

Name of Claimant KOBAYAHSI, Shigeno (Mrs S.)

Case 985

Custodian File 4216

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					714.00		655.27			655.27
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATELS</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			
32.50	19.50	5.86	60%	148.60	89.16					95.01
TOTAL RECOMMENDATION										750.28

CASE NO: 985.

JAPANESE PROPERTY CLAIMS COMMISSION

Fort William, Ontario,
April 26th, 1948.

IN THE MATTER OF THE CLAIM OF
SHIGENO KOBAYASHI.

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)

10

Fort William, Ontario,

April 26th, 1948.

IN THE MATTER OF THE CLAIM OF
SHIGENO KOBAYASHI.

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.
MARK H. PEARCE, Esq., Official Reporter.

30

S. Kobayashi,
In Chief.
Discussion.

SHIGENO KOBAYASHI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. CHERNIACK: My lord, this claim was filed by Wieler & Wieler of this city and I am not certain that we have the same forms. There is no amendment in the real property claim, but as to the personal chattels if your Lordship will turn to the last list, you might find a total of \$170.00. My learned friend advises me that it should be \$169.00. We are asking for an upward amendment on two of those items. Halfway down the list your Lordship will see 100 new strawberry crates.

THE COMMISSIONER: Yes.

MR. CHERNIACK: When Mr. Lodie went into this with the claimant, he saw no reason why they should not be shown at cost, and we therefore ask permission to increase the strawberry crates and raspberry crates to cost. Strawberry crates, \$23.50, that would be an increase of \$12.40, and in the case of the raspberry crates, \$18.80 would be the amended figure which would be an increase of \$10.70. The total claim, therefore, should be \$192.10, and the Custodian's sale price, I think, at \$22.00. My learned friend has it at \$31.00. Is that right?

MR. HUNTER: Yes.

THE COMMISSIONER: Sold at \$31.00.

MR. CHERNIACK: No, sir, I still have it at \$1.50, because the items shown as "T", "M" and "F" at the bottom are not those items for which we are making claim. If your Lordship would care to note

S. Kobayashi,
In Chief,
Discussion.

it.

THE COMMISSIONER: After all, it is your claim. What do you wish to say the goods were sold for?

MR. CHERNIACK: I show \$22.00, my lord, and I haven't had this analysis until now, but I did jot down in my own copy of the form an itemized list, and since it is very short I might indicate it to your Lordship.

THE COMMISSIONER: Yes.

MR. CHERNIACK: At the beginning of this list are a number of tools and I have shown a credit of \$1.75
10 opposite.

THE COMMISSIONER: Down as far as what, "garden hoses"?

MR. CHERNIACK: Yes, my lord.

THE COMMISSIONER: \$1.70?

MR. CHERNIACK: \$1.75, my lord. Opposite the crates I show 50 boxes, \$4.00, which checks with my learned friend. Opposite the 6 piece dinette set I show \$12.00. This is the same as the analysis.

THE COMMISSIONER: Do you say 50 boxes were stolen?

20 MR. CHERNIACK: I just have a note that 50 were sold for \$4.00, which would imply possibly that the others were missing. The line following the six piece dinette set is a four piece pudding bowls. I show that the Custodian sold it for \$1.25. The kitchen cabinet is the same, my lord, \$3.00. I might say, my lord, I am not at all displeased to see that occasionally the Custodian gets more than we claim. Those are all the items, my lord, I have shown sold by the Custodian.

30 THE COMMISSIONER: Actually the wood range was not sold.

S. KOBAYASHI,
In Chief.
Discussion.

MR. CHERNIACK: That is also shown on the analysis as
not sold.

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mrs. Kobayashi, I show you two typewritten state-
ments. Were these prepared in accordance with
your instructions? A: Yes.

Q Are these your signatures? A: Yes.

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

A Yes.

MR. CHERNIACK: My lord, I file as Exhibit 1 the real
estate statement.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: And on behalf of my learned friend I will
file his S.S.B. appraisal as Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: Your Lordship will find in Exhibit 1
20 that this property was purchased in 1939 for
\$925.00 at which time five and a half acres of
the ten acres had been cleared, and there was a
house, 18 x 30, and a woodshed and packing shed,
18 x 24, on the premises at the time of purchase.
The claimant states that they cleared one acre at
an estimated cost of \$150.00, and indicates the
crop on the property at the time of evacuation
at about 6 acres, my lord. The buildings on the
land are described at the time of purchase and im-
provements. Your Lordship will note that there is
30 a new house there completed in 1939, after the

