Name of Claimant KISHIMOTO, Yukichi Case 1029

Custodian File 4822

REAL PROPERTY

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 % of Total	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
		10100	1010	505.00 12.50							2500.00 1527.50

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
								890.28

TOTAL RECOMMENDATION	4917.78

CASE NO: 1029

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 11, 1948.

IN THE MATTER OF THE CLAIM OF

YUKICHI KISHIMOTO

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1029

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).

Toronto, Ontario,

May 11, 1948.

IN THE MATTER OF THE CLAIM OF

YUKICHI KISHIMOTO

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.A. BEST, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
A.G. VEITCH, Esq., C.S.R.,	Official Reporter.

MR. BEST: My lord, this is another case where, I believe, we might save considerable time by putting the son, who speaks good English, into the witness box.

THE COMMISSIONER: Very well.

MR. BEST: And if it is necessary to call the actual claimant later, perhaps we may.

THE COMMISSIONER: Proceed.

MASAO KISHIMOTO, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Mr. Kishimoto, is that your father's signature?

A. Yes.

Q. And was that claim prepared upon the instructions of your father in your presence?

A. Yes.

MR. BEST: It will be Exhibit No. 1, real estate, farm land.

(PARTICULARS OF REAL ESTATE, FARM LAND, MARKED EXHIBIT NO. 1)

Q. Mr. Kishimoto, I understand that your father had a rather large farm near Courtenay, British Columbia, and it is on that property he is claiming. Is that correct?

A. That is right.

Q. And according to your claim I notice that the property was purchased in two blocks. The total farm now consists of some 305 acres. Is that correct?

A. That is correct.

Q. And about 63½ acres was purchased in 1932 and the balance in 1934? A. Yes.

Q. I understand also that your father and members of your family farmed this particular land for a great many years prior to the time that you actually bought it. Is that the situation?

A. Yes. That is correct.

Q. Do you know when your father first started to farm this property?

A. Oh, in 1908.

Q. In 1908? A. Yes. That is when he started it.

Q. And your father and your family had been on it continuously from 1908 until evacuation. Is that the situation? A. Yes.

Q. Now, Mr. Kishimoto, as I understand the situation, when your father purchased in 1932 the 63½ acres that was the west part of the farm. Is that correct? A. Yes. That is correct.

Q. Facing the highway and close to the Courtenay River? A. Yes. That is right next door.

Q. And it is on that portion that the buildings are erected? A. Yes.

Q. Is that the situation? A. Yes.

Q. Well now, most of it was cleared or at least 40 acres of it was cleared when it was purchased and the balance I notice according to your claim was cleared later. Is that the situation?

A. Yes.

THE COMMISSIONER: When did your father buy the land? Was it in 1932?

THE WITNESS: Yes. He began to buy it.

MR. BEST: 1932 and 1934.

THE COMMISSIONER: So that the dwelling had been erected prior to 1932?

THE WITNESS: Yes. They were both there but he made additions to one of them.

THE COMMISSIONER: I see. Thank you.

MR. BEST: I think that was the only - according to the claim - building on the premises at the date of purchase in 1932.

THE COMMISSIONER: So I observe.

MR. BEST: Q. And let me ask you, according to your claim the smaller house was repaired in 1933 and it seems according to the information you have given me that actually an addition to the house was built. It was not a question of repairing an existing building, it was a question of enlarging the whole building?

A. Yes.

Q. And how big was that addition to the smaller house? A. Well, it was four rooms. Do you want the exact size?

Q. No. That is what we want. It was a four room house.

THE COMMISSIONER: It is all set out here on your Exhibit No. 1.

MR. BEST: Is this sketch not attached to the appraisal?

MR. HUNTER: No; not here.

MR. BEST: I see.

Unfortunately it seems, my lord, that the usual copy of the appraisal which was made available to us has been misplaced in some way. I have not it in my file and Mr. Hunter says he has not in his.

THE COMMISSIONER: Have you a copy of it?

MR. HUNTER: I have two copies of it, my lord, but not my friend's copy.

I have just given him one, my lord.

THE COMMISSIONER: All right; let us get on.

MR. BEST: Q. According to the appraisal made on behalf of the Custodian the farm is broken up in this way: 40 acres, $125 per acre. That is described, I think, as good bottom land. As I understand it, that is the property to the west, the older part of the farm?

A. Yes.

Q. Is that the situation? A. Yes.

Q. And 19½ acres at $75 per acre. That is the bench land? A. Yes.

Q. And the other four acres at $40 per acre apparently would apply to the land immediately around the buildings, which I take it is in garden or lawn. Is that the situation?

A. Yes.

Q. Now, Section 15 is a newer area and there are a little over 81 acres in it, only part of which is cleared, and Section 159, 160 acres, all of

which is bush. Is that correct?

A. Not exactly; it had second growth timber on part of it.

Q. I see. Do you know when that property was logged-off originally?

A. Oh, I do not know the exact date.

THE COMMISSIONER: That is not very material, Mr. Best. That part of the Island has been logged a good many years.

MR. BEST: I see, my lord.

Q. According to the appraisal there is no date given, just the notation, "No saleable timber left."

Do you say that is correct, or not?

A. No, I disagree with that.

Q. What sort of timber is there on this?

A. It is mostly fir and it can be used for mine timber and wood and so on.

Q. Have you or your father, or any members of your family, cut any commercial timber off that property?

A. All the commercial timber has been cut for wood, and what we cut was for wood. Prior to evacuation we were just going to begin with felling mine timber from there but because of the evacuation we could not start.

THE COMMISSIONER: You say there was a quantity of second growth timber which was fit for mine timbers?

THE WITNESS: Yes.

THE COMMISSIONER: Have you any idea of the measurement of it?

THE WITNESS: Well, two million running feet.

THE COMMISSIONER: Two million lineal feet?

THE WITNESS: Yes.

MR. BEST: Q. And you say it was your intention to start cutting that? A. Yes.

Q. How many people worked on this farm before evacuation, Mr. Kishimoto?

A. Well, the members of our family, and you know we hired people by day.

Q. And when you say "members of your family", how many people in the family were actually working the farm?

A. Well, there was dad and five of us.

Q. And you were all employed full time on this farm?

A. Well, just four was full time and two of my sisters worked on the dairy, you see.

Q. When you mention hiring people to work, did you have any full time hired man or was that all done by the day?

A. No. We just hired them by the day or by the month, whenever we needed them.

Q. It would be seasonal? A. Yes.

Q. To bring in the crops? A. Yes.

MR. BEST: I have one sketch only of this land.

THE COMMISSIONER: Have it identified and put it in.

MR. BEST: Q. Is that a sketch of your farm property? A. Yes.

MR. BEST: I will put that in as Exhibit No. 2.

(SKETCH OF FARM PROPERTY, MARKED EXHIBIT NO. 2)

MR. BEST: Q. Is that you father's signature?

A. Yes.

Q. And was that form prepared on his instructions?

A. Yes.

MR. BEST: It is the personal chattels claim, my lord.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO. 3)

Perhaps it might help you, my lord, if I put in as attached to Exhibit 1 a recital which is a little more complete as to the exact time of these repairs and stumping and so on which was done.

THE COMMISSIONER: Yes. You may do so.

MR. BEST: It elaborates, only. Attach that to Exhibit No. 1.

THE COMMISSIONER: Yes. It may be attached to Exhibit No. 1.

MR. BEST: Q. Now, Mr. Kishimoto ---

THE COMMISSIONER: Excuse me one moment.

MR. BEST: Yes, my lord.

THE COMMISSIONER: Q. The highway shown here is the main Island highway going through to Campbell River? A. Yes. That goes to Campbell River from this direction.

Q. All right, thank you.

MR. BEST: If my friend would like to put in the analysis of the personal property claim, my lord, I will direct myself to it.

MR. HUNTER: I tender the analysis of personal property claim as Exhibit No. 4.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 4)

MR. BEST: Q. Your claim for chattels is rather extensive and the personal chattels claim form which you have submitted is rather meagre.

As I understand it you are relying on the valuations as they are set out in this analysis. Is that correct?

A. Yes.

MR. BEST: I believe there is an individual evaluation of each chattel on the analysis, which we thought was the simplest thing to do under the circumstances.

THE COMMISSIONER: Yes; very well.

MR. BEST: Now, Mr. Kishimoto, I understand that at the time of evacuation this farm was leased to a man called Hunt. Is that correct?

A. That is correct.

Q. I see. Now, insofar as the chattels are concerned, as I understand the situation, Hunt, by leasing the farm, was entitled to use the chattels shown in Schedule "A"?

A. Yes.

Q. Is that correct? A. Yes.

Q. The chattels shown in Schedule "B" were left on the farm but in a building and were not to be used by the lessee. Is that the situation?

A. Yes.

THE COMMISSIONER: Is this all expressed in the document?

MR. BEST: I can put this original in, if you would

like it in as an exhibit.

THE COMMISSIONER: It will be quicker.

MR. BEST: Very well, my lord. I think I can identify it.

Q. I am showing you a lease dated April 1st, 1942, between Yukichi Kishimoto and Lilburn Aster Hunt. Is that the lease which your father entered into with Mr. Hunt at the time of evacuation?

A. Yes, sir.

Q. And is that your father's signature? A. Yes.

MR. BEST: I tender that as Exhibit No. 5.

THE COMMISSIONER: Very well.

(LEASE, BETWEEN YUKICHI KISHIMOTO AND LILBURN ASTER HUNT, 1942, MARKED EXHIBIT NO. 5)

MR. BEST: Q. Now, there were other chattels, Mr. Kishimoto, which are shown on the analysis as group "C" household chattels left in dwelling. As I understand it they were left in the house on the land but were not used by Hunt?

