe 15 & 20'	2.00
1 sawdust burner heater	25.00
1 sawdust burner & hopper	20.00
1 bundle of excellcier	
1 A. Grunder Co. power cultivator (8 H.P. gas powered)	550.00
2 lengths 1" pipe 3 & 6'	.50
4 electric brooders	100.00
1 egg crate complete	
2 rolls 1 1/2" wire netting 1-4, 1-6' long	10.00
4 pieces 7' 1/2" pipe	2.00
1 Jap. tank spray & hose and nozzle	15.00
1 crop duster	25.00
1 egg scale	2.00
1 funnel	
1 asparagus knife	
1 Hm. Md. Geared corn cutter	
1 box. cont. 11 light bulbs	3.00
1 part roll baby chick netting	3.00
30 lbs. fine berrie wire)	4.00
10 lbs. heavy berrie wire)	
1 crtn. cont. 10 metal water troughs & att.	8.00
3 wooden feed troughs	.50
1 c4tn. cont. hen specs (metal)	.50
1 box cont. sml. quan paint & 2 brushes	
1 very large fridgidaire (elect. incubator)	500.00
1 box dishes	
1 Beatty water pump & 2 brass young-stown water filters	150.00
1 brass bound rice bowl	
1 enamel wash basin cont. dishes	
1 wooden tray	
1 tire rim spreader	2.00
1 switch box (new)	2.00
1 sodering iron	.50
1 saw set	
a few electric insulators	1.00

3223-

TOTAL VALUE - \$1487.00

1916 65

\$ 1206.35

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

signed "C.F. Carlsen"
signed "R.M. Anderson"

Buildings -- Parcel 1

				<u>Built</u>	<u>Approx. Cost</u>
House				1933	3,500.00
Chicken House	2 stories	20 x 100		1940	1,500.00
"	"	2 stories	18 x 100	1934	800.00
"	"	1 story	20 x 70	1932	300.00
"	"	1 story	20 x 150	1928 to 1931	500.00
"	"	1 story	18 x 30	1925	150.00
Incubator House	2 story	20 x 24		Fall 1941	300.00
Root House		24 x 40		1934	150.00
Feed House		24 x 36		1930	100.00
Barn		30 x 40		1924	60.00
Pump House (3)				1933, 1940, 1941	40.00
Garage and shed				1938, 1939	50.00
Bunk House					50.00
8 colony houses		9 x 18		1933 to 1940	160.00

TOTAL approximate cost -					\$7660.00

PARCEL 1

K. HIKIDA

(Claimant's Name)

REAL ESTATE
(Farm Land)

17258

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 5 approx. Cultivated not planted 2 acres about Cultivated and not in crop List Crops	about 25 acres	1920	Mr. Halburn	\$25.00	about 1 acre cleared rest bush	one shack (still on property)	\$10,000 land & improvements
strawberries 3 acres							
asparagus 1 1/2 "							
currants 3 "							
rhubarb 3 "							
gooseberries 1/4 acre							
raspberries 5 acres							
beans 2 acres							
Total ----- Approx. 18 acres							

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

Description	When Made	Cost
cleared about 19 acres - from purchase until 1941 - mostly hired labour partly own - heavy clearing.		
ditching - constructed about 8000' (cedar covers) from purchase until 1941 - mostly hired and partly own labour		
Planted about 40 fruit trees (mixed) in the 1920's - cost approximately - \$60.00		
installed electric pump, pressure tank and piping to all chicken houses and residence in 1938 cost approx.		\$650.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
-----------	------	------	--------	------------	---------------	-----------------	---------------------	----------------------------	-----------------

See list attached hereto for approximate cost of erections and date of construction

Comments re Appraiser's report not covered by above information: The appraisal mentions the fruit trees but does not give value. They were bearing and provided for home consumption and a surplus for sale. Chicken house (20 x 100) was 8 years old (not 15): Chicken house (20 x 80) was 10 years old (not 20). Weeds were well controlled when property was evacuated. I agree that some of the chicken houses were quite old but I kept them in repair and they were fully serviceable for the purposes used. In my opinion the values placed on land & buildings are much below a fair market value. COMMENTS: This property is conveniently and well located close to Kennedy and Newton stations and is served by R.F.O. Mail service. The land is very good berry soil and I was given a premium on quality berries. I believe that this property would be at least worth \$10,000 when sold by the Custodian.

