

<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
					276.00		386.55			386.55
<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 Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION									386.55	



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CASE NO; 1283

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario

November 23, 1948.

IN THE MATTER OF THE CLAIM OF

KINTARO KOBAYASHI

PROCEEDINGS AT HEARING

Original



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IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER

Toronto, Ontario,
November 23, 1948.

IN THE MATTER OF THE CLAIM OF

KINTARO KOBAYASHI

PROCEEDINGS AT HEARING

APPEARANCES:

- | | |
|-----------------------------|---|
| K. A. CHRISTIE, ESQ., K.C., | appearing for
the Dominion
Government |
| R. A. BEST, ESQ., | appearing for
the Claimant |
| _____ | |
| A. SMITH, ESQ., | Secretary |
| G. M. R. UPTON, ESQ., | Official Inter-
preter |
| J. B. MCGREGOR, ESQ., | Official Reporter. |



K. Kobayashi,
In chf.

1
2 MR. BEST: Before this witness is sworn,
3 perhaps I should present to you an authorization by
4 the claimant authorizing this particular witness, his
5 grandson to appear on his behalf, together with a
6 covering letter. Perhaps I can file those.

7 MR. CHRISTIE: Why cannot the claimant appear?

8 MR. BEST: I think the letter covers it.
9 He is an extremely old man and he lives in Montreal.
10 This claim should have been disposed of in Montreal,
11 and I am not too clear why it wasn't. I think it was
12 ready to be heard at that time -- at least the file
13 would indicate that it was.

14 Unfortunately the claimant is an extremely
15 old man and the grandson is here. He went there when
16 he was about three years old and he was brought up
17 there until the time of the evacuation, and I think
18 he probably knows more about it than the old man would.

19 THE SUB-COMMISSIONER: Any objection,
20 Mr. Christie?

21 MR. CHRISTIE: I am not impressed that 81
22 is very old.

23 MR. BEST: I don't want to make any comments
24 about whose responsibility it was that this claim was
25 not disposed of in Montreal.

26 THE SUB-COMMISSIONER: Again, in any event
27 I think it is a case that the claimant can put in
28 evidence and it will come before the Commissioner.

29 MR. CHRISTIE: I don't regard it so
30 seriously when it is a real property claim.



(Discussion)

1 THE SUB-COMMISSIONER: The ultimate disposition
2 of this case will depend on the evidence in Vancouver.

3 Go ahead, Mr. Best.

4 (AUTHORIZATION AND EXPLANATORY LETTER
5 MARKED EXHIBIT NO. 1)

6 DALEY KOBAYASHI, having been first
7 duly sworn, examined by Mr. Best, testified as
8 follows:

9 DIRECT EXAMINATION BY MR. BEST:

10 Q. Is that your signature?

11 A. Yes.

12 Q. I understand that you are a grandson of

13 Kintaro Kobayashi? A. Yes.

14 Q. You are appearing on his behalf before
15 this Commission? A. Yes.

16 Q. Was that form prepared upon instructions
17 given by yourself or your grandfather?

18 A. By my grandfather and myself.

19 Q. And the contents of it are true to your
20 knowledge?

21 A. Yes.

22 (REAL ESTATE FARMLAND CLAIM FORM MARKED
23 EXHIBIT NO. 2)

24 MR. CHRISTIE: I tender as Exhibit 3 the
25 Farm Appraisal Report.

26 (FARM APPRAISAL REPORT MARKED EXHIBIT NO. 3)

27 MR. BEST: Is that a picture of your

28 grandfather's farm? A. Yes.

29 Q. Do you know when that picture was taken?

30 A. In 1939.



D. Kobayashi,
In chf.

(PHOTOGRAPH OF CLAIMANT'S FARM MARKED
EXHIBIT NO. 4)

1
2
3 Q. I understand that this farm was owned by
4 your grandfather and was just half a mile from
5 Whonnoch, B.C.? A. Yes.

6 Q. And that is about four or five miles from
7 Haney? A. About 5 miles.

8 Q. And it is very close to the Fraser River
9 I understand? A. Yes.

10 Q. In fact I think you can see it in this
11 picture, is that the river in the back ground?

12 A. Yes.

13 Q. How far away would the farm be from the river?

14 A. Less than half a mile.

15 Q. And between the farm and the river there
16 is a railway line that runs along the river bank?

17 A. Yes.

18 Q. And there is a highway?

19 A. Yes.

20 Q. How far off the highway would this farm be?

21 A. About a quarter of a mile.

22 Q. Now, how long did you live on this farm?

23 A. Since 1930 until the time of the evacuation.

24 Q. You would be rather young when you went
25 there? A. Yes.

26 Q. Did you work on the farm? A. Yes.

27 Q. Now, just for the record, the claim says
28 your grandfather's farm was purchased from Ralph
29 Daniel for \$530. in 1930; was it your father or your
30 grandfather who purchased the farm?