A. That is correct.

Q. Were they locked in a room?

A. The house was locked. The individual rooms were not locked.

Q. Did Hunt use the house?

A. No. He was a neighbour, you see, next to the farm.

Q. What buildings on the farm did Hunt use?

A. The only building he would use is the barn, I suppose.

Q. He did not use either house? A. No.

Q. And these chattels were put in the locked house?

A. Yes.

Q. Now, there is a further schedule with the note that these tools were left with Mat Brown, as per schedule "D". Who is Mat Brown?

A. He was a very good friend of dad's and later on he was appointed Custodian's agent for that district.

Q. He was the Custodian's agent? A. Yes.

Q. And that is the reason that these chattels were left with him? A. Yes.

MR. BEST: A great many of these items, my lord, are listed in the "No account and theft" column, but I am not sure that I can elaborate beyond what the witness has said as to them being locked in the house.

THE COMMISSIONER: He has apparently verified the fact of the values and he stated where they were.

MR. BEST: Yes, my lord. That is all.

MR. HUNTER: It is submitted, my lord, the real property was sold for its fair market value.

It is submitted that the personal property sold was sold for its fair market value and that the claims made for personal property not sold by the Custodian are exhorbitant.

I would file a copy of an extract of seven valuations made by R. U. Hurford, Courtenay, British Columbia.

There is no need for me to read it, my lord. It shows a total valuation of $9,117.75, after

going over it pretty carefully.

THE COMMISSIONER: Is this a real property valuation or a chattel?

MR. HUNTER: Yes. It shows no value to the houses at all.

(EXTRACT OF SEVEN VALUATIONS, R.U. HURFORD, MARKED EXHIBIT NO. 6)

It would appear to be entirely a question of value, my lord, in respect of the real property.

The lease was marked as Exhibit No. 5?

MR. BEST: Yes.

MR. HUNTER: I would refer your lordship to the lease. I think it will be found that all buildings are leased by that lease and that there are no restrictions insofar as the houses are concerned.

I would tender the appraisal of F. C. and K. L. Pearce, Courtenay, British Columbia, dated February 23, 1945, in which he appraises a number of the items for which claim is made.

For instance, the cream separator, for which a claim of $100 is made, is appraised at $30.

The milk cooler, for which $48 is claimed, he appraises at $20.

The tractor-plough, for which a claim of $200 is made, he appraises at $100.

There are a number of other items which he appraises. His appraisal for the items he appraises comes to a total of $416, and at that price they were sold.

I would tender that as Exhibit No. 7.

(APPRAISAL, F.C. AND K.L. PEARCE, FEBRUARY 23, 1945, MARKED EXHIBIT NO. 7)

THE COMMISSIONER: How were they sold, by tender or auction?

MR. HUNTER: Those particular items were sold by private contract, my lord.

THE COMMISSIONER: Have you the particulars of the names of the purchasers?

MR. HUNTER: I can find it, my lord.

THE COMMISSIONER: Perhaps this would dispose of it. How were the purchasers found, by advertisement?

MR. HUNTER: I think that chap came along and made an offer for certain items. They were then appraised. It was found that the appraisal was considerably higher than his offer. However, he accepted the appraised value and purchased them at that value.

THE COMMISSIONER: That gives me the information I wanted.

MR. HUNTER: I have another appraisal by E. Felix Thomas, Courtenay, Vancouver Island, B.C., dated February 2, 1945. I think possibly I should read this. It has some information which is of interest, I think.

"Acknowledging receipt of instructions,
"under letter from the Protection Department
"dated January 22nd, together with copies
"of farm lease schedules "A" and "B" and
"confirming our conversation and visit to
"the Kishimoto farm earlier this week.

"Firstly, the farm machinery etc.,

"generally, is in much poorer condition "than I had hoped, and it is obvious that "a number of articles on the schedules are "not on the premises - at least, not in "sight. These appear to comprise articles "that could have been fairly easily removed, "such as rolls of barbed wire, shingles, "hand tools and small parts, but it is "impossible to say just how much is missing "until I have all these machinery etc. "pulled out of the sheds, assembled and "listed.

"Since our visit to the farm I have had "two sessions with Mr. L. A. Hunt and now "list hereon below a number of articles upon "which Mr. Hunt has agreed to accept at "their various appraisals. I may say that "Mr. Hunt's offer was, in a number of "instances, below that of my valuation, but "Mr. Hunt decided to agree to our price "rather than to have the articles concerned "go to auction. There are also a number of "other articles upon which Mr. Hunt tells me "he intends to bid at the auction."

It then goes on and shows the items set forth in that appraisal. It also shows the values which the claimant placed on them.

THE COMMISSIONER: Yes.

MR. HUNTER: Continuing:

"Will you please advise me at your earliest

"convenience if you agree to sell the "above list to Mr. Hunt.

"Regarding the item on schedule "A" "marked white horse (Frank), investigation "indicates strongly that this animal was "aged - over 30 years, that it had the "heaves very badly, that it was sick for a "short while before it died when in the "pasture, that Hunt had not worked it for "some time, that he only worked it very "little at any time, and that the animal "probably died of old age.

"It would therefore seem reasonable "to assume that this animal's death may be "attributed to reasonable wear and tear.

"Hunt seems to be honest and straight- "forward although somewhat rough and ready, "and gives one the impression he has not "been accustomed to business transactions, "but he has probably been used to working "for wages. He can, and I think will, be "of considerable help before and during the "sale."

I think if that were attached to the previous exhibit it would be explanatory.

THE COMMISSIONER: Yes. That is, to Exhibit No. 6, the appraisal of the land?

MR. HUNTER: No, the previous chattel appraisal, my lord.

THE COMMISSIONER: Yes; I have it. It will be attached

to Exhibit No.7.

MR. HUNTER: Then, I have a copy here of the advertisement, my lord, for the general auction sale, which was held on Saturday, March 24, 1945. It shows the various things to be sold.

(ADVERTISEMENT FOR SALE, MARKED EXHIBIT NO. 8)

MR. HUNTER: It is further submitted, my lord, that the chattels in this matter were left under the custody and control or management of some person other than the Custodian appointed by the owner and that accordingly only those chattels which came under the custody, control or management of the Custodian are within the terms of reference.

CROSS-EXAMINATION BY MR. HUNTER:

Q. Is this your father's signature on this J.P. form? A. Yes.

Q. And do you know whether this J.P. form was made up according to his instructions? A. Yes.

MR. HUNTER: My lord, under the "Statement of personal property owned" it says:

"Dairy equipment and farm implements as
"per attached list leased to L.A. Hunt.

"Farm implements left at farm for safe-
"keeping, with Hunt, as per attached list.

"Coal stove, kitchen utensils, kitchen
"tables and chairs, one three-piece bedroom
"suite, nine beds, all household furniture
"left at house on Section 14, Courtenay;

"the house is locked up and key in posses-
"sion of Mitsuo Kishimoto, son."

Q. Is that you? A. No. That is my brother.

Q. That is your brother? A. Yes.

Q. Do you know what he did with the key?

A. Oh, he still has it, probably, in his possession.

MR. HUNTER: I see. I tender that J.P. FORM as Exhibit No. 9.

(J.P. FORM, MARKED EXHIBIT NO. 9)

Q. Now, witness, you said that the lessee was not entitled to use the houses, at least I believe you said that?

A. No. I meant that it was likely that he would not use it, because he had a house of his own.

Q. In other words, you think that because he had a house of his own it would not be common sense to use it? Is that it?

A. Yes. That is right.

Q. But that there is no restriction in the lease preventing him from using it?

A. No, I do not think so.

MR. HUNTER: The lease speaks for itself and there is no restriction in it, my lord.

There are no further questions, my lord.

THE COMMISSIONER: Mr. Kishimoto, do you know where these men who made the appraisal of the property and the chattels for the Custodian? The first man was R.U Hurford, of Courtenay?

A. Yes. He owned a farm two farms away from us.

Q. I see. Was he engaged in the real estate business, dealing in farm lands?

A. I do not think so at the time. He may have after he left.

Q. Do you know him as a responsible person during your acquaintance with him? A. Well ---

Q. You see, I do not wish you to say anything other than what you think.

A. Yes. Well, he is noted for discrimination.

Q. For discrimination against Japanese?

A. Yes; Orientals.

Q. For discrimination against Orientals. I wish to get some idea of your views in regard to these men, because you lived there for most of your life, I fancy, prior to evacuation?

A. Yes.

Q. Do you know Fred C. Pearce?

A. I do not know him but dad would know him.

Q. And is he a responsible person in Courtenay from what you know of him?

A. Yes. I think he is.

Q. With respect to E. Felix Thomas, he has been an auctioneer and notary for a good many years around and about Courtenay?

A. Yes.

Q. Because his name is familiar to me.

A. Yes.

Q. And you would recognize him as a responsible citizen, I take it?

A. I do not know him so well but would you mind

asking father that?

Q. We will hear your father, if necessary. That is all I want to get.

Has counsel any re-examination.

MR. BEST: I have not, my lord, but I discovered, however, that, in adding this list to Exhibit 1 I only gave you half of it. Mr. Watson, the Secretary of the Commission, might add this document to Exhibit 1.

THE COMMISSIONER: I see. All right; that is all we require of you.

I would ask you to call the claimant.

MR. BEST: Yes, my lord.

YUKICHI KISHIMOTO, the Claimant herein, being first duly sworn, testified through the Interpreter as follows:

THE COMMISSIONER: There is no need for you to cover the ground again, which has been already covered, Mr. Best.