EXHIBIT No. 828-1
DATE 13 apr 1948
FILED BY R.M. Chernack

Kaychi Hikida
Signature

	<u>Built</u>	<u>Approx. Cost</u>
House	1938	\$600.00
Chicken Houses		
1 - 20 x 40	1938	200.00
1 - 20 x 60	1940	250.00
1 - 20 x 60	1940	250.00
egg storage	1940	50.00
		<hr/>
TOTAL approx. cost -		\$1350.00

K. HIKIDA

PARCEL 2

REAL ESTATE
(Farm Land)

17258

(Claimant's Name)

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared about 8 acres Cultivated not planted about 1 acre Cultivated and not in crop List Crops	about 10 acres	1937	D. Yamasaki	\$700.00	all in bush	none	land and improvements \$2000

Total about 1 acre

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

Description	When Made	Cost
cleared about 1/2 acres - from time of purchase till 1941 - hired labour - heavy clearing		
constructed about 300' of ditching (cedar covers) - from purchase till 1941 - hired labour		
Planted about 10 fruit trees (mixed) about 1940 - cost approx. \$15.00		
Installed electric pump, tank and piping to house and chicken houses in 1940 - approximately \$300.00		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
-----------	------	------	--------	------------	---------------	-----------------	---------------------	----------------------------	-----------------

See list attached hereto for approximate cost of erections and date of construction.

Comments re Appraiser's report not covered by above information: The appraiser fails to mention the acre in strawberries and black currants. In my opinion the valuation of this property at \$1476.10 is considerably below a fair market value. COMMENT: This property is across the road and close to my lands. The soil is not as good as Parcel 1, but with clearing and cultivation and fertilization would be good for crops. I believe that this property would be worth at least \$2000.00

EXHIBIT No. 828-2
DATE 13 apr 1948
FILED BY sm. Cherniack

Kaichi Hikida
Signature

Farm Appraisal Report

COPY

File No. J.L. 434

R.P.3

Land Description Lots 5, 6, 7, 8, & 9, SE¹/₄, Sec. 24, Tp. 4, Map 326.
 No number on house Municipal Roll shows 25 ac. which includes $\frac{1}{2}$ road allce
Containing (my calculation) 24.17 Acres

Owner's Name K. HIKIDA Post Office Address R.R. 1, New Westminster, B.C.

Nearest Rail Point Kennedy - B.C.E.R. Distance 2 $\frac{1}{4}$ miles

Market Town New Westminster, B. C. Distance 6 $\frac{1}{2}$ "

Church (give denomination) Scott Road Presbyterian Distance $\frac{1}{2}$ "

Nearest School Kennedy Distance 2 $\frac{1}{4}$ "

State how property was identified: By map, roads, and local inquiry.

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

On Newton road about $\frac{1}{4}$ mile west of Scott Road. Gravel - fair.

Is this district a good one? Some fair farms in area.

Employment opportunity Seasonal on farms. Peat bog about 1 mile west. Established industries
along the Fraser River about $\frac{1}{2}$ miles distant.

Dominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Plain wire and rail, part of property - fair Value \$

Water supply: From well. Electric pump and pressure tank. Apparently Value \$
well does not go dry.

BUILDINGS ON FARM

4938

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 34	Frame	8'	Shingle	10 yr.	Concrete	Fair	2000.00
Incubator hse.	18 x 24	"	10'	"	New	"	Good	200.00
Rhubarb house	22 x 40	"	7'	"	15 yr.	Logs	Fair	50.00
BARN	24 x 39	"	12'	Shakes	20 yr.	Posts	Poor	50.00
Chicken house	20 x 110	Frame (2 stry)	12'	Shingle	New	Cedar blocks	Good	1000.00
Chicken House	20 x 100	" " "	12'	"	15 yr.	Concrete floor	Fair	500.00
Chicken House	10 x 20	Frame	7'	Shakes	15 yr.	On ground	Poor	No value
Chicken House	20 x 70	"	6'	Shakes	20 yr.	Cedar blk.	Poor	50.00
Chicken House	20 x 150	"	6'	Shakes	20 yr.	" "	"	100.00
Chicken House	20 x 50	"	6'	Shakes	20 yr.	" "	"	50.00
8 colony hses.	9 x 18	Frame (each)	3'	Shakes	5 yrs.	Blocks	Fair	80.00
Shack	8 x 9	Frame	6'	Shgls.	5 yrs.	"	"	No value
Shed	8 x 10	"	6'	Shakes	5 yrs.	On logs	"	No value
Garage, etc.	14 x 36	"	8'	"	20 "	On ground	Poor	No value
Woodshed	10 x 18	Poles & shakes	10'	"	10 "	Posts	"	" "
Shack	20 x 20	Frame	8'	Shgls & Shakes	25 "	On ground	"	" "
Shack	18 x 33	"	8'	Shakes	25 "	Concrete floor	Poor	No value
Store room	16 x 24	"	"	"	"	"	"	4080.00
Total present day value								\$ 4080.00
Total Value Buildings add to farm								\$ 2000.00