S. Kobayashi,
In Chief.

purchase, and a kitchen added to the old house and a new shed, and the costs, estimated costs, are shown opposite. In connection with the buildings I might draw your Lordship's attention to the S.S.B. appraisal, Exhibit 2, on page 1, where there is a statement that the dwelling is boarded up, "am informed it is only shiplap lited. The 18 x 24 part requires outside sheeting". Exhibit 1 indicates that the new house had shiplap inside, fir floors, fir walls, veneered and papered, and I would say apparently the appraiser was not able to get in and came to the wrong conclusion as to the finish of the house. The location of the property is good, my lord. It is 1½ miles from Pitt Meadows, and is on a good gravel road fronting on Ford Road.

The claimant in his comments in Exhibit 1 states that the Custodian rented the land with 1942 crop for \$75.00. The appraiser says "crop mostly from raspberries. Appraisal made in July, 1942 shows 'better than 5 acres in strawberries now a total washout by rank weed growth'. The land was hoed and in good condition when we left in April, 1942, and berry plants were in good shape. All of the cleared land was good for small fruit growing. We had our best berry crops on the north half which the appraiser criticized as unsuitable for small fruits. I believe the appraisal at \$726.60 is much below a fair market value. This property is well located 1½ miles from Pitt Meadows. The district is mostly occupied by small fruit farm.

S. Kobayashi,
In Chief.

Considering the price I paid in 1939 and the clearing and other improvements made, I believe this property would be worth at least \$1,525.00 when sold by the Custodian."

MR. CHERNIACK: I will tender as an exhibit, my lord, the personal chattels statement already identified by the claimant.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. CHERNIACK: On behalf of my learned friend I will
10 file his analysis as Exhibit 4.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. CHERNIACK: Since my learned friend is making some additional comments or changes on the analysis, my lord, perhaps he could do it now so that I can note them at the same time.

MR. HUNTER: I will be through in one moment.

MR. CHERNIACK: Exhibit 3, my lord, refers only to these items in general, giving specifically only the large item which is 1 coal and wood range, which
20 she states she bought new in April, 1942, and used only about a week. She has depreciated it to the extent of \$10.00, having bought it for \$115.00. She sets out that all the articles were left in the farmhouse and shed. All the doors were locked and the windows boarded up, and she states, "I have allowed for depreciation on all articles except unused berry crate which I am asking my solicitor to now put in at actual cost as they were unused. Actual cost was 23½ cents per crate. The amount in
30 in list filed with claim was stated (in error) to

S. Kobayashi,
In Chief.
Discussion.

be \$11.10 and \$8.10".

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property which was sold was sold for its fair market value, and it is submitted that the prices claimed for property not sold is exorbitant. Possibly it will be quicker if I gave you the information and you put an "X" opposite in the analysis which I will file, my lord.

10 THE COMMISSIONER: Very well.

MR. HUNTER: Quite a number of these items were sold.

You will observe the first two things for which there is no account is 8 garden hoes, and one water hose. They can be considered as having been declared in general terms. Actually the tools are not specifically enumerated in the J.P. form, my lord, so I would not say they were even declared at all. I haven't shown anything on the sheet for that because
20 one cannot say they were not found. You cannot say which particular tools they did find. I suppose the only thing you can say is "no account". We might allege there is no record at any time.

THE COMMISSIONER: Were any garden tools sold?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: What does "T" mean?

MR. HUNTER: Sold at auction, but they were not sold at
not
auction. They are ~~not~~ declared specifically and they do not seem to be declared generally.

THE COMMISSIONER: All tools sold were sold for \$2.25.

30 MR. HUNTER: That is correct. The next item is one

S. Kobayashi,
Discussion.

large scale that was stolen, my lord. That was declared and inventoried and was missing. The winch, there is no record of that at any time.

THE COMMISSIONER: And not declared?

MR. HUNTER: Not declared, my lord. The next item, 4 pots. They were declared and not found. They were declared in general terms. They were declared as kitchen utensils, the same as the two frying pans. The next one, the sink, I have just put a notation
10 "fixture". I will have to ask the witness about that. The 3 washtubs were declared and not found. The new coal and wood range was declared and not found.

THE COMMISSIONER: I notice you show it in the theft column.

MR. HUNTER: It should not be shown there.

THE COMMISSIONER: There is \$112.70 shown on the theft column.

MR. HUNTER: I don't think that can be correct. Sorry, my lord.

THE COMMISSIONER: Should that read "unsold"?