1 D. Kobayashi,
2 In chf.

3 A. My father.

4 Q. How did it happen to become registered in
5 your grandfather's name?

6 A. My father died in 1935 and willed it to
7 my grandfather.

8 Q. Your grandfather has lived with you on the
9 farm continuously since 1930?

10 A. Yes.

11 Q. Now, of the 12½ acres apparently about 3½
12 acres are under cultivation and the other 9 acres are
13 bush?

14 A. That is right.

15 Q. Did your family clear that whole 3½ acres of
16 bush?

17 A. Yes.

18 Q. It was all bushland when your father pur-
19 chased it in 1930?

20 A. Yes.

21 Q. And both these houses on the property,
22 which were apparently erected in 1930 -- did your father
23 build it himself or did he have assistants?

24 A. He had outside help to build it.

25 Q. Who helped him, do you know? Do you know
26 his name, or whether he was a carpenter?

27 A. Yes, I know Mr. Daniel was there at the
28 time.

29 Q. That is the man your father purchased the
30 farm from?

A. Yes.

Q. Your father hired him to help build the
house?

A. Yes.

Q. Is Daniel's a carpenter?

A. He was in a way, yes.



D. Kobayashi,
In chf.

1
2 Q. This packing shed which was built in 1937,
3 who erected it?

4 A. My grandfather.

5 Q. I suppose he had some assistance from
6 yourself? A. Yes.

7 Q. Was there anyone else?

8 A. Yes, we had outside help.

9 Q. Any other member of your family besides
10 your grandfather and you?

11 A. Yes, I had two brothers and a sister working
12 on the farm.

13 Q. You all lived on this place and how many of
14 you worked on it?

15 A. We all did.

16 Q. At the time of evacuation who was
17 actually working on the farm besides your grandfather,
18 that is full time?

19 A. One of my brothers and my sister.

20 Q. You were living there but you had another
21 job, had you? A. Yes.

22 Q. On the appraisal there is a remark that
23 the district is not a good one, it is too little
24 developed and there is much bush and the employment
25 opportunities are strictly limited. It says the
26 Haney and Hammond Mills are six to 10 miles away.
27 What do you say about that?

28 A. As far as that is concerned it is right,
29 but there are more mills around, there are mills three
30 or four miles away.



D. Kobayashi,
In chf.

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Q. Was there any closer than that?

A. Yes, there was one directly below our farm in between the C.P.R. tracks and the river.

Q. Is that where you worked?

A. Yes.

Q. Was that the only mill within a radius of four miles or were there any other?

A. That was the only mill.

Q. Was there any transportation system on this highway which ran within a couple of hundred yards of your farm?

A. Yes, on the highway.

Q. How did you get to and from work, did you have a car?

A. No, I was going to work in a friend's car.

Q. Was there any other means for people to get to work?

A. Yes, busses were going by practically every hour.

Q. There were four rooms in this house?

A. Yes.

Q. Now, you told us this picture was taken in 1939. Are these all strawberries?

A. Yes.

Q. All over there? A. Yes.

Q. How many acres of strawberries would you have altogether when this picture was taken of the $3\frac{1}{2}$ acres you say you had under cultivation according to your claim?

A. There would be anywhere from



D. Kobayashi,
In chf.

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2 to 2 $\frac{1}{2}$ acres.

Q. You say there was a quarter of an acre of raspberries and you grew potatoes and cabbages as well, did you? A. Yes.

Q. Was your grandfather's only income derived from this farm?

A. That is right.

Q. Can you estimate approximately what it would be in the year before the evacuation, or do you know? What would be the gross from the farm for the raspberries, strawberries, potatoes, cabbages, and anything else that was grown there?

A. That would be hard to say.

Q. Were all the 2 $\frac{3}{4}$ acres of strawberries bearing the year before the evacuation or some of them were too young?

A. There was one small patch that was too young.

Q. When you say small, what was it, half an acre?

A. About $\frac{1}{2}$ of an acre.

Q. There is a remark about the place here, that is still occupied by an old Japanese who is quite old. The weeds have got ahead except in the potatoes and cabbages put in by a Chinaman. This is in January, 1942; were you still on the farm then?