Is dwelling habitable without repairs? Habitable. In quite fair condition. If not what is your approximate estimate of cost to make it habitable? Habitable. In quite fair condition.

Describe the basement and chimneys: Full sized concrete basement. Brick chimney from ground.

No. rooms downstairs? 4 Upstairs? 4 How finished Boards and paper.

Are buildings painted? Yes. Condition of paint POOR

Distance from nearest bush 50 years.

EXHIBIT NO. 828-3
 DATE 13 apr 1948
 FILED BY R. W. Lhermiack

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
16.04	Level and sloping	Light sandy to good sandy loam 12" - 24"	Gravel Hard pan	Crop mostly good.	75.00	1203.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
3.13	Sloping & level	Sandy & gravelly loam 12" to 24" As Above	Gravel Hard pan " "	Clearing of scrub & some stumps Clearing of bush cordwood	50.00 150.00	10.00 10.00
5.	Level					31.30 50.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 1284.30

Total added by buildings to value of farm \$ 2000.00

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

Total value of farm \$ 3284.30

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

Farm is in fair state of cultivation. Some crops weedy.

Rented to T. Heath for 1942 for \$150.00 out of which taxes are to be paid. Rest is to be paid to Custodian.

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

Small fruits, poultry, vegetables.

Noxious weeds: Few noxious weeds. Plenty of common weeds.

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

Taxes - \$38.58. Drainage tax - \$7.40.

Corporation of Delta.

Date: July 31, 1942.

Place: New Westminster, B. C.

I certify that the above report is based on a personal examination of the whole farm made on the 29th day of July 19 42 and 30th

Inspector's Signature

"R. W. Brown"

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

Farm Appraisal Report

R. K. Hikida

File No. J.L.434

Remarks: Property is located on the Newton Road about $\frac{1}{4}$ mile west of the Scott Road. This is quite a good property. The soil varies from a good sandy loam to a light sandy and gravelly loam which varies from one to two feet above the hard pan. The crops are in quite fair shape except the strawberries which are rather poor. The partly cleared land is gravelly on which the colony houses are located. The bush is heavy clearing and there is some cordwood. The house is in quite good shape with a full sized basement and a furnace. The one two-storey chicken house is new and the other double-decker is in quite good shape. The other chicken houses are rather old and are poor. The incubator house is new. Property is partly fenced with plain wire and rails. Water is obtained from wells, electric pump and pressure tank. There is electricity in the house. As far as I could learn the well does not go dry.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

There are some fruit trees around the old house, but of no commercial value.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

The Municipal Roll shows the acreage of this property as 25 but the 33' taken off for half the road has not been deducted. After making an allowance for the road I figure there is approximately 24.17 acres in the property and have valued it on this basis.