20 MR. HUNTER: It should be declared and not found, because it is not in the inventory. The two wood heaters should be under the heading "abandoned".

THE COMMISSIONER: They are.

MR. HUNTER: And the kerosene heater.

THE COMMISSIONER: That is shown "no account".

MR. HUNTER: I think that is probably right. On the other hand, it is not shown on the inventory. The only thing that shows there in the way of heaters are the two heaters which were abandoned. I think it
30 should go under the heading of "declared and not found",

S. Kobayashi,
Discussion.
Cross-Exam.

my lord. New linoleum not laid, according to my notation, there is no record of it at any time.

THE COMMISSIONER: It shows "stolen" here.

MR. HUNTER: That would be the congoleum rug. If it is your Lordship's notation would be correct, and the couch, stolen.

THE COMMISSIONER: No record at any time. Should that be "stolen"?

MR. HUNTER: Just a moment. I was crediting it as a bed.
10 There would be no record at any time. I think it should be declared but not found. No, I am sorry, my lord. It is found. What I think it should be there is no account for that. It was declared and was found and then it was missing. I am sorry, my lord. The three coal oil lamps should be "no record at any time".

THE COMMISSIONER: Well, the substantial item in the stolen list is the stove.

MR. HUNTER: That is the big item, my lord, and that was
20 simply not found. I think possibly we should file this inventory because it is made at a fairly early date. It was taken on the 19th of May, 1942, by Mr. Bardwell. Is he available, Mr. Shears?

MR. SHEARS: He is a Vancouver man. I think he should be available.

(INVENTORY MARKED EXHIBIT NO. 5).

MR. HUNTER: It will be noticed from the recapitulation,
my lord, that the goods valued by the claimant for \$73.00 were sold for \$31.00, and my learned
30 friend states that part of that \$31.00 is not

S. Kobayashi,
Discussion.
Cross-Exam.

applicable.

CROSS-EXAMINATION BY MR. HUNTER:

Q This sink that you claim for, Mrs. Kobayashi, was that the kitchen sink? A: Yes.

Q Was it attached to the floor and the wall? Did it have a drain pipe, and so on?

A Yes.

MR. HUNTER: I don't think there is much question but
10 that it was a fixture, my lord. I think otherwise the statement is fairly complete, except that possibly the categories are not quite straightened out.

THE COMMISSIONER: I think they are straightened out now. Is there any re-examination?

MR. CHERNIACK: No, my lord.

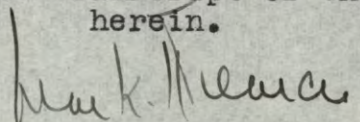
THE COMMISSIONER: Thank you, Mrs. Kobayashi.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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


"MARK H. PEARCE"
Official Reporter.

30

base 985

ACKNOWLEDGED

Grand & Toy Limited, Toronto
Form No. 166

Dominion of Canada
PROVINCE OF ONTARIO

DISTRICT of THUNDER
BAY

J.W.
In the Matter of an enquiry under Order-
in-Council P.C. 1810 as amended by Order-
in-Council P.C. 3737, and
IN THE MATTER OF Claim of SHIGENO KOBAYASHI,
a Japanese person evacuated from the Protected
Area of British Columbia.

To WIT:

7/1/47

19

I, SHIGENO KOBAYASHI
of the City of Fort William
in the District of Thunder Bay,
Do Solemnly Declare that

The facts alleged in the within Claim are to
the best of my knowledge true and correct.

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 Fort William
in the District
of Thunder Bay
this 30th day of October, A. D. 1947

ack

Shigeno Kobayashi

W. J. Weiler
A Commissioner for taking Affidavits, Etc.

Dated October 30th 1947.

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

IN THE MATTER OF Claim of
SHIGENO KOBAYASHI, a Japanese
person evacuated from the
Protected Area of British
Columbia

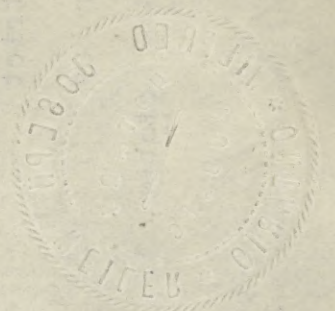
Statutory Declaration

OF

SHIGENO KOBAYASHI

Grand & Toy Limited, Toronto

WEILER & WEILER
Barristers, etc.
15 Francis Block,
FORT WILLIAM, Ont.



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

IN THE MATTER OF Claim of SHIGENO KOBAYASHI, a Japanese person
evacuated from the Protected Area of British Columbia.