MR. BEST: I understood your lordship asked the question of the man having regard to your lordship's observation, or purpose.

THE COMMISSIONER: It is my purpose to obtain certain information, but I would not prevent you from examining him with respect to any question you desired.

MR. BEST: Very well, my lord. Would your lordship ask the witness the question?

THE COMMISSIONER: Q. Do you know R. U. Hurford at Courtenay? A. Yes.

Q. He was a neighbour?

A. Three doors away.

Q. Is he a man who would know anything about the value of your farm or other farms near Courtenay?

A. I do not know. What did he say?

Q. Is he a man who would know about values of farm land? A. I think so.

Q. Do you know Fred C. Pearce, of Courtenay?

A. Yes.

Q. Have you known him for a long time? A. Yes.

Q. Is he a man who is capable of valuing farm equipment?

A. He is a lawyer and I do not think he knows much about farms.

Q. You are confusing him with Thead Pearce; the man to whom I refer is Fred C. Pearce. Perhaps you do not know him. That is all, thank you. That is all I require.

Just for the benefit of counsel, there is a lawyer practising in Courtenay, but obviously not this man, Pearce.

MR. BEST: I understand. Apparently he is not known to the claimant.

THE COMMISSIONER: No; I conclude that he is not.

I wonder if it would not be possible to get another valuation of that farm from some other man who is engaged in the sale of farm lands on Vancouver Island? I assume that the man who did make the valuation is simply a farmer.

MR. HUNTER: I could write the Custodian and ask him to do that.

THE COMMISSIONER: I would like some further help in regard to that property.

MR. HUNTER: There were a number of offers with respect to this property.

THE COMMISSIONER: Perhaps it would be helpful if I were to have that information.

MR. HUNTER: The first was made on April 26, 1944, by James Wilcock for $7,600.

The second was made on May 25, 1944, by Lilburn A. Hunt for $8,000.

The third and final one was made on June 13, 1944, by Fred Sick, Junior, for $10,000. The former two were, of course, rejected, and the latter one was accepted.

THE COMMISSIONER: Thank you.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

---

(5) Personal Property

(a) Group A, ie. Schedule A and B as per Lease Agreement made with L.A. Hunt, Sandwich, B.C. at the time of evacuation. (farm and dairy equipment) These were left on the premises.

Group B, ie. Tools and a safe. These were left in care of Mr. Matt Brown, Cumberland, B.C.

Group C. ie. Household furniture. These were left on the premises.

(b) Group A, Schedule A was left in care of the above Lessee along with milk business. Schedule B was left in a locked and boarded up warehouse on the premises.

Group B was left in the storeroom of Matt Brown's Groceries, Cumberland, B.C.
Group C was left in a locked and boarded up house.

(c)

Group B. These articles were stored in sealed crates.

Case 1029. DEC - 2 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

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

(1) NAME Kishimoto (Print) Surname Yukichi Given Name (RCMP) Reg. No. 06132

(2) Pre-Evacuation Address Courtenay British Columbia

(3) Present Address R.R. #5, St. Thomas, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) Courtenay City or Municipality, British Columbia Province

Best

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

(1) Lot 2, Map 4140, Section 14, 63.5 acres.
(2) Section 15, except plans 3827 and 4090, 81.1 acres
(3) Section 159, except E & N Railway Reservations, 160 acres

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

(i) Farm
(ii) Residence
(iii) Business
(iv) Any other type of property (describe)

Type of business

(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 - - - - - - - - - - - - - - - - - $ 26,900.00

(ii) Buildings - - - - - - - - - - - - - - - $ 4,500.00

(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) - $ 30,400.00

(v) Amount at which Custodian sold property and credited your account - - $ 10,100.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 20,300.00

(5) PERSONAL PROPERTY

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

See supplement

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

See supplement

(c) How stored or packed at time of evacuation

See supplement

(over)

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

Groups A and C in care of L.A. Hunt, Sandwich, B.C. as per Lease agreement

Group B in care of Matt Brown, Cumberland (Custodian Agent)

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

1.	Group A (itemized description in hands of	Estimated Value $
2.	the Custodian)	Estimated Value $ 4,538.40
3.	Group B (description in the hands of	Estimated Value $
4.	the Custodian)	Estimated Value $ 100.00
5.	Group C (description with the Custodian)	Estimated Value $ 150.00
6.		Estimated Value $
7.	Total	Estimated Value $ 4,788.40
8.	Sold By the Custodian for	Estimated Value $ 1,266.80
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 3,521.60

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) - $ 23,821.60

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

Toronto

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, [illegible] of the City

of St. Thomas in the County of Elgin

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 Toronto)
in the County of York)
this 25th day of November)
A.D. 1947. R A Best) 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.

Item 5e

Personal Property

Group B

10 lb. sledge hammer	$	2.00
8 lb. sledge hammer		1.60
2 axes		2.50
6 lb. hammer		1.20
2 falling axes		5.00
1 dragsaw eccentric		5.25
1 clay pick		1.75
1 drawknife		1.00
1 wire stretcher with rope		3.75
6 lb. wedge		1.20
3 claw bars		2.25
2 logging chains		12.00
1 falling wedge		1.50
2 handsaws		2.00
1 sickle		1.00
1 carpenters' square		1.00
1 drawknife		1.00
1 compass saw		1.00
1 rip saw		2.00
1 carpenters' level		1.00
1 Safe		50.00
Total	$	100.00

Group C

6 beds with mattresses	50.00
1 desk	10.00
1 gramophone with records	20.00
kitchen stove and utensils	35.00
1 small camp stove	10.00
1 large warmer stove	15.00
1 dresser	10.00
Total	$ 150.00

REAL ESTATE
(Farm Land)

Kishimoto Yukichi
(Claimant's Name)

06132
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	189	(1) 1932 (63½ ac.)	Mr. Griffiths	$6350.	(1) Cleared 40 acres.	1 Large house	$30,400.
Cultivated not planted	44	(2) 1934 balance		$1500.	(2) Cleared only ¼ acre.	1 Small house	
Cultivated and not in crop						Barn	
List Crops							
Hay	23						
Grain (oats)	30						
Potatoes	15						
Vegetable Onions etc.	2						
Total	305						

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

Description	When Made	Cost
Clearing 70 acres	1932-1942	$1425.
Stumping and braking 70 acres	1932-1942	$1698.
Fruit trees	1937	40.
Strawberry patch	1941	50.
Line fence	1941	175.

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	30x30	Siding	was on premises when purchased.					600.
Barn	30x96	Frame (Repair)	1932	1200	500			1800
Dairy	14x20	Frame	1937	150	100		50	200
House		Repair Frame	1933	500	500			1200
Shed	18x60	Repair Frame	1938	225	200			400

EXHIBIT No. 1029-1
DATE 11 may 1948
FILED BY R. a. Best.

Comments re Appraiser's report not covered by above information: Smaller house almost completely rebuilt in 1933. Despite appraiser's remarks about houses they provided an adequate dwelling for the claimant and his large family for many years. This was an outstanding farm property in the community and was worked vigorously by the claimant and his five sons. It provides a very good living for all. The bush is valuable since the timber is of commercial value.

Signature

Lewis Farm 1932 - 1942

Owner Yukichi Kishimoto

Particulars

Farm bought by mortgage Agent Cpt. Bates.

1932	Purchased by mortgage		
	Lot 2 , Sec. 14, 83.5 acres	$ 6,350.00	
	Mortgage interest (7%)	444.50	
	Tax ..... (approx.)	174.83	
	Barn repair (1/3) 60' by 32'	1,700.00	
		$ 8,669.33	$ 8.669.33
1933	Tax	$ 174.83	
	Mortgage interest	444.50	
	4 room addition to house ...	1,000.00	
	Clearing land and ditching ...	625.00	
		$ 2,244.33	$ 2,244.33
1934	Purchased by mortgage Sec. 15 and Sec 159	$ 1,500.00	
	Tax	220.36	
	Mortgage interest	549.50	
		$ 2,269.86	$ 2,269.86
1935	Tax	$ 220.36	
	Mortgage interest	549.50	
	Sec.15 and 14 stuping and breaking	475.00	
	Cutting brush	400.00	
		1,644.86	$ 1,644.86
1936	Tax	$ 220.36	
	Mortgage interest	549.50	
	Cutting brush	300.00	
	24' by 36' shed cost	425.00	
		1,494.86	$ 1,494.86
1937	Tax	$ 220.36	
	Mortgage interest	549.50	
	Sec. 159 & 14 stumping ..... and breaking	750.00	
		$ 1,519.86	$ 1,519.86

Expenditure from 1932 - 1937 $ 17,845.10

Lewis Farm 1932 - 1942

	Carried forward		$ 17,843.10
1938	Tax	$ 220.36	
	Mortgage interest	549.50	
	Shed 28' by 30' cost	400.00	
	Shed 18' by 60' cost	425.00	
	Cutting brush on Sec. 15	100.00	
		$ 1,694.86	$ 1,694.86
1939	Tax	$ 220.36	
	Mortgage interest	549.50	
	Stumping and breaking land Sec.14&15	346.00	
	~~Sec. 15 cutting brush~~	~~100.00~~	
	Roothouse 16' by 45'	295.00	
		$ 1,410.86	$ 1,410.86
1940	Tax	$ 220.36	
	Mortgage interest	549.50	
	Stumping and breaking land	127.00	
		$ 896.86	$ 896.86
1941	Tax	$ 220.36	
	Mortgage interest	549.50	
	Line fence for section 159 and 15	175.00	
		$ 928.86	$ 928.86
1942	Mortgage interest (to March 30)	$ 132.00	
	Lawyer fee (to draw up Lease agreement with Mr. L.A. Hunt at time of evacuation	50.00	
	Fire insurance principal $7,000.00	140.00	
		$ 322.00	$ 322.00
	Expenditure 1932 - 1942		$ 23,112.54

Lot 2, Section 14, Map 4140

63.5 acres

This consists of choice farm land and is located at the city limits of Courtenay City.