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

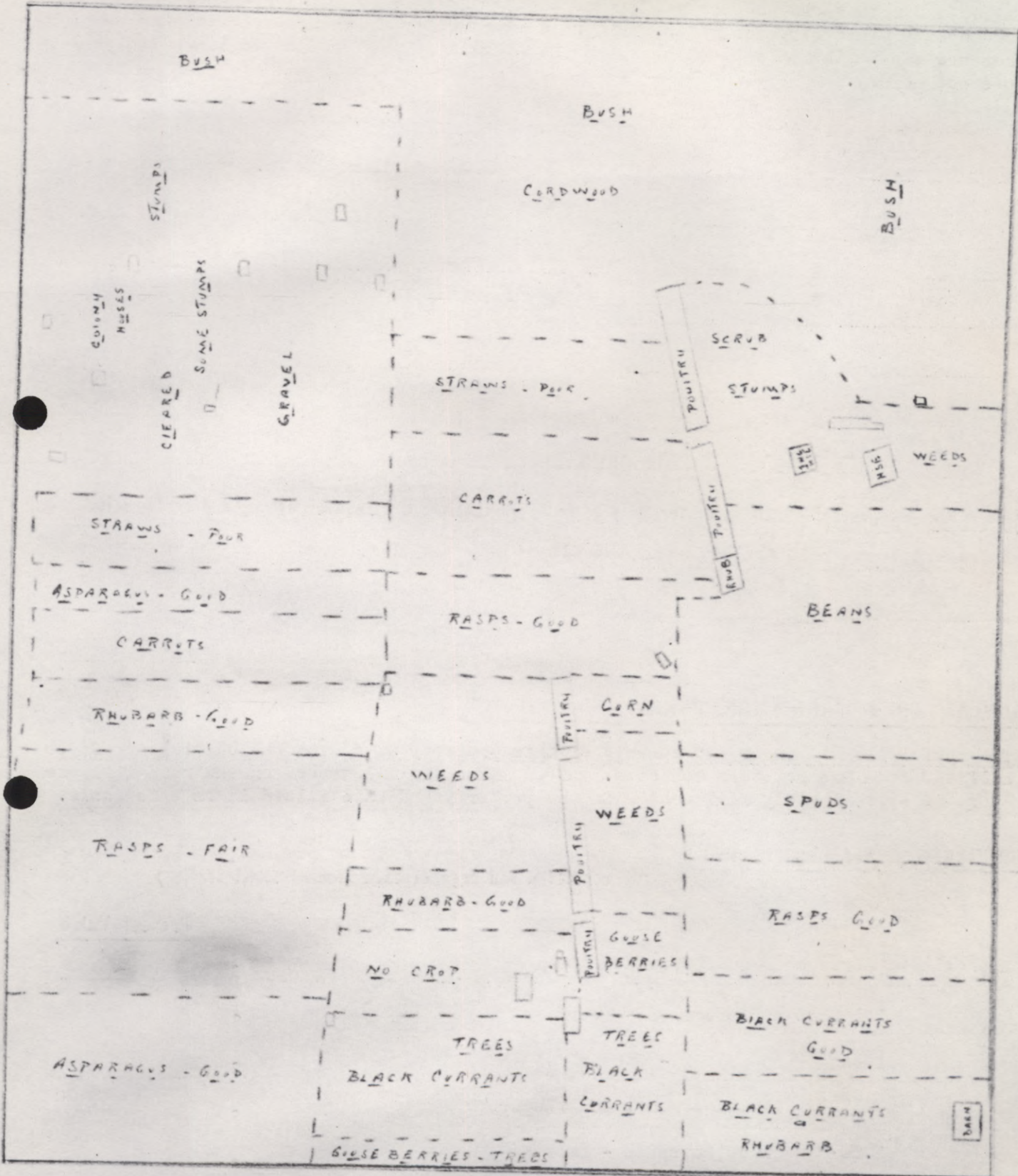
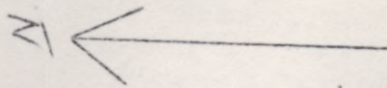
Present Value

Approximate acreage in small fruits, etc.	\$
1.1 acre strawberries - Poor.	\$
1.45 " asparagus - good.	\$
.67 " black currants and rhubarb	\$
1.68 " black currants - fair.	\$
.85 " rhubarb - good	\$
3.12 " raspberries - fair to good.	\$
.4 " gooseberries.	\$
Also .69 acres spuds	\$
1.58 " beans	\$
.12 " corn	\$
1.44 " carrots and 2.94 acres weedy land, not in crop and building sites.	Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

SCALE 20 CH = 1"



LOTS 5, 6, 7, 8, 9, SE 1/4 SEC 24, 2/4 MAP 326 - ROLL SHOWS 25 ACRES
ACREAGE LESS HALF ROAD - 24.17

R. W. BROWN

Following careful review of this appraisal report, it is my opinion that the present value is \$ 3500.00

Date 1st August 19 42

"I. T. Barnet"

District Superintendent.