1. Name of claimant: Shigeno Kobayashi
Registration number: 1444
2. Address of Claimant at time of evacuation from the
Protected Area:
2098 Ford Road,
Pitt Meadows, B. C.
3. Claimant's present address:
729 North Brodie Street,
Fort William, Ontario.
4. Re claim relating to real property:
 - (a) Street and address of real property:
2098 Ford Road,
Pitt Meadows, B. C.
 - (b) Legal description of same:
Lot Two (2) of a subdivision of a portion
of the South Half ($S\frac{1}{2}$) of the South Half
($S\frac{1}{2}$) of Section Four (4) of Block Five (5)
North Range One East, in the District of
New Westminster.
 - (c) Type of real property:
Small fruit undercrop farm with two storey
house, garage and three sheds.
 - (d) Title or interest held by claimant in the real
property:
Owner in fee simple.
 - (e) Fair market value of real property at date of sale:
 - (a) Land - \$650.00
 - (b) Buildings - \$875.00
 - (f) Amount of loss alleged to have been sustained by
the claimant - \$811.00.
5. Re claim relating to personal property:
 - (a) Location at which property was left by the
claimant at date of evacuation:
2098 Ford Road,
Pitt Meadows, B. C.
 - (b) Type of premises in which property was left by
the claimant:
Left in house with all doors locked
and windows and sheds boarded up.

5. (c) The property was left by the claimant at date of evacuation in the care of The Custodian.

(d) Itemized and detailed description of the property which is the subject of this claim:

	2 cultivators	\$2.00	} sold 175
	2 scythes	1.00	
	2 sickles	.50	
	4 shovels	1.00	
	3 mattocks	1.00	
	1 pitch fork	.55	
	1 rake	.40	
	3 potato hooks	1.40	
	8 garden hoes	1.00	
	1 water hose	.40	
	4 blocks	2.00	} 4-
	2 cables	1.00	
50-	100 new strawberry crates	23.50 11.10	
	80 raspberry crates	18.80	
	1 large scale	1.50	
	1 winch	1.00	
	6-piece Dinnette Set	15.00	12- 1-25
	4-piece pudding bowls	.50	
	4 pots	.70	
	2 frying pans	.20	3 00
	1 kitchen cabinet	1.00	
	1 sink	1.00	
	3 wash tubs	.30	
	1 new coal & wood range	105.00	
	2 wood heaters	2.00	
	1 kerosene heater	1.00	
	1 square	.35	
	4 bits	2.00	
	2 levels	1.00	
	new linoleum, not laid,	3.00	
	couch	1.00	
	3 coal-oil lamps	1.00	
		<u>\$170.00</u>	1070 12.40
		<u>169-</u>	
		<u>\$192.10</u>	

(e) Alleged amount of loss of personal property of the claimant - \$139.00.

Sold at 21-
170-

DATED October A.D. 1947.

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

IN THE MATTER OF Claim of
SHIGENO KOBAYASHI, a Japanese
person evacuated from the Pro-
tected Area of British Columbia.

C L A I M

OF

SHIGENO KOBAYASHI

WEILER & WEILER
Barristers, etc.
15 Francis Block,
FORT WILLIAM, Ont.

KOBAYASHI, Shigeno (Mrs.)
 (Claimant's Name)

REAL ESTATE
 (Farm Land)

014444

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared - 3 1/2 Cultivated not planted 1/2 Cultivated and not in crop List Crops	10 acres	1939	N. Sykes	\$925.00			
Strawberries - 2 1/4 new plants Strawberries - 2 3/4 old plants Raspberries - 3/4 acre Peas and Potatoes - 1/4 acre					5 1/2 acres cleared Rest uncleared	House 18 x 30 and Woodshed and Packing Shed 18 x 24.	<i>Land & Improvements</i> <i>\$1525.00</i>

Total 6 acres

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

Description	When Made	Cost
Cleared about 1 acre - in 1940 - 1941 - own labour - fairly heavy clearing - estimated cost		\$150.00

EXHIBIT No. 985-1
 DATE 26 April 1948
 FILED BY Sm. F. Bernack

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Cost Value
(1) House 18 x 30 3 rooms			<u>was on land when I bought it</u> This house was about 3 years old when we bought it.					
(2) Woodshed and Packing Shed to old house in 1940	18 x 24		<u>was on land when we bought it.</u>					
IMPROVEMENTS								
(3) House 18 x 24 1 1/2 story 2 rooms downstairs and 1 upstairs		(veneered and papered)	This house was built in 1939 (after purchase)					\$500.00
(4) Added Kitchen to old house in 1940	8 x 12							80.00
(5) Built shed 9 x 12								20.00