A. Yes.

Q. What do you say about the condition of the farm as far as weeds were concerned?

A. The farm was in good condition when I was there.

Q. What was the arrangement with this Chinaman?



D. Kobayashi,
In chf.

1
2 As far as I can gather from the appraisal here the
3 place was rented to the Chinaman for \$200. for 1942 and
4 \$100. for 1943, and the Chinaman I understand was to
5 pay the year's taxes. It says the Chinaman has put
6 in the .42 acres of cabbage and .19 acres of potatoes.

7 Is that correct, was that the arrangement?

8 A. Yes.

9 Q. Did the Chinaman pay \$200. for the
10 1942 season? A. Yes.

11 Q. And was he to get the crop, was he to have
12 the whole crop for the year 1942?

13 A. Yes.

14 Q. And when did you enter this arrangement
15 with the Chinaman?

16 A. The exact date I don't know.

17 Q. Would it be when you got your notice of
18 evacuation? A. Yes.

19 Q. I understand you continued on for some
20 time after that, didn't you?

21 A. Yes.

22 Q. What arrangement did you make so far
23 as working the farm was concerned?

24 A. We were to work on the farm and be paid
25 a salary until the date we were going to be moved.

26 Q. You deny this remark about the weeds in
27 the berries, you say the weeds weren't bad at the time
28 you left? A. No.

29

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31



D. Kobayashi,
cr. ex.

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CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. form dated the 11th of May, 1942; do you recognize that signature?

A. Yes.

Q. Whose signature is that?

A. That is my grandfather's.

(J.P. FORM MARKED EXHIBIT NO. 5)

Q. I am showing you a picture of a house, do you recognize that, is that your property there?

A. Yes.

(PHOTOGRAPH ABOVE REFERRED TO MARKED EXHIBIT NO. 6)

Q. What year were you born? A. 1922.

Q. At the time of the evacuation you would be 15? A. That is right.

Q. Were you working at that time?

A. Yes.

Q. Where were you working?

A. I was working in the saw mill.

Q. Full time? A. Yes.

Q. All months of the year?

A. No.

Q. When did you start?

A. I started in May of 1942.

Q. Well then, you wouldn't have very much knowledge of the cultivating and ditching which were begun in 1930 and 1932, you would be pretty young then?

A. Yes.

Q. And that would apply to the house which was built in the year 1930; you have no recollection of that?



D. Kobayashi,
cr. ex.

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A. Yes.

Q. So any of your knowledge of what it cost would be merely what somebody else told you?

A. My grandfather told me.

Q. I suppose you haven't got any records or bills or receipts of any kind showing what these improvements cost, with you today?

A. No, I haven't.

Q. That is all, thank you.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT NO. 7)

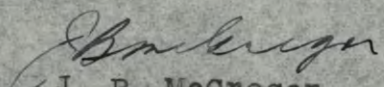
(ASSESSMENT NOTICE FOR 1943, MARKED EXHIBIT NO. 8)

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 9)


MR. CHRISTIE: I am making the usual submission; it was sold at its fair market value.

(PROCEEDINGS ADJOURNED SINE DIE)

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


J. B. McGregor,
Official Reporter.

I, M. A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.


M. A. Miller,
Deputy Commissioner.

Take No.10.
Japanese Comm.
Sept. 27/48
E. Flygh c.....

420

A pplication re:

Kantaro Koba
Yashi.

Vancouver, B.C.

September 27th, 11948. 10.00 a.m.

THE COMMISSIONER: Yes, Mr. Hunter, what have you on
this morning?

MR. HUNTER: Mr. McMaster, I believe has something to
speak to, my lord.

10

MR. McMASTER: My lord, with respect to the application
of Koba Yashi which was referred to the other day,
my learned friend has inquired as to the statements
made in claimant's letter and found they are true
as far as his file appears, and I would suggest
therefore that we might deal with the matter now
unless my friend objects to it.

THE COMMISSIONER: Do you intend to contest it?

MR. HUNTER: Yes.

MR. McMASTER: I would ask that it be placed on the
Toronto list.

THE COMMISSIONER: Have you any objection to that?

20

MR. HUNTER: No, my lord.

THE COMMISSIONER: All right, what is the name Kantaro
Koba Yashi?

MR. McMASTER: Yes.

THE COMMISSIONER: Mr. Secretary, will you receive the
plaim of Kantaro Koba Yashi and advise the Toronto
Commission it has been set down there. What do
you suggest as to the disposition of the money-order?