Fair market value of land 63.5 acres @ $ 250.00	$ 15,875.00	
Buildings	4,500.00	
Total	$ 20,375.00	$ 20,375.00

"And that he will leave ten acres of land seeded down to new hay at the expiration of the term hereby granted."

Extract from the Indenture made April 1, 1942 by L.A. Hunt , Sandwick, B.C. and Yukichi Kishimoto.

Section 15 Except Plans 3827 and 4090

81.1 acres

Fair market value of land 81 acres @ $ 68.00	$ 5,508.00	$ 5,508.00

Please refer to diagram.

Section 159 except E & N Railway Res.

The virgin timber suitable for lumber has been logged off this land.

Fair market value of land 160 acres @ $ 15.00	$ 2,400.00	
Second growth timber suitable for mine timber . (approx. 950,000 to 1,000,000 feet)	2,117.00	
Total	$ 4,517.00	$ 4,517.00

" And will not sell or cut down timber without leave ; provided that the lessee shall be entitled to cut firewood for his personal use."

Extract from Indenture made April 1, 1942 by L.A. Hunt and Yukichi Kishimoto

Total market value ..... $ 30,400.00

Implements

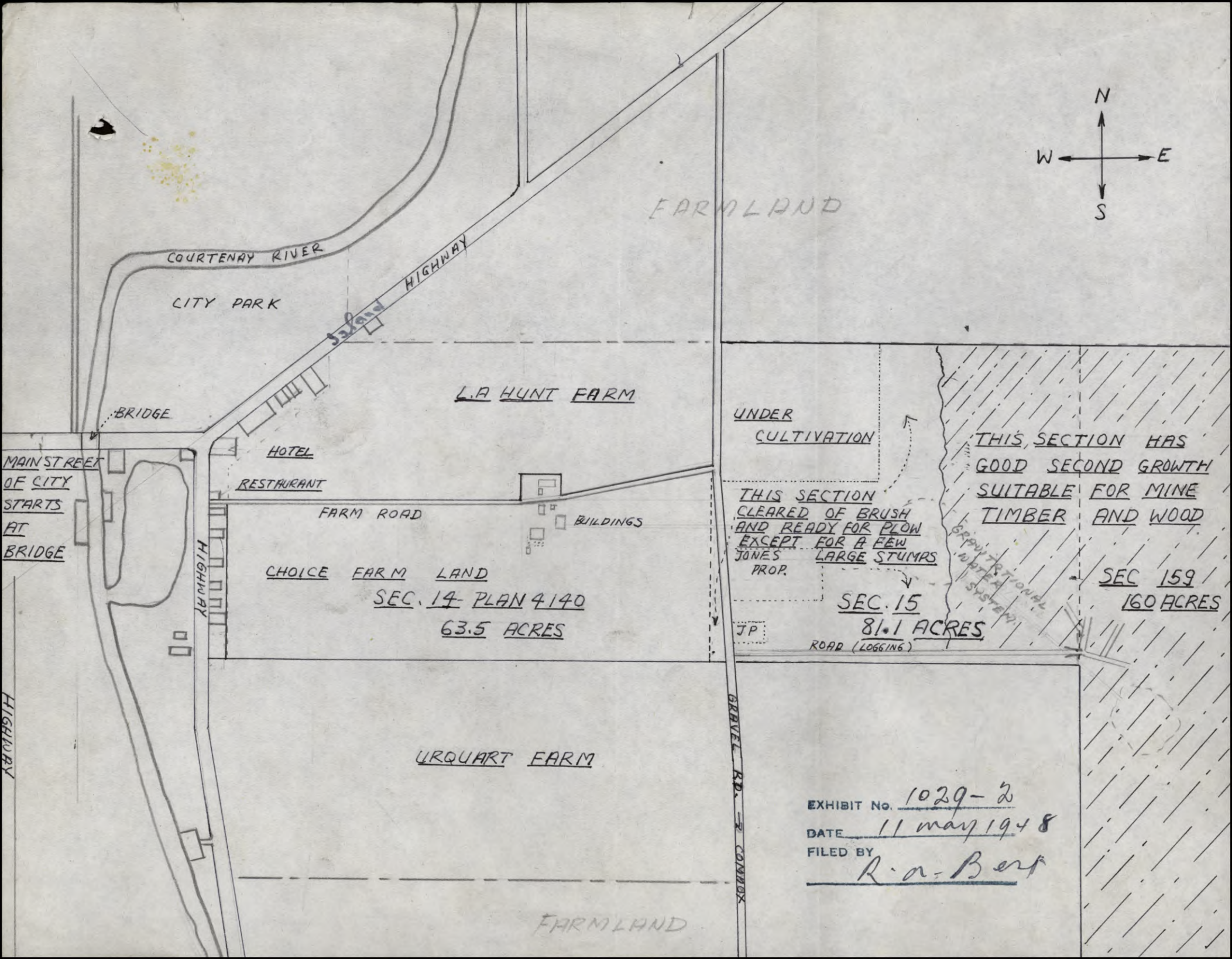
Group A , These are farm machinery tools and sundries listed in Schedules "A" and "B" of lease indenture made April 1, 1942 by L.A. Hunt and Yukichi Kishimoto.
Fair market value ..... $ 4,538.40

Group B , These are tools and a safe left in care of Mr. Matt Brown , Cumberland,B.C.
Fair market value ..... $ 100.00

Group C , These are furniture left on the premises.
Fair market value ..... $ 150.00

Total market value ..... $ 4,788.40

Market value of land and buildings	$ 30,400.00
Market value of implements	4,788.40
Total market value	$ 35,188,40


N
W
E
S
FARMLAND
COURTENAY RIVER
CITY PARK
ISLAND HIGHWAY
L.A HUNT FARM
BRIDGE
HOTEL
RESTAURANT
FARM ROAD
BUILDINGS
MAIN STREET OF CITY STARTS AT BRIDGE
HIGHWAY
CHOICE FARM LAND
SEC. 14 PLAN 4140
63.5 ACRES
UNDER CULTIVATION
THIS SECTION CLEARED OF BRUSH AND READY FOR PLOW EXCEPT FOR A FEW LARGE STUMPS
JONES PROP.
SEC. 15
81.1 ACRES
JP
ROAD (LOGGING)
THIS SECTION HAS GOOD SECOND GROWTH SUITABLE FOR MINE TIMBER AND WOOD
SEC 159
160 ACRES
GRAVEL RD. — R. CONNOX
URQUART FARM
FARMLAND
HIGHWAY
EXHIBIT No. 1029-2
DATE 11 may 1948
FILED BY R. A. Bent

~~HANADA - Centaro~~ KISHIMOTO, Y. **PERSONAL CHATTELS** ~~10057~~ 06132

(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 Cream separator					$100.
1 Milk cooler					48.3
1 Grain binder					100.
~~Tools~~	~~1935~~	~~used~~		~~good~~	~~$150.00~~
1 Tractor manure spreader					75.
1 Model T engine with pulley					30.
2 Dairy tables					200.
1 14¢ tractor plow etc.					300.
10 Walking plows					

Information not available.

Description of Storage of Goods: Schedule "A" left on premises,
Schedule "C" left on premises Tenant L.A. Hunt

Schedule "B" and safe left with Custodian and agent Matt Brown

General Statement as to Chattels not Described above: This farm property at Courtenay was a large well-equipped establishment which was worked by the entire family. Consequently in consideration of the number of hands, a great deal of equipment and furniture was necessary.

Additional Comments, if any:

EXHIBIT No. 1029 - J.
DATE 11 May 1948
FILED BY R. A. Best.

Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4822 EXHIBIT No.

NAME Yukichi KISHIMOTO REG. No. 06132

DATE
DECLARATION 20/4/42
EVACUATION 22/7/42

INVENTORY
TAKEN BY
DATE

(Claim: "Group A" = Farm Equipment as per Schedules "A" & "B". "Group B" = Tools &c left with Matt Brown as per Schedule "D"