Comments re Appraiser's report not covered by above information: The Custodian rented land with 1942 crop for \$75.00. Appraiser says crop mostly from raspberries. Appraisal made in July 1942 shows "Better than 5 acres in Strawberries now a total wash out by rank weed growth". The land was hoed and in good condition when we left in April 1942 and berry plants were in good shape. All of the cleared land was good for small fruit growing. We had our best berry crops on the north half which the appraiser criticized as unsuitable for small fruits. I believe the appraisal at \$726.60 is much below a fair market value.

COMMENTS: This property is well located 1 1/2 miles from Pitt Meadows. The district is mostly occupied by small fruit farms. Considering the price I paid in 1939 and the clearing and other improvements made, I believe this property would be worth at least \$1525.00 when sold by the Custodian.

S. Kobayashi

Signature

Farm Appraisal Report

File No. JL 454

Land Description Lot 2 of the S $\frac{1}{2}$ of S $\frac{1}{2}$ Sec. 4, Blk. 5 N., R. 1 E., Map 6903, N.W.D.

House #2098.

Containing 9.85 Acres

Owner's Name KOBAYASHI, Shigeno Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows C.P.R. Distance 1 $\frac{1}{2}$ miles

Market Town (Good local delivery). New Westminster Distance 14 miles

Church (give denomination) C. of E. and United Distance 1 $\frac{1}{4}$ miles

Nearest School Pitt Meadows (School bus) Distance 1 $\frac{1}{2}$ miles

State how property was identified: Posts, road and map check.

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

Yes. It fronts on Ford Road - good gravelled road.

Is this district a good one? Rather raw land as yet, improving yearly.

Employment opportunity Local peat plant; brickyard and 2 mills 4 to 6 miles.

Predominating Nationality and religion: British Protestant.

Describe Fencing and its condition: South and west lines 2 wire - poor Value \$

Water supply: Dug well wood-cribbed. Poor. All drinking water is hauled from a spring on Ford Road $\frac{1}{4}$ mile. Value \$

BUILDINGS ON FARM

4216

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 30	frame	10	shgl	6	wood	fair	350.00
	18 x 24	"	16	"	3	conc.	"	
	x	Dwelling is incomplete.						
BARN	x							
Woodshed & PACK Pack shed	18 x 24	"	8	shgl	3-4	wood	"	60.00
	x							
GRANARY	x							
	x							
	x							
	x							

Total present day value \$ 410.00

Total Value Buildings add to farm \$ 400.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Boarded up. Am informed it is only shiplap lined. The 18x24 part requires outside sheeting. \$

Describe the basement and chimneys: No basement. Stove-pipe chimney.
estimated

No. rooms downstairs? 6 Upstairs? - How finished I believe shiplap.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Quite close.

EXHIBIT No. 985-2
DATE 26 April 1948
FILED BY D.M. Cherniack

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.56	level	peaty clay lm. 8"	clay	poor potatoes & Straws few fair rasps.	50.00	228.00
1.95	level	peaty 1'-18"	clay	rasps, straws & weeds	40.00	78.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
.26	level	peaty 1'-18"	clay	break and drain	20.00	5.20
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
3.08	level	peat 18"-3'	clay	clear and drain logged off land	100.00	5.00
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 \$ 326.60

Total added by buildings to value of farm \$ 400.00

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

Total value of farm \$ 726.60

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

Japanese owners left early summer. rains came and weeds got ahead and have almost obliterated strawberries.

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

Improve drainage, when with usual cultivation small fruits can be successfully grown.

Noxious weeds: Lots of thistle and smartweed.

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

Pitt Meadows Munic. (not available)
Maple Ridge Dyking & Drainage Commission
No record of tax assessment yet from N. Sykes the former vendor.