MR. McMASTER: I would be very glad to receive it and I
would suggest that Mr. Brewin be sent a copy of the
corresppndence.

30

Application Re:
Kantaro Koba Yashi.

THE COMMISSIONER: Well if we turn over the money to yourself that would be satisfactory, I suppose?

MR. HUNTER: I was wondering whether in all these cases if a letter could be sent to the claimant's themselves.

THE COMMISSIONER: Will you write the Custodian as well as the claimant advising the application for late filing has been granted and that the claim will
10 be sent down for hearing on the Toronto List.

MR. McMASTER: I think as my learned friend and I have a copy of the claim we had better arrange with the Secretary.

THE COMMISSIONER: Have you other claim forms?

MR. McMASTER: I think I could probably get some.

THE COMMISSIONER: Well, if you will have copies given to both the Custodian and the claimants before you send it on to Toronto.

MR. McMASTER: Yes, I will do that.

THE COMMISSIONER: And we are now dealing with vessels
20 sold by the Custodian.

MR. HUNTER: Yes and possibly with the question of vessels that are alleged to have been disposed of by the Custodian. You will recollect there were certain border-line cases. I will call Mr. Gould now.

THE COMMISSIONER: Well you had better swear Mr. Gould then.

MR. HUNTER: Yes.

FORM FOR CO-OPERATIVE COMMITTEE

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

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

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

(1) NAME IIO KOHAYASHI KINTARO (MR) (RCMP) Reg. No. 13565

(2) Pre-Evacuation Address WHONNOCK BRITISH COLUMBIA

(3) Present Address 3467 Ontario Avenue, MONTREAL (25)

(4) REAL ESTATE (a) Street Address (if any) MAPLE RIDGE BRITISH COLUMBIA

(b) Legal description (lot number, block number, section number, etc.) Lot 2 of Parcel A of Lot 434, Group 1 Map 4995 District of New Westminster, C. of B. 50646

(c) Type of Real Property (cross out words which do not apply): (i) Farm (ii) Residence Type of business Farming (iii) Business (iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability): (i) Land \$ (ii) Buildings \$ (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) \$ 2700.00 (v) Amount at which Custodian sold property and credited your account \$ 276.00 (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 2524.00

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

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

In care of Ming Sun who rented the place and the Pacific Cooperative Union as agent

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

- | | | | |
|-----|-------|--------------------|-------|
| 1. | ..... | Estimated Value \$ | ..... |
| 2. | ..... | Estimated Value \$ | ..... |
| 3. | ..... | Estimated Value \$ | ..... |
| 4. | ..... | Estimated Value \$ | ..... |
| 5. | ..... | Estimated Value \$ | ..... |
| 6. | ..... | Estimated Value \$ | ..... |
| 7. | ..... | Estimated Value \$ | ..... |
| 8. | ..... | Estimated Value \$ | ..... |
| 9. | ..... | Estimated Value \$ | ..... |
| 10. | ..... | Estimated Value \$ | ..... |

TOTAL CLAIM FOR PROPERTY LOSS \$

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) - - - - - \$

2524.00

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

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

yes

Toronto, Ontario

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

DOMINION OF CANADA }
of)
TO WIT: }

I, ROBAYASHI YIN TARA
of

of the 3467 Ontario Ave
in the City of Montreal

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 Assommois City
of Montreal)
in the Province of Quebec)
this 21 day of August 1948)
A.D. 1947.

Keitaro Kobayashi

A Commissioner &c.

Henri Fortin, Notary

as per letter attached

Wintara Sakayashi

I am aware of the importance of my presence at the sub-commission hearing in Toronto.

However, due to the following reasons I have authorized my grandson, Sakay Sakayashi, to act on my behalf.

I am 81 years old, am very hard of hearing, and a trip to Toronto will tax me physically to the utmost.

My grandson, Sakay Sakayashi, was brought up in the property under claim and lived there until the time of expropriation. He is fully aware of the property.

Therefore, I sincerely hope you will accept my authorization to my grandson Sakay Sakayashi.

Dear Sir:-

To the Sub-Commission,
Toronto, Ontario

EXHIBIT NO. 1883-1
 DATE NOV 23 1948
 FILLED BY R A Gault

3467 Ontario Ave.,
 Montreal 25, Que.,
 November 12th, 1948.

3467 Ontario Ave.,
Montreal 25, Que.,
November 12th, 1948.

EXHIBIT No. 1288-1

DATE NOV 23 1948

FILLED BY
R A Best

To The Sub Commissioner,
Toronto, Ontario.