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Cream Separator $100.00		$ 30.00			
Milk Cooler 48.00		20.00			
Milk Strainer 6.50		1.00			
3 3-gal. Milk Buckets 3.00		✓			
1 2½-gal. Milk Bucket .50		✓			
1 10-gal. Milk Can 5.00		.50			
4 Milk Crates 12.00		6.00			
5 Wood Milk Crates 10.00					
2 Dairy Tables 30.00					
1 Washing Tub 1.50					
4 Bottle Brushes 1.50		.75			
1 Milk Bottler 20.00		3.00			
2 Milk Strainer Buckets 2.50		✓			
Quantity of pint & qt. milk bottles		10.00			
1 Circular Sawing machine 200.00		150.00			
2 Hay Forks 2.00		✓			
1 Manure Fork 1.25		✓			
1 Grain Binder 75.00		16.00			
1 Tractor Manure Spreader 100.00		20.00			
1 Wagon 50.00		11.00			
1 Potato Planter 50.00		35.00			
1 Potato Digger 100.00		60.00			
1 Set Drag Harrows 20.00					
1 Grain Grinder 75.00					
1 2-wheel Rubber Tire Trailer 50.00		11.00			
White Horse (Frank) 75.00					
1 Collar & Harness 35.00		15.00			
1 Row Cultivator with Disc & Hiller 20.00		9.00			
1 Red Horse (Spark) 150.00		125.00			
1 Collar & Harness 35.00					✓
1 Hay Carrier 20.00		✓			
230' 1 3/8" Cable 10.00					
3 Hay Blocks 7.50		2.00			
1 Wheelbarrow 4.50		✓			
1 Chop Truck 7.50		2.00			
1 Flat Shovel 1.50		10.00			
1 Grain Crusher 75.00		5.75			
1 Endless Belt 25.00		1.00			
1 Platform Scale 20.00		✓			
1 Gas Pump 5.00					
1 Gas Funnel 1.50		6.00			
1 Fan Mill 25.00		30.00			
1 Grain Sifter 4.50		} 20.00			
1 Beam Scale 10.00					
1 Leg Vise 20.00		10.00			
1 Post Drill 40.00		✓			
1 Doz. Drills 18.00		✓			
1 Model T Engine with Pulley 75.00		.25			
6 Manure Forks		✓			
12 Garden Hoes 10.00					
1 Timber Carrier 3.50					
2 Hay Knives 2.50					
2 Garden Cultivators 20.00					
1 Eureka Seeder 12.50					
1 Brush Hook 1.50					
2 Peavies 7.00					
1 Post Maul 2.50					
12 Hay Forks 12.00		✓			

Group "A" (Schedule A & B – Farm Equipment) $4,538.40
Group "B" (as listed in Claim) 100.00
Group "C" (as listed in Claim) 150.00
Total $4,788.40
Ack. Custodian Credits $1,266.80
Amt. of Pers. Prop. Claim $3,521.60

Sch. "A"

Sch. "B"

EXHIBIT No. 1029-4
DATE 11 may 1948
FILED BY J. W. G. Hunter.

LE No. 4822 EXHIBIT No. CASE No.

EG. No. 06132 VENUE Toronto, Ont.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
c left with Matt Brown as per Schedule "D". "Group C" = Household chattels left in Dwelling as per Schedule "C").								
30.00								
20.00								
1.00								
✓								
✓								
.50								
6.00								
						✓		
						✓		
						✓		
.75								
3.00								
✓								
10.00								
150.00								
✓								
✓								
16.00								
20.00								
11.00								
35.00								
60.00						✓		
						✓		
11.00								Died of old age (4/2/45).
15.00								
9.00								
125.00						✓		
		✓						
✓								
						✓		
						✓		
2.00								
✓								
2.00								
10.00								
5.75								
1.00								
✓								
6.00								
30.00								
20.00								
10.00								
✓								
✓								
.25								
✓								
						✓		
						✓		
						✓		
						✓		
						✓		
✓								

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4822 EXHIBIT No.

NAME Yukichi KISHIMOTO REG. No. 06132

DATE — DECLARATION 20/4/42 — EVACUATION 22/7/42

INVENTORY — TAKEN BY — DATE

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
2 Garden Rakes	$ 2.00				
2 Warehouse Trucks	6.00				
1 Spade	1.00				
4 Flat Shovels	5.00				
7 Crowbars	7.00				
1 Post hole Shovel	2.00				
5 Round Shovels	5.00				
3 Mattocks	3.75				
1 Garden Bent	1.50				
1 Brush Scythe	4.50				
2 Screw Jacks	20.00				
1 Clay Pick	2.00				
1 Clay Pick	1.50				
5 Mattocks	6.00				
1 Shingle Splitter	1.00				
1 Peavey	2.50				
1 Clay Pick	1.50				
1 24" Wrench	2.50				
1 Ship Auger	2.50				
1 Grass Scythe	4.50				
2 Horse Cultivators	25.00	$ 4.00			
12 Heavy Rake Teeth		4.50			
1 Grain Grinder Spout	5.00				
4 Sec. Box Harrow	40.00	8.00			
1 14" Tractor Plow (2 Stubble 2 Breaker Bottoms)	200.00	100.00			
20' 2" Water Hose	2.50				
Hot Water Tank	10.00				✓
Emery Grinder 5 Stones	50.00	12.00			
1 Hay Carrier Hook	10.00				✓
2 Hay Carriers	25.00				✓
2 Hay Blocks	5.00				
2 Logging Blocks	20.00				
150' Rope	1.00				
250' Cable	10.00	1.75			
1 Set Team Spreader	10.00	5.00			
4 Car Drive Shafts	8.00	✓			
2 Car Radiators	10.00	✓			
2 ½" Water Pipes	5.00				✓
2 Mowing Machines	150.00	30.00			
10 Walking Plows	300.00	57.00			
Double Plow	20.00	2.00			
2 Sets Bob Sleigh	80.00	5.00			
2 Horse Potato Hillers	20.00				
1 Ford Front Axle (compl. with wheel)	30.00				
5 Crosscut Saws	25.00				
2 Falling Saws	10.00				
4 12-gal. Oil Drums	5.00	3.50			
2 45-gal. Gas Drums	16.00				
6 Truck Rims	9.00	5.00			
1 Ice Cream Can	1.00				
20' 1" Water Pipe	3.00				✓
1 Tractor Fan	1.50	✓			
1 Tractor Exten. Drawbar	4.00	✓			
1 45-gal. Drum Boiler & Taps	20.00				
44 Blacksmith's swages & cutters	22.00				
20 Blacksmith's tools	10.00	3.00			

ILE No. 4822 EXHIBIT No. CASE No.

REG. No. 06132 VENUE Toronto, Ont.

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

3.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4822 EXHIBIT No.

NAME Yukichi KISHIMOTO.

REG. No. 06132

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 20/4/42	TAKEN BY		AUCTION	TENDER &c		
EVACUATION 22/7/42	DATE					
20 Blacksmith's Tongs $ 20.00						
1 set Ferrier's Tools 10.00						
10 lbs. Grease 2.50						
1 Shearing machine 15.00			$ 3.00			
2 Universals with Drive Shaft 25.00			.75			
60' 3/4" Rope 1.00						
6 Plow Shares 4.50						
12 5-gal. Oil Cans 3.00						
1 Bucket Pump 6.00			6.00			
1 Chain Hoist 8.00						
1 Oil Strainer .25						
3 Inner Tubes 2.25						
1 Rolling Cutting Wheel 5.00						
1 Blacksmith's Forge 10.00						
1 Rim Jack 1.00						
Pressure Air Hose 5.00						
1 Choker & Cable 5.00						
4 small Scythes 2.00						
1 Wheelbarrow 5.00			1.25 ✓			
1 Gas Funnel 1.50						
14 Sile Bands 14.00						
20' x 3" Belt 4.00						
Truck Jack 10" 2.00						
Grass Seed Box Drill 10.00			3.00			
4 U Belts 2.00						
3 U Belts .75						
1 Shafting 2.00						
2 Steel Footstrap Brackets 3.00						
1 Potato Hiller Bottom 5.00						
2 Ford A Blocks 15.00			5.00			✓
2 10' Water Pipes 2.00						
1 Galv. Sheet .75						
1 Ford Truck rear Axle 2.00			✓			
1 Cultivator Sweep 2.50			.25			
6 rolls Barb Wire 25.50						
4 Tires 20.00			3.00			
1 Pulley 2.00						
1 Camp Stove 2.00						
1 Beam Scale 15.00						
1 Buck Saw 1.00						
1 Rope Hoist 6.00						
1 Wire Stretch with Rope 3.50						
3 Hay Bale Hooks 1.50						
1 Gamble 1.00						
1 Grinding Stone 2.00			1.00			
1 Platform Scale 25.00			✓			
1 Wooden Barrel 3.00						
1 Horse Spreader Chain 1.50						
120' Wire Cable 20.00						
1 Choker & Cable 2.00						
100' ½" Water Hose 6.00						
DeLaval Cream Separator 10.00						
1 Cable, 2 Hooks 8.00						
Loading Cable & 2 Hooks 2.50						
48" Shoulder Yoke 1.00						

No. 4822 EXHIBIT No. CASE No.

No. 06132 VENUE Toronto, Ont.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
CTION	TENDER &c								
						✓			
						✓			
						✓			
3.00									
.75						✓			
						✓			
						✓			
6.00						✓			
						✓			
						✓			
						✓			
						✓			
						✓			
						✓			
						✓			
						✓			
						✓			
1.25 ✓									
						✓			
						✓			
3.00						✓			
						✓			
						✓			
						✓			
						✓			
5.00			✓						
						✓			
✓ .25									
3.00						✓			
						✓			
						✓			
						✓			
						✓			
						✓			
						✓			
						✓			
						✓			
1.00 ✓									
						✓			
						✓			
						✓			
						✓			
						✓			
						✓			
						✓			
						✓			

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4822 EXHIBIT No.