Date: July 7, 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 6th day of July 19 42.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

JL 454

Remarks: This property is rented to Mrs. J. Fast, land only, for \$75.00. In my opinion she will make only a small wage and this from raspberries, which by the use of scythe they have been able to get in and pick. On much of the land which was in strawberries they have cut the grass for hay. South half of the lot is much the better land, as the top layer of peat has practically been amalgamated with the good clay below, while the north half can yet be classified as peaty. It's too hot yet to be profitable for small fruits. When cleared and worked down by hoed crops for a few years this peaty north half will be worth farming. Not for small fruits.
It is a very modest holding.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. Taxes not yet assessed to Japanese. I would estimate taxes would be around \$20.00 municipal and \$25.00 for dyking and rainage.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

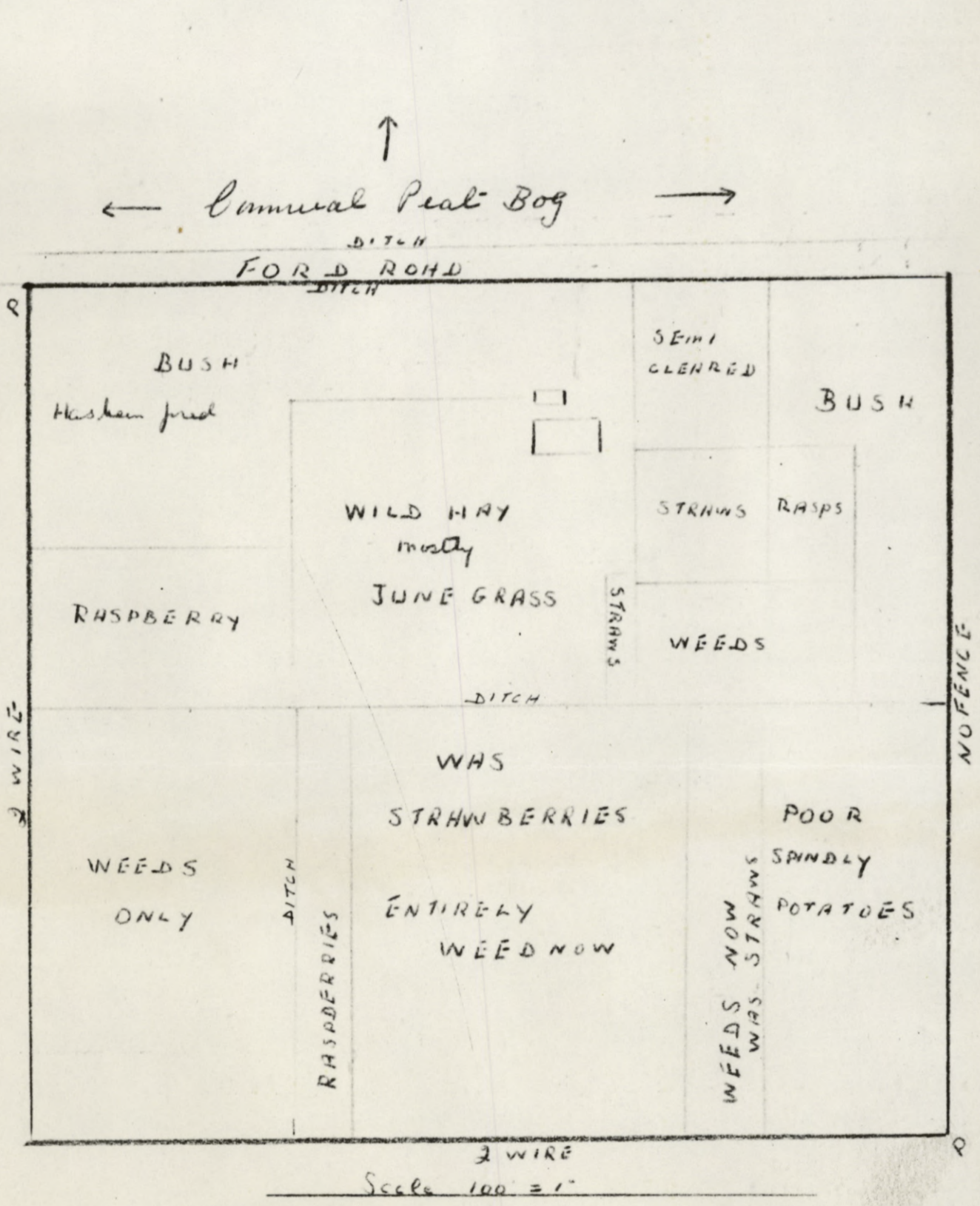
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

About 1/2 acre raspberries	\$
" .80 ac. poor potatoes	\$
Better than 5 acres cleared in strawberries, now a total washout by rank weed growth.	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$

Diagram of Property



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

value is \$ 700.00

Date 8th July, 1942.

"I.T. BARNET"
District Superintendent.

KOBAYASHI, Shigeno
(Claimant's Name)

PERSONAL CHATTELS

V14444

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
1 Coal and Wood range	April 1942	New	\$115.00	Used about 1 week	\$105.00

For other articles claimed and values - see list attached to claim papers.