BC-457-P
BC-1879-A

BC/457-P
BC/1879-A

Page 1

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

Farm Appraisal Report

R.R. 3

File No. 134

Land Description Lot 2- S.W. 19- Tp. 2

Containing 9.68 Acres

Owner's Name Kaichi Hikida Post Office Address R.R.1 New Westminster House No.582 Scott Rd.

Nearest Rail Point Kennedy On B.C.E.R. Distance 1 Mile

Market Town New Westminster Distance 5 Miles

Church (give denomination) Presbyterian Distance 1/4 mile

Nearest School Strawberry Hill Distance 1/4 mile

State how property was identified: Map and enquiry.

Roads: State whether property has access to main road, the kind of road and its condition.
It is on a hard surface road.

Is this district a good one? not especially.

Employment opportunity Various opportunities.

Predominating Nationality and religion: Mixed, in both religion and Nationalities.

Describe Fencing and its condition: Just along west end. Value \$

Water supply: 2 wells with electric pump Value \$

BUILDINGS ON FARM

4938

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 24	frame	8	shing.	3 yr	blocks	fair	300.00
Hen House	20 x 60	frame	12	shing.	2yr	blocks	good	500.00
BARN	x							
Hen House	20 x 80	frame	6	shing.	2 yr	blocks	good	400.00
BARN	x							
Hen House	20 x 60	frame	6	shing.	2 yr	blocks	good	300.00
GRANARY	x							
Egg storage	10 x 12	frame	6	shing.	1 yr	ceement	good	35.00
	x							
	x							
	x							

Total present day value \$ 1535.00

Total Value Buildings add to farm \$ 1200.00

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable?

Describe the basement and chimneys: No Basement Brick Chimney

No. rooms downstairs? 4 Upstairs? nil How finished wood

Are buildings painted? yes Condition of paint fair

Distance from nearest bush fifteen yards

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1 1/2	level	6 to 10 inches dark sandy loam	8" silty loam	garden and a small patch of berries	\$75.00	112.50
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
8.18	level	6 to 8" sandy loam	10" silty loam granular	thick Bush	\$150-\$200	\$ 20.00 \$ 163.60
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 \$ 276.10

Total added by buildings to value of farm \$ 1200.00

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

Total value of farm \$ 1476.10

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

A poultry proposition, only occupied a couple of years

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

In its present state poultry only

Noxious weeds:

nil

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Surrey Taxes \$ 40.07

Date: July 5th 1942

Place: New Westminister B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 30 June 1942 day of 19

Inspector's Signature

[Handwritten Signature]

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

Farm Appraisal Report

J.P. 434

Remarks: This is a straight poultry proposition, at the present time. The buildings are of recent construction, and are quite good.

The location is good, fronting as it does on Scott Road and not too far from town. Water supply is from two wells equipped with an electric pump, but, according to the present tenant, a Dane, whose occupation is a milk truck driver there is some question as to a plentiful supply the whole year round for the house, it appears that the one well becomes distasteful in the summer season and they have to haul water for cooking purposes.

The uncleared portion of the place, practically the whole of it covered with a heavy growth of bush, costly to develop. The soil is poor quality.

It is strictly a specialists proposition in the poultry line.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