NAME Yukichi KISHIMOTO REG. No. 06132

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration 20/4/42	Taken by		AUCTION	TENDER &c		
Evacuation 22/7/42	Date					
1 Blacksmith's Fordge $ 25.00			$ 9.00			
1 Anvil - 200 lbs 25.00			26.00			
Dragsaw & 2 saws 50.00			32.50			
1 Leg Vise 4.00						
1 Wagon Jack 2.50						
18 Silo Bands 18.00						
2 Cast Flangs 8.00						
10 Slide Filler Buckets 10.00						
1 Single Donkey Drum 20.00						
3 8' Barn Door Tracks 2.40					✓	
3 Model T Ford Rear Ends 15.00			1.00			
1 Ice Cream Freezer 25.00			.50			
1 Double Gear Power Drive (with 36" Pulley) 25.00						
1 Grain Drill 100.00			55.00			
1 Land Roller 40.00			50.00			
1 set Drag Harrows 10.00			2.00			
2 Hay Rakes 50.00			22.00			
1 Wagon 25.00			3.50			
1 Front Wheel & Axle of Wagon 15.00						
1 Team Disc Harrows 25.00			9.00			
1 Horse Buggy 10.00			4.00			
1 Gang Plow 20.00			8.00			
1 Hay Tedder 40.00			23.00			
12 Disc Blades 13.00						
1 Feed Chopper 50.00						
6 H.P. Gas Engine 75.00			5.00			
1 Team Manure Spreader 75.00						
1 Wagon 75.00			10.00			
1 Turnip Chopper 10.00						
1 Round Cast Feed Boiler 25.00			11.00			
1 Half Round Feed Boiler (Steel) 50.00					✓	
1 Horse Press 175.00					✓	
91 bdls. Shingles 54.00					✓	
1 Water Trough 12.00					✓	
1 Water Trough 11.00					✓	
1 Force Pump 5.00			8.00			
1 Cast Bath tub Trough 10.00			4.00			
1 Stump Puller with Drum & Chain 50.00						
2 Harrow Hitches 7.00						

ILE No. 4822 EXHIBIT No. CASE No.

EG. No. 06132 VENUE Toronto, Ont.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
9.00									
26.00									
32.50						✓			
						✓			
						✓			
						✓			
						✓			
						✓			
		✓							
1.00									
.50									
						✓			
55.00						✓			
50.00									
2.00									
22.00									
3.50									
						✓			
9.00									
4.00									
8.00									
23.00						✓			
						✓			
5.00									
						✓			
10.00						✓			
11.00									
		✓				✓			
		✓				✓			
		✓							
		✓							
		✓							
8.00									
4.00									
						✓			
						✓			

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4822 EXHIBIT No.

NAME Yukichi KISHIMOTO REG. No. 06132

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 20/4/42	TAKEN BY		AUCTION	TENDER &c		
EVACUATION 22/7/42	DATE					

Sch. "C"

12-gal. Stone Jar	$ 10.00
2-gal. milk Cans	3.00
50 Fruit Jars	5.00
3 4-gal. Milk Cans	6.00
1 8-gal. Milk Can	5.00
3 Oil Cans	
3 Roasters	2.00
1 Copper Clothes Boiler	7.00
6 Muffin Tins	3.00
2 Pie Plates	.50
5 Teapots	5.00
40 Saucers	2.00
2 Irons	
2 Wash Basins	.75
3 Dish Pans	4.00
1 Wheelbarrow	6.00
3 8-gal. Cans	15.00
1 Vinegar Barrel	1.50
3 10-gal. Cans	17.00
20 Dinner Plates	2.50
2 large Dumplers	2.00
9 sets Double Beds (spring Mattresses)	180.00
2 Dressers	28.00
9 Chairs	9.00
4 Tables	25.00
2 Flat Sinks	20.00
4 Bench Chairs	4.00
Gramophone	10.00
Gramophone Records	5.00
2 Kitch. Stoves	75.00
4 Wood Stoves	35.00
1 Sofa	4.00
1 large Clock	7.00
7 Lamps	9.00
Lanterns	8.50
Cupboard	14.00
2 Veneer	6.00
5 Windows	15.00
1 Trunk	10.00
2 Balls Twine	2.00
Tailor Sew. Mach.	15.00
3 Tubs Soy Sauce	18.00
Singer Sew. Mach.	25.00 ✓
2 6-gal. Milk Cans	8.00
2 Butcher Knives	1.50
2 doz. Soup Plates	2.50
2 doz. Rice Dishes	2.00
2 doz. Cups	3.00
Chop Sticks	.75
Silverware	20.00
2 Bread Knives	1.50
3 Double Boilers	7.00
2 Enamel Pots	3.00
2 Alum. Pots	3.00
2 lge. Cast Iron Pots	10.00
3 Frying Pans	4.50
3 Kettles	9.00
Sheep Wool	15.00
Mechanic's Tools	381.05
Machinery Parts	39.75 ✓
Blacksmith Tools	23.95
Magnetos	85.50
Logging Tools	52.25
Sewing Machine	120.00
Books	75.00
Safe	100.00 ✓

Sch. "D"

	$ 2.50
	13.00 ✓
	16.00

ILE No. 4822 EXHIBIT No. CASE No.

EG. No. 06132 VENUE Toronto, Ont.

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

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4822 EXHIBIT No.

NAME Yukichi KISHIMOTO. REG. No. 06132

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION	TAKEN BY		AUCTION	TENDER &c		
EVACUATION	DATE					

Summary of Auction Sales:

Remains of Chev. Truck	$ 10.00
Rapid Easy Oat Roller	3.00
Gear and Mesh	7.50
Broken part Scrap	16.00
Press	1.00
Double Bed	1.00
Hay Press	2.00
6 Milk Pails	2.10
Wagon Gear	1.00
Tools	8.90
Car and Truck Parts	8.70
Scrap	6.55
Miscellaneous	9.80
Gross Proceeds Auction Sales:	$1,266.80
Less Charges	$ 170.55
Net Proceeds Auction Sales:	$1,096.25

Vancouver, B. C., Apr. 2/48.

RGB/P.

LE No. 4822 EXHIBIT No. CASE No.

G. No. 06132 VENUE Toronto, Ont.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
	10.00								
	3.00								
	7.50								
	16.00								
	1.00								
	1.00								
	2.00								
	2.10								
	1.00								
	8.90								
	8.70								
	6.55								
	9.80								
	1,266.80								
	170.55								
	1,096.25								

THIS INDENTURE made the First day of April, in the year of our Lord One thousand, nine hundred and forty-two, IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:

YUKICHI KISHIMOTO, Farmer, of Courtenay, in the Province of British Columbia, hereinafter called "The Lessor"

OF THE ONE PART

AND

LILBURN ASTER HUNT, Farmer, of Courtenay, aforesaid, hereinafter called "the Lessee"

OF THE OTHER PART.

EXHIBIT No. 1029-5
DATE 11 May 1948
FILED BY R.A. Reid.

WHEREAS the Lessor is a person of the Japanese race and is under orders from the B. C. Security Commission to leave Comox District;

AND WHEREAS the period of absence of the Lessor from Comox District is uncertain;

AND WHEREAS the Lessor wishes to lease his farm together with the equipment and horses hereinafter described to the Lessee for and during the period of his absence from the Comox District, under and subject to the terms and conditions hereinafter contained;

WITNESSETH that in consideration of the yearly rents, covenants and conditions hereinafter respectively reserved and contained, the said Lessor doth demise and lease under the said Lessee, his executors, administrators and assigns, ALL AND SINGULAR those certain parcels or land and premises situate, lying and being in the District of Comox, in the Province of British Columbia, and known and described as: Firstly: Lot Two (2) of Section Fourteen (14), Comox District, Map 4140 with appurtenant Right-of-Way Twenty (20) links in width leading therefrom to the Comox-Courtenay Road. Secondly: Section Fifteen (15) Comox District, except maps 3827 and 4190. Thirdly: Section One hundred and Fifty-nine (159) Comox District, TOGETHER WITH all erections and buildings thereupon erected, standing and being and/or hereafter

during the said time to be erected, standing and being, and together also with all ways, paths, passages, water, water courses, privilegges, advantages and appurtenances whatsoever to the same premises belonging or otherwise appertaining, and TOGETHER ALSO with the live stock and farm implements mentioned and described in Schedule "A" to these presents TO HAVE AND TO HOLD the same unto the said Lessee, his Executors, administrators and assigns upon a yearly tenancy basis to be computed from and including the First day of April in the year of our Lord One thousand nine hundred and forty-two, yielding and paying therefore the clear yearly rent or sum of One hundred and Eighty Dollars ($180.00) of lawful money of Canada, payable in monthly instalments of Fifteen Dollars ($15.00) each on the last day of each and every month during the said term without any deduction, defalcation or abatement on any account whatsoever thereout, the first of such monthly payments of Fifteen Dollars ($15.00) to be made on the Thirtieth day of April, 1942 - all payments of rent accruing due hereunder to be made to Matthew Brown, Esq., Merchant, Cumberland, B. C., whom the said Lessor hereby contitutes and appoints as his duly authorized agent for all purposes in connection with this lease; and the Lessee shall further pay all rates and taxes levied on the demised premises by the Corporation of the City of ~~Cumberland~~ Courtenay for school taxes and by the Province of British Columbia during the currency of the term hereby created, such taxes to be paid by the Lessee on or before their respective due dates and the said Lessee shall furnish to the said Matthew Brown evidence that he has paid the taxes as aforesaid in each and every year of the term hereby created.

The Lessee hereby acknowledges that he has received from the Lessor two (2) horses described as follows:-

One white horse, named "Frank", age Fifteen (15) years, Value Seventy-five Dollars ($75.00).

One red horse, named "Spark", age Six (6) years

Value One hundred and fifty Dollars ($150.00)

The Lessee shall be entitled to work the said horses for all ordinary farm purposes on the demised premises and on the adjoining land owned by him during the currency of the term hereby created. He shall properly feed and care for the said horses and shall return them to the Lessor at the expiration of the term hereby created in as good condition as at present or replace or pay the value of either or both horses not so returned.

The Lessee acknowledges receipt from the Lessor of the farm implements mentioned in Schedule "A" to these presents and shall be entitled to use the same for all purposes for which they are severally designed on the demises premises and on his adjoining land during the term hereby created. The Lessee shall return the said implements to the Lessor in as good state of repair as at present, reasonable wear and tear and damage by fire and tempest excepted at the expiration of the term hereby created or replace or pay the value set on any implement in said Schedule "A" not so returned.