Dear Sir:-

I hereby authorize my grandson
Daiei Kobayashi, to appear before the
sub commission on Japanese property
on my behalf and to submit any
evidence pertaining to my particular claims.

I further authorize my grandson,
Daiei Kobayashi, to sign on any
documents pertaining to my particular
claims.

Yours very truly,
Keitaro Kobayashi.

Witnessed by: [Signature]

KOBAYASHI, Kintaro
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 12FS-2
DATE NOV 23 1946
FILLED BY R. Daniel

13565

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 Cultivated not planted Cultivated and not in crop List Crops	<u>9.137</u>	1930	Ralph Daniel	About \$525.00			
Strawberries	2.75				All uncleared	None	\$2,000.00
Raspberries	.25						
Others	.40						
Total							

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

Description	When Made	Cost	Estimated Value
Cultivating & Planting	1930 - 1941	\$1,400.00	} estimate only
Ditching - 500'	1932 - 1934	500.00	
Well 6' x 14'	1940	50.00	

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House		20 x 30	Wooden	1930	\$400.00	\$400.00	\$200.00	\$300.00	\$700.00
Packing Shed		24 x 30	Split Cedar and poles	1937	\$200.00	\$150.00	\$150.00	\$150.00	<u>350.00</u>
									\$1050.00

SUMMARY: Estimated value - Land \$2,000.00
Buildings \$1,050.00
\$3,050.00

Original Claim Form \$2,700.00
Sold by Custodian 276.00
\$2,424.00

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

Assessment 1943 - Land \$800.00
-Improvements 500.00
\$1300.00

Kobayashi
Signature
For Kintaro Kobayashi

BC-61-P

Farm Appraisal Report

DATE NOV 23 1948
FILLED BY K. A. Christie
File No. JL 350

Land Description Lot 2 of Pcl. A of Lot 434, Gp. 1, Map 4995, N.W.D.

Containing 12.537 Acres

Owner's Name KOBAYASHI, Kintara Post Office Address Whonnock, B.C.

Nearest Rail Point Whonock, B.C. C.P.Rly. Distance 1/2 mile.

Market Town Haney 5 m., New Westminster 25 miles. Distance

Church (give denomination) C. of E. and Presbyterian, Whonock Distance 1/2 mile.

Nearest School Whonock Distance 1 mile

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

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

Yes, by 27th Ave., steep gravelled municipal road, also No. 1 Road.

Is this district a good one? No. Too little developed, much bush.

Employment opportunity Strictly limited. Haney & Hammond mills 6 - 10 miles. X

Predominating Nationality and religion: Right in this section nearly all Japanese.

Describe Fencing and its condition: Nil Value \$

Water supply: A dug domestic well, probable supply good. Value \$

BUILDINGS ON FARM

8790

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20x 30	frame	10	shk	10-15	wood	fair	200.00
	X							
Packing shed	24x 30	pole & cedar	9	"	5-6	"	"	25.00
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

No electric light or likely to be up here. Light is along highway.

Total present day value \$ 225.00

Total Value Buildings add to farm \$ 100.00

Is dwelling habitable without repairs? Barely. If not what is your approximate estimate of cost to make it habitable? It's a very simple Japanese home. Owner is old, granddaughter is housekeeper. Not worth adding to. Useful as outhouse. \$

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

No. rooms downstairs? 4 Upstairs? - How finished Just plain shiplap.

Are buildings painted?

Distance from nearest bush 100 feet on west.

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
3.40	side-hilly falling south	sdv.loam 8"-12" on south	clay	poor strawberries, fair raspberries potatoes & cabbage	40.00	136.00
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
9.137	rather steep	sdv.loam 8"-1'	clay	clear logged off land. Heavy	200.00	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 \$181.68

Total added by buildings to value of farm \$100.00

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

Total value of farm \$281.68

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Still occupied by the old Japanese, quite old. Weeds have got ahead, except in potatoes and cabbage put in by Chimaman.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
 Unsuitable, too side-hilly, too heavy clearing.

Noxious weeds: Canada thistle BAD.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
 Maple Ridge Municipality.
 Land, school and library \$31.53
 Arrears - 31.85

Date: June 23, 1942.