	88.10
TOTAL CLAIM	193.10
CUSTODIAN CREDIT	<u>32.00</u>
NET CLAIM	<u>\$171.10</u>

Description of Storage of Goods: Left in farm house and shed. All doors locked and windows boarded up.

EXHIBIT No. 985-3
DATE 26 apr 1948
FILED BY D.M. Chernack

General Statement as to Chattels not Described above: All chattels claimed are itemized on list attached to claim form.

Additional Comments, if any: I have allowed for depreciation on all articles except unused berry crate which I am asking my solicitor to now put in at actual cost as they were unused. Actual cost was \$.23 $\frac{1}{2}$ per crate. The amount in list filed with claim was stated (in error) to be \$11.10 and \$8.10.

S. Kobayashi

Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4216

EXHIBIT No.

NAME (Mrs) Shigeno KOBAYASHI

REG. No. 14444

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION 10 Apr 42	TAKEN BY Bardwell					
EVACUATION 16 Apr 42	DATE 19 May 42					
Kitchen utensils	5 kitchen chairs	2-cultivators				
1 range	3 beds complete	2-scythes & sickles				
3 stoves	Sanitary couch	shovels, mattocks,				
1 couch	Gramophone	forks, rakes, hooks,				
3 beds	2 Heaters					
1 cabinette	Congoleum rug					
kitchen suite	Dining table & 4 chairs					
2 hand cultivators	Dresser					
5 scythes	Chiffonier	2 cultivators	2	T		
3 mattocks	berry crates	2 scythes	1	T		
5 shovels	garden tools	2 sickles	50	T		
1 scale	2 cartons	4 shovels	1	T		
pitch fork	Sewing machine	3 mattocks	1	T		
1 rake	3 boxes dishes	1 pitch fork	55	T		
3 hooks (potatoe)	platform scale	1 rake	40	T		
5 buck saws	<i>Added values</i> 3 potato hooks	3 potato hooks	1	40	T	
carpenter tools	8 garden hoes	8 garden hoes	1			
locks and cables	1 water hose	1 water hose	40			
4 sledge hammers	4 blocks	4 blocks	2	T		
4 axes	2 cables	2 cables	1	T		
	12.40	100 new strawberry crates	11	10		
	10.70	80 rasp. crates	8	10	4	
		1 large Scale	1	50		
		1 winch	1			
		6 pc Dineette suite	15	12		
		4 pc Pudding bowls	50	1 25		
		4 pots	70			
		2 frying pans	20			
		1 kitch. cabinet	1	3		
		1 sink	1			
		3 wash tubs	30			
		1 new coal & wood rge	105			
		2 wood heaters	2			
		1 kerosene heater	1			
		1 square	35	T		
		4 bits	2	T		
		2 levels	1	T		
		new linoleum, not laid	3			
		couch	1			
		3 coal-oil lamps	1			
	# 23.10					
		(X) 170				
		Alleged amount of loss of personal property of the claimant:-	139			
		(X) Totals \$169.00				
		* 23.10				
		* 192.10				
	ANALYSIS					
Chattels w. est. value of \$	23.85	Sold at auction	\$ 31.00			
do	1.	Fixture				
do	3.40	No record				
do	2.	Abandoned				
do	112.70	Unaccounted for				
	\$ 169.00		\$ 31.00			