The said Lessee covenants with the said Lessor to pay rent; AND to keep the buildings on the demised premises in as good repair as at present; AND that the said Lessor may enter into and view the state of repair; AND to keep up fences; AND that he will not carry on any business that shall be deemed a nuisance on the said premises; AND will not sell or cut down timber without leave; PROVIDED that the Lessee shall be entitled to cut firewood for his personal use; AND that he will not sell, remove or allow to be removed from the premises any manure whatsoever but will use same manure as fertilizer on the said premises; AND that he will leave ten (10) acres of land seeded down to new hay at the expiration of the term hereby granted; AND will leave the premises in good repair as above provided, (reasonable wear and tear and damage by fire and tempest excepted); AND that he will, during the said term, cultivate, till, manure and employ such parts of the said premises as are

now or can be brought under cultivation in a goodhusbandmanlike and proper manner, and with a proper rotation of crops; AND during the continuance of the said term will keep down all noxious weeds and grasses, and, in particular, will pull up or otherwise destroy all docks, wild mustard and Canada thistle which shall grow upon the said premises, and will not sow or permit to be sown, any foul seed; AND will not assign nx without leave; AND will not sub-let without leave.

The Lessee shall be at liberty to terminate the term hereby created on the First day of April in any year hereafter upon giving three (3) months' notice in writing to the Lessor of his intention to so terminate.

Upon the return of the Lessor or any of the members of his family, able, ready and willing to resume farming operations on the demised premises the Lessee shall permit them to occupy the dwelling house on the demised premises forthwith and without charge and the Lessor or members of his family as aforesaid shall be entitled to terminate this lease and will enter into possession of the demised premises on the First day of April next following their return PROVIDED HOWEVER that in case the Lessor or any members of his family aforesaid shall return during the month of April in any year the Lessor may terminate this lease as at the Thirtieth day of April of that year upon paying the Lessee for all work done on the demised premises preparing for the crop since the thirty-first day of March in said year.

UPON the termination of this lease by the Lessor he shall pay to the said Lessee for each acre of new hay seeded down in excess of Ten (10) acres the market price of grass seed to the amount of Sixteen (16) pounds per acre. The Lessor further covenants and agrees that he will, upon the termination of this lease by him repurchase from the Lessee the sixteen (16) milk cows and three (3) heifers recently sold by him to the

Lessee or any of them if required by the Lessee to repurchase at Sixty Dollars ($60.00) per head for the cows and Twenty Dollars ($20.00) per head for the heifers.

The Lessee shall at his own cost and expense insure the farm implements leased to him by the Lessor for their full insurable value during the currency of the term hereby created.

The Lessee grants to the Lessor the right to store the farm implements and equipment set out in Schedule "B" to these presents during the currency of the term hereby created wihout charge. The Lessee will take all reasonable means to see that the said farm implements are not lost, damaged or destroyed but shall only be liable for such loss or damage if such loss or damage was caused by the neglect of himself or his servants.

If the term hereby granted shall at any time be seized or taken in execution or in attachment by any creditor of the Lessee or if the Lessee shallmake any assignment for the benefit of creditors or take the benefit of any Act for the benefit of insolvent debtors, or if any Warrant of Execution be issued against the Lessee the term hereby created shall immediately become forfeited and void.

PROVIDED ALWAYS that if the Lessee shall affix or erect on the premises any fixture or building, then such fixture or building so erected shall belong to and be removable by the Lessee at any time during the term hereby created or within twenty-one days after the termination thereof; PROVIDED ALWAYS that the said Lessee, his executors, administrators and assigns shall make good any damage to the said premises hereby demised or any part thereof, by such removal, and shall give one month's notice in writing to the Lessor, his executor, administrators or assigns, of his intention to remove such fixture, and, at any time, ~~xxxfe~~ before the expiration of the notice of removal, the Lessor may,

by notice in writing to the Lessee elect to purchase such fixture at a fair value; and thereupon the same shall be left by the Lessee and become the property of the Lessor.

PROVISO for re-entry by the Lessor on nonepayment of rent or non-performance of covenants.

The Lessor covenants with the Lessee for quiet enjoyment.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals.

SIGNED, SEALED and DELIVERED in the presence of:

J. M. Mitchell
Barrister-at-law
Courtenay B.C.

E. Hunt

L. C. Hunt.

SCHEDULE "A"

DAIRY EQUIPMENT AND FARM IMPLEMENTS LEASED TO LESSEE.

1	Cream Separator	$100.00
1	Milk Cooler	48.00
1	Milk Strainer	6.50
3	3 gal. milk buckets	3.00
1	2½ gal. milk bucket	.50
1	10 gal. milk Can	5.00
4	Steel milk crates	12.00
5	Wood milk crates	10.00
2	Dairy tables	30.00
1	Washing tub	1.50
4	Bottle brush	1.50
1	Milk Bottler	20.00
2	milk strainer buckets	2.50
	Quanity of pint and quart milk bottles.	

I	circular sawing machine	$200.00
2	hay forks	2.00
1	manure fork	1.25
1	Grain binder	75.00
1	Tractor manure spreader	100.00
1	Wagon	50.00
1	Potato planter	50.00
1	Potato digger	100.00
1	Set drag harrows	20.00
1	Grain Grinder	75.00
1	Two wheel rubber tire trailer	50.00
1	White horse (Frank)	75.00
1	Collar and harness	35.00
1	Row cultivator with disc and hiller	20.00
1	Red horse (Spark)	150.00
1	Collar and harness	35.00
1	Hay carrier	20.00
230	ft. 1 3/8" cable	10.00
3	Hay blocks	7.50
1	Wheelbarrow for manure	4.50
1	Chop truck	7.50
1	Flat shovel	1.50
1	Grain crusher	75.00
1	Endless belt 6" x 50'	25.00
1	Platform scale	20.00
1	Gas pump	5.00
1	Gas funnel	1.50
1	Fan mill for cleaning grain	25.00
1	Grain sifter	4.50
1	Beam scale	10.00
1	Leg vise	20.00
1	Post drill	40.00
1	Dozen drills	18.00
1	Model T Engine with Pulley	75.00

L. C. Hunt & Trust

J. M. Mitchell

SCHEDULE "B"

FARM IMPLEMENTS LEFT FOR SAFE KEEPING

(Values set by the Lessor for his own use for fire insurance purposes)

6	Manure Forks	
12	Garden hoes	$10.00
1	Timber Carrier	3.50
2	Hay Knives	2.50
2	Garden Cultivators	20.00
1	Eureka Seeder	12.50
1	Brush Hook	1.50
2	Peavies	7.00
1	Post Maul	2.50
12	Hay Forks	12.00
2	Garden Rakes	2.00
2	Warehouse trucks	6.00
1	Spade	1.00
4	Flat shovels D handles	5.00
7	Crowbar	7.00
1	Post hole Shovel (7 foot handle)	2.00
5	Round Shovels	5.00
3	Mattock (with handles)	3.75
1	Garden Bent Head	1.50
1	Brush Scythe (with handle)	4.50
2	Screw Jack (ht.18") screw 1½" dia.	28.00
1	Clay pick with handle	2.00
1	Clay pick no handle	1.50
5	Mattock - no handle	6.00
1	Shingle Splitter - no hamile	1.00
1	Peavy - no handle	2.50
1	Clay Pick - no handle	1.50
1	24" open end Wrench	2.50
1	Ship Auger 2" dia.24"long	2.50
1	Grass Scythe	4.50
2	Horse Cultivators	25.00
12	Heavy Rake Teeth	
1	Grain Grinder Spout	5.00
4	Sections Boss Harrows	40.00
1	14" Tractor Plow (2 Stubble 2 Breaker Bottoms)	200.00
1	20' 2" Water hose	2.50
1	Hot water Tank 60 Gal.	10.00
1	Emery Grinder(5 stones)	50.00
1	Hay Carrier Hook	10.00
2	Hay Carriers	25.00
2	Hay Blocks	5.00
2	Logging Blocks	20.00
	150 ft 3/8" rope	1.00
	250 ft 3/8" cable	10.00
1	Set Team Spreader	10.00
4	Car Drive Shafts	8.00
2	Car Radiators	10.00
2	½" Gal. Water Pipe 25'	5.00
2	Mowing Machines	150.00
10	Walking Plows	300.00
1	Double Mouldboard Plow	20.00
2	Set Bob Sleigh	80.00
2	Horse Potato Hiller	20.00
1	Ford Front Axle -1935 complete with wheel	30.00
4	12 Gal. Oil Drums	5.00
2	45 Gal. Gas Drums	16.00
6	Truck Rims	9.00
1	Ice Cream Can	1.00
1	Black 1" Water Pipe 20 ft.	3.00
1	Tractor Fan	1.50
1	Tractor Extension Drawbar	4.00
1	45 Gal.Drum Boiler with taps	20.00
44	Blacksmith's Swages, Cutters, etc.	22.00
20	Blacksmith's tools	10.00
20	Blacksmith's Tongs	20.00
1	Set Farrier's Tools	10.00
1	10 lbs. cup Grease	2.50
1	Sheep shearing Machine	15.00
2	Universal with Drive Shaft (White Truck)	25.00
1	60' ¾" Rope	1.00
6	Plow Shares	4.50
12	5 Gal. Oil Cans	3.00
1	Bucket pump	6.00
1	Chain Hoist	8.00
1	Oil Strainer	.25
3	Inner tubes	2.25
1	Rolling cutting Wheel	5.00
1	Light Blacksmith's Forge	10.00
1	Rim jack	1.00
1	10 ft. 150 lb. Pressure Air Hose	5.00
1	Choker with ¾" x 12' Cable	5.00
4	Small hand Scythes	2.00
1	Wheelbarrow	5.00
1	Gas Funnel	1.50
14	Silo Bands	14.00
1	20 ft. x 3 in. Belt	4.00
1	Truck Jack 10"	2.00
1	Grass seed box for Drill	10.00
4	U Bolts 3½" x 12"	2.00
3	U Bolts 2½" x 6"	.75
1	Shafting 2½" x 3'	2.00
2	Steel Footstep Bracket for truck	3.00
1	Potato Hiller Bottom	5.00
2	Ford A Motor Blocks	15.00
2	½" Gal. Water Pipe 10 ft.	2.00
1.	Galvinized sheet 28" x 28"	.75
1	Ford Truck Rear Axle	2.00
1	Cultivator sweep	2.50
6	80 Rod. Barbed Wire	25.50
4	Tire 32 x 4½	20.00
1	Pulley 9 inch	2.00
1	Camp Stove	2.00
1	Beam Scale	15.00
1	Hand Buck Saw	1.00
1	Heavy Hope Hoist with rope	6.00
1	Wire Stretcher with rope	3.50
3	Hay Bale Hook	1.50
1	Gamble	1.00
5	Crosscut saw	25.00
2	Falling saw	10.00