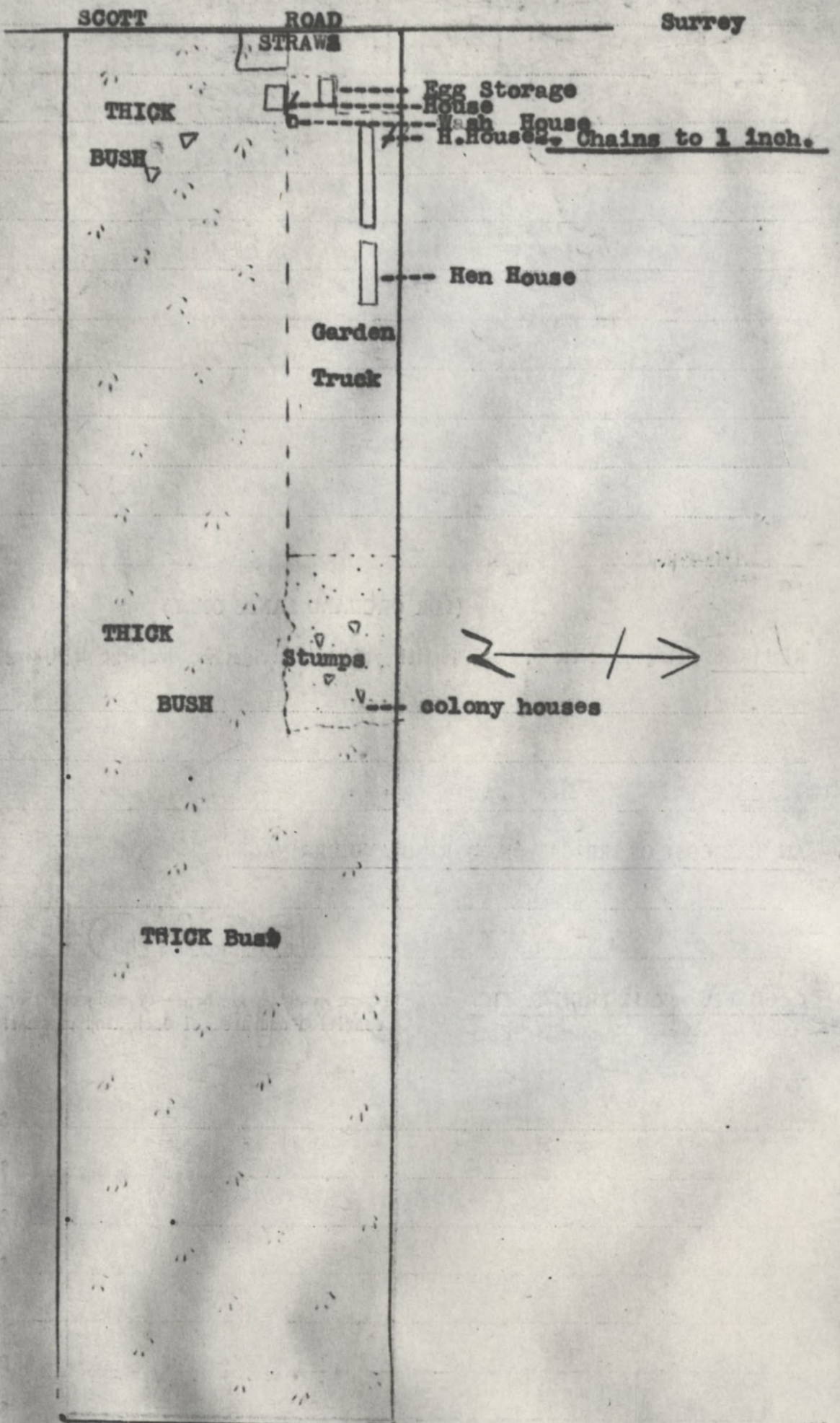
Present Value

\$
\$
\$
\$
\$
\$
\$
\$
\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property K. Kikida. Lot 2-S.W:19.TP 2



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

value is \$ 1200.00

Date 7th July 19 42.

"I.T. BARNET"
District Superintendent.



August 9 1938.

Hikida

new chicken house

Strawberry Hill

EXHIBIT No. 828-4

DATE 13 apr 1948

FILED BY

A. M. Cherniack

Hikida

residence 1940

Strawberry Hill

EXHIBIT No. 828-5 B.C.

DATE 13 apr 1948

FILED BY

A. M. Cherniack

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

EX. 4

EX. 5

(Claimant's Name)

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
1 G.M. Frigidaire	Dec. 1941	new	325.00	good as new	300.00
1 G.E. Radio- model 1941	Dec. 1941	new	155.00	good as new	120.00
1 Edmunds Piano, stool &c.	1938	used (about 2 years old)	230.00	excellent shape	200.00
3 Charter incubators (oil)	1. 1928	new	80.00	good	60.00
	1. 1934	used	25.00		
	1. 1935	used	25.00		
1 Grunder Co. power cultivator (8 H.P.gas)	Fall 1940	new	630.00	good as new	550.00

Description of Storage of Goods: All of the goods claimed for were left as set out in lists attached to claim form.