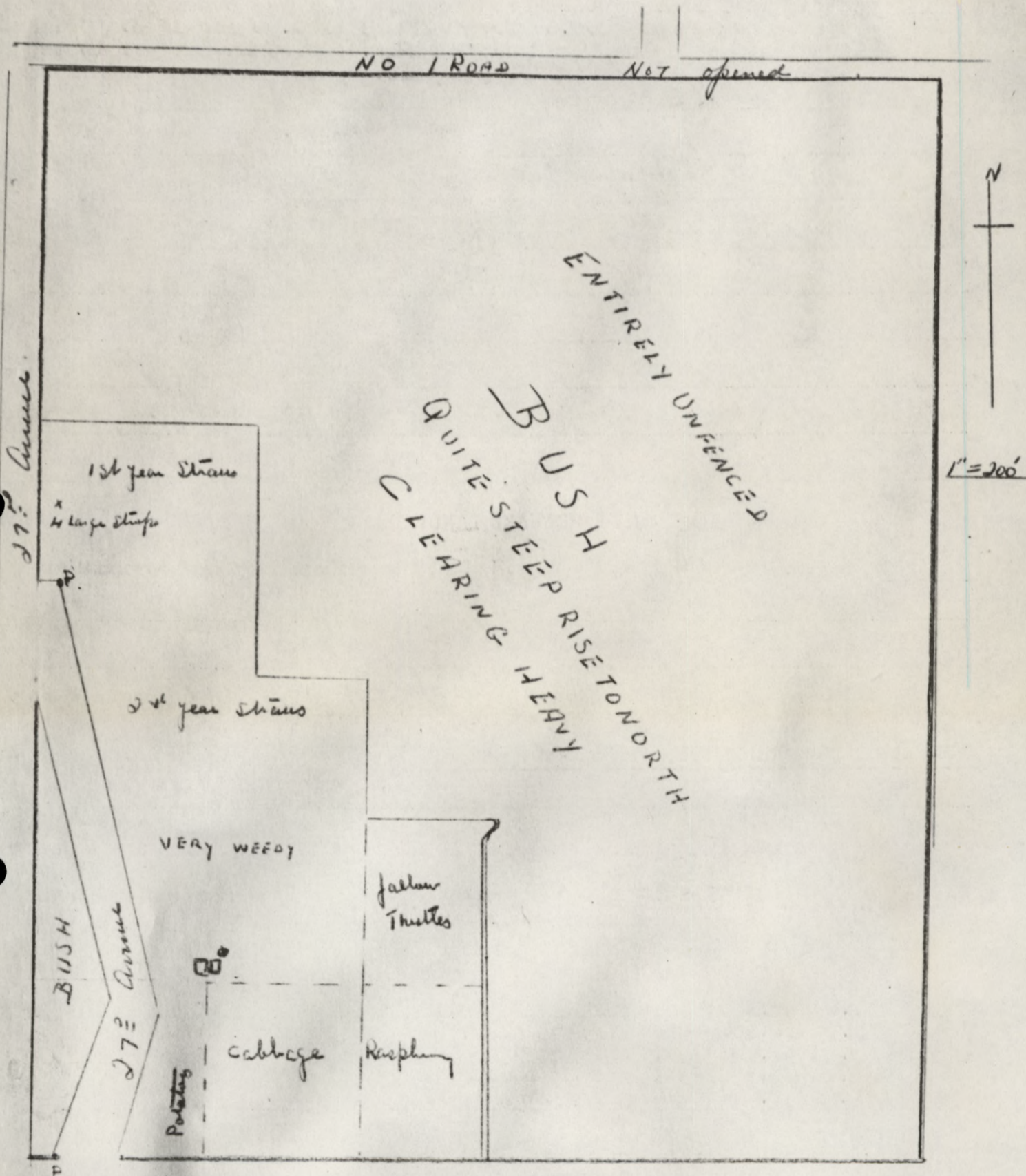
Place: New Westminster, B.C. I certify that the above report is based on a personal examination of the whole farm made on the 19th day of June, 19 42.

Inspector's Signature

"T. GODFREY"

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

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 250.00

Date 24th June, 1942.

"I.T. BARNET"
District Superintendent.



Chickens

EXHIBIT NO.

1280-4

DATE

NOV 23 1948

FILLED BY

R. A. Nest

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KOBAYASHI Kintaro
HOME ADDRESS: 284 - 27th Ave., Whonnock, B. C.
REGISTRATION NUMBER 13565 SEX: male AGE: 75
OCCUPATION: farmer

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

EMPLOYER: self
MARRIED? yes-widower
NAME OF WIFE OR HUSBAND: ---
ADDRESS OF WIFE OR HUSBAND: ---
NAMES OF ANY LIVING CHILDREN: -- all over 16 --

ADDRESS OF CHILDREN: ---
AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: 13 acres at 284-27th Ave., Whonnock, B.C.
Title in Land Reg. Office New Westminster, B.C. No description available.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 roomed 2 storeyed wooden frame house. woodshed, 1 bath-house

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) \$32.00 1941 paid to Dist. Maple Ridge.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none

6. OCCUPANCY AND LEASES (If vacant so state) Wishes to lease the house.
Would like to lease it to Ming Sung, Mission, B.C.