not Declared in
quit form

not dec

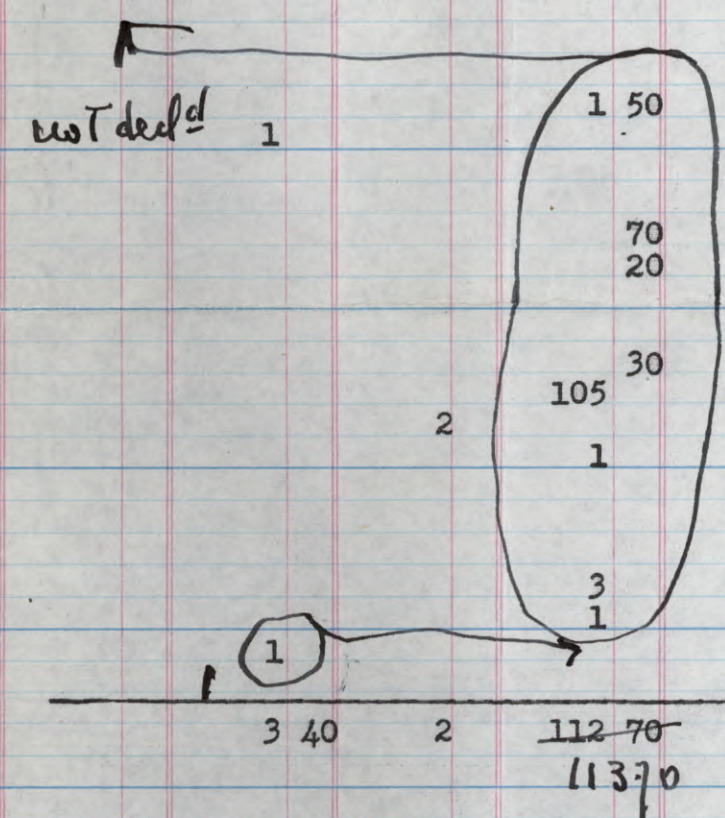
EXHIBIT
DATE
FILED

[Signature]

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

not Declared in
general terms } 1-40

4
12
1 25
3



1 As fixture, sold with property

2 25
1 50
7
31 ..

EXHIBIT No. 985-4
DATE 26 apr 1948
FILED BY J. W. S. Hunter

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 4216

MUNICIPALITY: Pitt Meadows. Date: May 19th, 1942.

NAME: KOBAYASHI, Shigeno (Mrs. Shigezo) REGISTRATION NO. 14444.

ADDRESS: 2098 Ford Road, Pitt Meadows, B.C.

PROPERTY:

ACREAGE: 9.85

KIND OF CROPS: Raspberries, Strawberries, Potatoes, Peas.

APPROXIMATE ACREAGE OF EACH: $\frac{3}{4}$. $2\frac{1}{2}$ Few. Few

HOUSE: VACANT: Yes. OCCUPIED

DESCRIPTION $1\frac{1}{2}$ Story wooden fram house ROOF: Shingle.

SIZE: 14 x 20. NO. OF ROOMS 5.

CONDITION: Good.

OTHER BUILDINGS: Garage & woodshed, 2 Packing houses,

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: "Well" ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: Boarded up.

INVENTORY OF CHATTELS LEFT ON PROPERTY

Stored in the attic of the house.

~~5-Kitchen chairs.-~~ 35
3 Beds complete "to be shipped"
~~Sanitary-couch.~~ missing
Gramophone.
2-Heaters. "Burnt out"
Congoleum rug. "worn out"
~~Dining table & 4 chairs.~~ S
~~Dresser.~~ S
~~Chiffioner.~~ S
Quantity of berry crates. S
Quantity of garden teels. S
2-Cartons. S (Boxes)
Sewing machine. "Tenant says shipped" owner some time ago"
~~3-boxes dishes.~~ S
~~Platform-scale.~~ missing

985 - 5

EXHIBIT No. _____
26 Apl 1948
DATE.....
FILED BY J.W.G.Hunter

S Sold Haney 18
September 27, 1945

"above notes from original
inventory used by Mr. Moryson"

Signed:

I. C. Bardwell

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

June 18, 1948

M. W. Stace
BH

Room 125,
Provincial Court House,
Georgia St.W.,
Vancouver, B.C.,
7th November, 1947.

Mr. Shigeno Kobayashi, Registration No. 1444,
729 North Brodie St.,
Fort William, Ontario.

Dear Sir:

re Japanese Property
Claims.

We acknowledge receipt of your claim relating to your real and personal property. You did not state where you desire your claim to be considered, and we now advise you that this will be dealt with in Winnipeg, and that you will in due course be advised when the Commission will meet in Winnipeg for this purpose. It is expected you will attend the sitting of the Commission in Winnipeg in support of your claim.

Yours truly,

W

SECRETARY.

Victoria, B.C.,
14th October, 1947.

Mrs. Shigero Kobayashi,
729 North Brodie St.,
Fort William,
Ontario.

Dear Madam:

I am directed by the Commissioner to return the claim forwarded by yourself under date of October 1st, 1947, for the reason that it does not comply with the Order-in-Council under which the Commissioner is authorized to investigate claims of persons of the Japanese race, in the following respects:

1. The claim must be filed in duplicate.
2. A statutory declaration proving the truth of the claim must be taken by the claimant. A form of statutory declaration is enclosed herewith.

Will you kindly complete your claim in accordance with the above directions and return it to the undersigned at 506 Royal Bank Building, Vancouver, B.C.

Your claim dated October 1st, 1947, is returned herewith.

Yours truly,

SECRETARY TO THE COMMISSION.