General Statement as to Chattels not Described above: The above listed chattels and all other chattels for which I am making claim and estimated values for same are set out in itemized list attached to claim form - see also Custodian's analysis of personal, property form for summary of claim.

Additional Comments, if any: In estimating values I have allowed for depreciation on all used articles. Unused items have been put in at cost.

EXHIBIT No. 828-6
 DATE 13 Apr 1948
 FILED BY Rm. Cherniack

Kaichi Hikida
 Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE NO. 4938.

EXHIBIT No. _____

NAME HIKIDA, Kaichi (Mr.)

REG. No. 12758.

DATE DECLARATION EVACUATION	INVENTORY TAKEN BY DATE	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
Apr. 18/42. May 18/42.						
	Inventories same as claim.	1 G.M. Fridgidare 300.00 1 F.40 Beatty Elec. Washing Machine 100.00 1 Goblin clean sweep vacuum machine in carton with att. 50.00 1 G.E. Radio Serial #212 Model 1941 120.00 1 hot air furnace installed (poker & brush) 100.00 1 piano & stool cont. small amt. of sheet music 200.00 3 pc. chesterfield suite 90.00 1 floor rug 60.00 2 chandelieres 20.00 1 Beatty Elec. Pump, Tank & Motor 150.00 Large quantity of 2"x6' chicken wire netting & cedar poles around the colony houses 120.00 1 hot water furnace 50.00 7 boxes glass 35.00 1 Crtn. cont. canning machine & quan. of lids 25.00 3 Incubators oil (Charter) 60.00(x) 1 A. Grunder Co. power cultivator (8HP gas powered) 550.00 4 electric brooders 100.00(x) 1 very lge. fridgidaire (elect. incubator) 500.00(x) 1 Beatty water pump & 2 brass youngstown water filters 150.00 1 oak dining table & 3 leaves 10.00) 6 dining chairs (new) 10.00)	195.00 60.00 62.50 85.00 145.00 90.00 16.00 135.00 14.00 20.00 70.00 650.00 47.50 1590.00			per claim bought 1936. cost \$155. 1938 cost 2307 hot 1938 - 1207 1938 - 807 bought 1940 cost
		(See claim attached)				
		Claimed value itemized chattels 2360.00 " " " " 440.00 " " categorized "Furniture" 162.50 " " " " "M 426.00 " " " " "FE 163.00 " " " " "K 7.50 " " " " "C 18.00 " " " " "T 86.00	- Sold Auction \$1590.00 - Fixtures 72.00 - " " 46.70 - " " 129.25 - " " 25.25 - " " 2.25 - " " 51.20			
		CLAIM - - -	\$3663.00			CREDIT - \$1916.65

Former Claim \$ 2800
 Reduced by 440
 2360.
 Add Categorized List 863.
 \$3223.00
 Credit sales 1916.65
 \$1306.35

No. 4938.

EXHIBIT No. _____

CASE No. _____

No. 12758.

VENUE _____

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	Fixtures ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
195.00					Reduce by			
60.00								bought 1936. cost 135-
62.50								
85.00								cost 155-
					100 00			Fixture
145.00								1938. cost 230-
90.00								bot. 1938 - 120-
16.00					20 00			- 1938 - 80-
135.00								
					120 00			Farm Fixture
14.00					50 00			Fixture
20.00								
70.00								bought 1940 cost 600-
650.00								
					150 00			Farm Fixture
47.50								
590.00					440 00			

Sold Auction \$1590.00
 Fixtures
 Sold Auction 72.00
 " 46.70
 " 129.25
 " 25.25
 " 2.25
 " 51.20
 CREDIT - \$1916.65

EXHIBIT No. 828-7
 DATE 13 April 1948
 FILED BY J. W. J. [Signature]

January 27, 1950

EXHIBIT No. 828-8
DATE Jan. 31/50
FILED BY R. J. McMaster

K. HIKIDA

B.C. 625-P

CASE NO. 828

A poultry and small fruit farm located west of Scott Road on Newton Road in the Municipality of Delta. This holding was identified by use of the legal description and comments which appear in the Farm Appraisal Report photostat. The present occupants confirm that the former owner was a Japanese named Hikida.

This is one of the finest properties we have examined. It is well situated just west of Scott Road and, according to the present occupants, the soil is a sandy loam. The holding contains a large area of flat land bordering the Newton Road. It is bisected by a 2 to 3 foot wide drainage ditch.