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Land Reg. Office, New Westminster
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
- 9. IF FARM LAND STATE CROPS SOWN strawberry, raspberry, gooseberry,
"Crop
fruit trees, (wishes to lease this too.) sold to Wing Sung,
Mission, for \$200. Cash \$100."

- 4. INSURANCE CARRIED ON A
- 5. MORTGAGES, LIENS AND OTHERS:

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: see page 1
- 2. LANDLORD'S NAME AND ADDRESS:
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
- 4. STATE WHEREABOUTS OF LEASE:
- 5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
- 6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

- 6. MONEYS OWING TO YOU (S) Wing Sung, Mi
- 7. BONDS, DEBENTURES, SHA
- 8. BANK ACCOUNTS:
- 9. LIFE INSURANCE:
- 10. INTEREST IN ANY ESTATES
- 11. SAFETY DEPOSIT BOX:

STATEMENT OF PERSONAL PROPERTY OWNED:

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
IN HOUSE: 1 kitchen stove, 1 heater, 4 beds, 2 tables, Singer Sewing Machine (treadle), lamps, farm implements, garden tools, carpenter tools, etc.
- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none
- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

- LIABILITIES:**
- 1. PERSONAL DEBTS:
 - 2. TRADE DEBTS:

I, the undersigned, hereby volun area as set out above, excepting fishi or other securities, if any.

I certify that the above informa every description in any protected a and indirect.

Dated this 11th day of

"F.T. William
Witness

FOR DEPARTMENTAL USE

none

berry, gooseberry,
p
ld to Wing Sung,
00. Cash \$100."

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) "\$100. from
Wing Sung, Mission, for sale of crop" none

WHICH PAID:

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none

at date paid)

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

OF FURNITURE, FIXTURES,
AND PERSONAL EFFECTS:

ables, Singer Sewing
nts, garden tools,

2. TRADE DEBTS: none

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

AND PETS

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

Dated this 11th day of May 2 1947.

(Signature) "K. Kobayashi"

"F.T. Williams"

Witness

AVING ANY INTEREST IN, OR
one

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

FOR DEPARTMENTAL USE

Apr. 26-49

M. J. ...

EXHIBIT No. 12 f 3 - 6

DATE NOV 23 1948

FILLED BY K. D. Brantley

KOBAYASHI, Kintaro

Reg. No. 13565 File No. 8790

284 27th Ave., Haney, B. C.



This house is in poor condition. Finished outside with unpainted cedar siding. Interior just plain unpainted boards.

There has been a lot of sickness in this house and the people living in this district are complaining. They insist on the Custodian office either fumigating or destroying the building. This house is a detriment as husband & wife have died of T.B. and the son is now infected.

EXHIBIT No. 1283 - 7

50646

Your file No. 8790 DATE Nov. 23. 1948

FILED BY

CERTIFICATE OF ENCUMBRANCE

K.A.Christie

LAND REGISTRY OFFICE

New Westminster, B.C.

--- minutes 10 o'clock 7th day of December, 1942

I HEREBY CERTIFY that the following is the state of the title to -----

Lot 2 of Parcel A of Lot 434 Group 1 Map 4995 Municipality of Maple Ridge
in the District of New Westminster

Registered Owner:

KINTARO KOBAYASHI "Reg. # 13565 A"

viz.:

Register of Indefeasible Fees Folio 126297E

Registered Charges:

68907C Reservation of all mines, minerals including gas and
petroleum as set out in deed 95771E

Certificate of Vesting in the Custodian Filed No. 24411

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E. S. Stokes"
Registrar

To Office of the Custodian

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

Apr. 26-49

W. W. Stewart

Notice of Assessment, 1943.

Corporation of The District of Maple Ridge

8770

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
3147	2 of "A"		434	15	4995	12.537	\$ 500—	\$ 800—	\$
							EXHIBIT NO	L.F.V. - F	
							DATE	NOV 23 1948	
							FILLED BY	R. A. B. H. S. T. E.	

TAKE NOTICE that the above property is assessed as above for the year 1943. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.30 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

REAL PROPERTY SUMMARY

EXHIBIT NO.

Nov 23 1948

DATE

FILED BY

K.A. Christie

JAPANESE NAME: Kintaro KOBAYASHI Reg. No. 13565 File No. 8790

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/61-P First offer.

PROPERTY ADDRESS: 284 - 27th Avenue, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 2 of Parcel "A" of Lot 434, Group 1, Map 4995, Mun. of Maple Ridge, D. N. W.

TITLE: Registered in the name of Kintaro KOBAYASHI.

ENCUMBRANCES: 68907C Reservation of all mines, minerals including gas and petroleum as set out in deed 95771E.

Vesting order filed No. 24411, dated July 31st, 1942.

ASSESSED VALUES: Land \$800.00
Improvements \$500.00 - \$1300.00 Taxes - \$31.53.

CLASSIFICATION: This is a small fruit farm with dwelling, woodshed and bath house. This property had an area of 12.537 acres and according to KOBAYASHI'S report the cultivated portion was planted to the following crops: strawberries, raspberries, gooseberries, fruit trees. While there is no official report on this place, there is a photo of the house and woodshed with the following memo attached. "This house is in poor condition. Finished outside with unpainted cedar siding. Interior just plain unpainted boards". "There has been a lot of sickness in this house and the people living in the District are complaining. They insist on the Custodian Office either fumigating or destroying the building. This house is a detriment as husband and wife have died of T. B. and the son is now infected".

HISTORY OF

ADMINISTRATION: This property was leased by Kintaro KOBAYASHI, 29th April, 1942 to Ming Sun for 9 months from 1st April, 1942 with option to extend lease under arrangement with P.C.U. Consideration \$200.00 paid. 1943 rental to be \$100.00. This lease was replaced by one No. 484 granted to Fay Soon by the Custodian 13th April, 1943 for a term of 8½ months from 15th April, 1943 to 31st December, 1943. Consideration - \$50.00. No Taxes. Buildings included. Space reserved for storing chattels. Lease handed to The Director, The Veterans' Land Act, August 7th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$276.00 as at 1st January, 1943. Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Kintaro KOBAYASHI as at June 27th, 1944, against which were the following charges: Registration Fees-\$3.00, Legal Fees-\$15.00, Tax Arrears-\$37.39 / \$55.39, leaving a

net credit of \$220.61 from said transaction.

In view of the 1943 rental, viz., \$50.00 having been collected by the Custodian, a cheque for same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

Certificate of Title No. 172040-E in the name of The Director, The Veterans' Land Act.

This summary is certified to be in accordance with information on file.

December 18th, 1946.

"D. A. Cramer"
D. A. CRAMER.

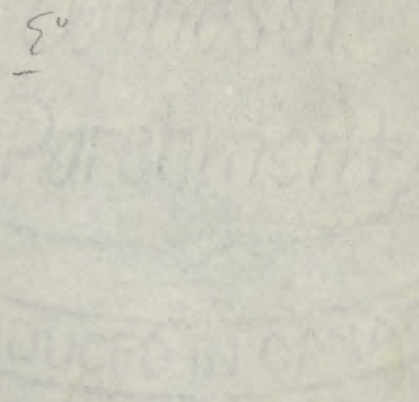
DAC:JS

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

Apr. 27-49

M. L. Steel

SEP 21 1948



Hearing. Rep 22

July 30, 1948.

Mr. A. H. Watson,
Office of Custodian,
Hastings & Granville Streets,
Vancouver, British Columbia.

Dear Sir: ATTENTION MR. A. H. WATSON

In the matter of a commission to investigate claims of Japanese Canadians for property losses, please be advised that I was totally unaware of this until the latter part of March.

When I received notification that a commissioner had been appointed to investigate claims, I immediately wrote to your office in order to obtain the complete statement of account, for which I received your letter of April 9, 1948. Upon receipt of this statement, I phoned Mr. Okuda in order to seek his advice as to what should be done re late filing. He did not know the right procedure to follow and, therefore, same had been left in abeyance until now.

Recently I wrote to your office inquiring about personal chattels and I felt it best to wait until I had received your reply before submitting the property loss forms. I received your reply in the first week in July. I trust you will give this late filing your due consideration and oblige.

Thanking you, I remain,

Yours very truly,

Daley Kobayashi

DK/BK

Mr. Daley Kobayashi,
3451 Hutchison Street,
Montreal, Quebec.

get file + date - signs to Hunter

Set do now for hearing by Toronto Dist. Commissioner