There are at least two wells on the property but it is reported that the water supply is unreliable during the dry season.

Since the 1942 appraisal the property has been divided into two holdings. Mr. F. M. Beeman occupies the original residence, most of the better poultry houses, the incubator house and the storage facilities. He has Lots 7, 8 and 9. Mr. G. E. Peterson owns the westerly part: Lots 5 and 6 containing approximately 10 acres.

In spite of the fact that the buildings were written down from a valuation of \$4080.00 to \$2000.00 (total buildings add to the farm) there has since been built an additional dwelling at a reported cost of \$3800.00. At any rate, it is a very fine house.

We have accepted the photostat statement as to the acreage and condition of the small fruits and as to the value of the land itself.

There are evidences of currant bushes and fruit trees as described by the photostat.

Some of the buildings have been altered or dismantled but in general the whole

K. HIKIDA

B.C. 625-P

CASE NO. 828

property is as described by the photostat.

The poultry section of this unit was apparently complete in all the details needed for a cycle of the poultry business. There are facilities for incubating, brooding, rearing and egg production. The small fruits section gives evidence of having been fully equipped. One of the "sheds" may well have been the packing house and the barn may have housed animals used in cultivation.

The residence and the brooder house are of sound cement founded construction.

In appraising the poultry section we have used the same methods as set out in our reports to Campbell, Brazier & Co. of January 7, 1949 and January 25, 1950. The houses were compared with the average and rated according to their apparent relationship to the base \$2.05 invested per bird housed. Table 3 sets out our appraisal figures.

Table 3

BUILDING	DIMENSION	AGE	SSB PRESENT DAY VALUE	BIRD CAPACITY	CLEMENT VALUE PER BIRD	VALUE PER UNIT	NOTES
House	26 x 34	10	\$2000.00			\$2000.00	
Incubator house	18 x 24	New	200.00			200.00	
Rhubarb house	22 x 40	15	50.00			100.00	
Barn	24 x 39	20	50.00			50.00	Demolished
Chicken house	20 x 110	New	1000.00	1100	\$1.40	1540.00	Double deck
Chicken house	20 x 100	15	500.00	1000	.80	800.00	" "
Chicken house	10 x 20	15		50			Not located
Chicken house	20 x 70	20	50.00	350	.30	105.00	Old & leaky
Chicken house	20 x 150	20	100.00	750	.30	225.00	" " "
Chicken house	20 x 50	20	50.00	250		75.00	Disappeared
8 Colony houses	9 x 18	5	80.00	325		80.00	
Shack	9 x 9	5					Not located

K. HIKIDA

B.C. 625-P

CASE NO. 828

BUILDING	DIMENSION	AGE	SSB PRESENT DAY VALUE	BIRD CAPACITY	CLEMENT VALUE PER BIRD PER UNIT	NOTES
Shed	8 x 10	5				Almost gone
Garage etc.)	14 x 36	20				
)	10 x 18	10				
Woodshed	20 x 20	25				Not located
Store Room	18 x 33	25				
Shack	16 x 24	25			\$ 50.00	Insulated walls
Totals			\$4080.00	3825	\$5225.00	

We were not able to obtain figures indicating the volume of small fruits marketed from this holding. Based on the acreages as noted on the photostat we assign values as follows:

Strawberries	1.0 acre	\$ 50.00
Asparagus	1.45 "	225.00
Currants, rhubarb	.67 "	67.00
Currants	1.68 "	168.00
Rhubarb	.85 "	50.00
Raspberries	3.12 "	312.00
Gooseberries	.40 "	40.00
Vegetables	3.83 "	
Total		\$912.00

The value of the land at \$1284.30 is accepted as set out by the photostat.

Total value:	Buildings	\$5225.00
	Land	1284.30
	Small fruits	<u>912.00</u>
		\$7421.30

It is quite evident that this holding was very highly developed and that a

K. HIKIDA

B.C. 625-P

CASE NO. 828

highly skilled competent operator was responsible for its operation. A would-be purchaser should have the specialized knowledge of a poultryman and the careful ability of a small fruit operator to undertake this holding. It is our opinion that an informed buyer should have been willing to pay \$7250.00 for this unit in 1943.

John M. Clement.
J. M. Clement.