L. R. H. Grant

J.M.M.

1	Grinding Stone	2.00
1	Platform Scale	25.00
1	Wooden Barrel 50 gal.	3.00
1	Horse Spreader Chain	1.50
1	¾" wire Cable 120 ft.	20.00
1	5/8" Choker with 12'Cable	2.00
1	100' ½" Water hose	6.00
1	DeLaval No. 15 Cream Separator	10.00
1	5/8" Cable 50 ft. with 2 Hooks	8.00
1	3/8" Loading cable with 2 Hooks	2.50
1	48" Shoulder Yoke	1.00
1	Blacksmith Forge (Large)	25.00
1	Anvil - 200 lbs.	25.00
1	Dragsaw with 2 saws	50.00
1	Leg Vise	4.00
1	Wagon Jack	2.50
18	Silo Bands	18.00
2	Cast Flange	8.00
10	Silo Filler Buckets	10.00
1	Single Donkey Drum	20.00
3	8 ft. Barn Door Track	2.40
3	Model T Ford Rear Ends	15.00
1	Ice Cream Freezer	25.00
1	Double Gear Power Drive (with 36" pulley)	25.00
1	Grain Drill	100.00
1	Land Roller	40.00
1	Set Drag Harrows	10.00
2	Hay Rake	50.00
1	Wagon	25.00
1	Front Wheel and Axle of Wagon	15.00
1	Team Disc Harrows	25.00
1	Horse Buggy	10.00
1	Gang Plow	20.00
1	Hay Tedder	40.00
12	Disc Blades	12.00
1	Feed Chopper	50.00
1	6 H.P. Gas Engine	75.00
1	Team Manure Spreader	75.00
1	Wagon	75.00
1	Turnip Chopper	10.00
1	Round Cast Feed Boiler 36" Dia. 24" Deep	25.00
1	Half round steel feed Boiler 40" x 40", 24 " deep	50.00
1	Horse Press 18" x 24"	175.00
91	Bundles shingles-18,000	54.00
1	Water Trough 24" x 30"x54"	12.00
1	Water Trough 24"x24"x48"	11.00
1	Double Acting Force Pump	5.00
1	Cast Bath Tub Trough	10.00
1	Stump Puller with Drum and chain	50.00
2	Harrow Hitch	7.00

L. A. Hyland & Son

APRIL 1st, 1942.

Y. KISHIMOTO.

to

L. A. HUNT.

L E A S E

J. M. MITCHELL, B. A.,
Barrister & Solicitor,
COURTENAY, B. C.

COPY

Catalogue No. 529.
File No. 4822.
Assessed Owner: Yukichi KISHIMOTO.

Lot 2 of Section 14, Plan 4140, Comox Dist.
Sec. 15 (exc. Plans 3827 & 4090) Comox Dist.
Lot 159, Comox Dist.

Lot 2 of Sec. 14 comprises approx. 63.5 acres of which approx. 40 ac. is good bottom land, about 19.5 acres is good bench land and there is about 4 acres partially cleared, stumps and open pasture.

The buildings are situated on this part of the farm, and these are in poor condition. The main barn 30 x 96 is surrounded by leanto sheds and some of these have been added to by additional lean-to-sheds. There is a large straw shed 24 x 70 ft. and lean-to-pig-pen 24 x 20 ft. on the west side of the barn. A lean-to on the north side with fixed wooden stanchions for cattle 68 ft. long, and a similar shed 40 ft. long on the east side also with fixed wooden stanchions. A root storage 20 ft. wide is also on the east side.

The condition of parts of this building is such that a heavy depreciation is necessary. As a modern barn it has practically nothing, on the other hand, parts of it could be used for a few years before replaced by a more modern building.

LAND

40 acres at $125 per acre	$5000.00
19.5 " " 75 " "	1462.50
4 " " 40 " "	160.00
Buildings above described	900.00

There are two houses, both of which have at one time been used as dwellings. These are a frame construction, both over fifty years old, and badly delapidated. Of no value.
There is a small dairy 14 x 20 in fair condition, value 100.00

an implement shed 24 x 36 rough 1" x 12" boards with battens, shingle roof, value 200.00

Sec. 15 comprises 81. 1 acres of which 10.8 acres bench land is cleared, and 40 acres in stumps and partially open pasture. Balance is bush with no saleable timber.

10.8 acres cleared, stony @ $40	432.00
40 " partially open " $10	400.00
29.3 " uncleared land " 2.50	63.25

Lot 159 this comprises 160 acres of uncleared and unfenced bush land that has been logged off, no saleable timber left.

160 acres @ $2.50 per acre	400.00
	$9117.75

NOTE: The above is an extract of seven (Cat. 529-534 & 546) valuations made by R. U. Hurford, Courtenay, B. C.

EXHIBIT No. 1029-6
DATE 11 may 1948
FILED BY J. W. Mannion

FURNITURE

PHONE 281
RES. PHONE 454

F. C. & K. L. PEARCE

BOX 100

COURTENAY, B.C., Feb. 23 19 45

Mr. H. F. Green,
Administration Department,
Office of the Custodian,
Royal Bank Building,
Vancouver B. C.

Dear Sir:

Re: Youkichi Kishimoto, File #4822

At the request of Mr. Matt. Brown I have valued some of the equipment on this farm, as follows:-

Cream Separator	30.00	+ 5.
Milk Cooler	20.00	-
Four Steel Milk Crates	6.00	-
Milk Bottles	3.00	-
Milk Bottler	10.00	-
Collar & Harness	15.00	-
Red Horse (Spark)	125.00	+ 25
Chop Truck	2.00	-
Potato Planter	35.00	-
Tractor-plow & bottoms	100.00	-
Potato Digger	60.00	-
Belt	10.00	-
	$ 416.00	

Thanking you, I am

Yours truly

Fred C Pearce

F. C. Pearce

K.

This was sent in many at time of Auction Cumberland 6. and was added to auction list (see sheets 24/3/45 L to J)

EXHIBIT No. 1029-7
DATE 11 May 1948
FILED BY
J. W. G. Hunter.

E. FELIX THOMAS, *Auctioneer, Notary Public*

GENERAL AGENCIES. INVESTIGATIONS. COMMISSIONS. APPRAISALS

TELEPHONES 172 AND 54 L
POST OFFICE BOX NO. 53

COURTENAY, VANCOUVER ISLAND, B.C.

February 2nd: 1945

Mr: Matt: Brown
P.O. Box 431
Cumberland, B.C.

Dear Mr: Brown,

Re:Youkichi KISHIMOTO

Acknowledging receipt of instructions, under letter from the Protection Dep't: dated Jan: 22nd:, together with copies of Farm Lease schedules "A" and "B"; and confirming our conversation and visit to the Kishimoto farm earlier this week.

Firstly, the farm machinery etc:, generally, is in much poorer condition than I had hoped; and it is obvious that a number of articles on the schedules are not on the premises - at least, not in sight. These appear to comprise articles that could have been fairly easily removed, such as rolls of barbed wire, shingles, hand tools and small parts; but it is impossible to say just how much is missing until I have all the machinery etc: pulled out of the sheds, assembled and listed.

Since our visit to the farm, I have had two sessions with Mr: L. A. Hunt and now list hereon below a number of articles upon which Mr: Hunt has agreed to accept at their various appraisals. I may say that Mr: Hunt's offer was, in a number of instances, below that of my valuation; but Mr: Hunt decided to agree to our price rather than have the articles concerned go to auction. There are also a number of other articles upon which Mr: Hunt tells me he intends to bid at the auction.

	Thomas' valuation	Sch'd:	Schedule valuation
Cream separator	25.00	"A"	100.00
milk cooler	20.00	"	48.00
four steel milk crates	6.00	"	12.00
milk bottles	10.00	"	
milk bottler	3.00	"	20.00
red horse (Spark)	100.00	"	150.00
collar and harness	15.00	"	35.00
chop truck	2.00	"	7.50
endless (?) belt	10.00	"	25.00
potato planter	35.00	"	50.00
tractor plow and bottoms	100.00	"B"	200.00
potato digger	60.00	"A"	100.00
	$ 386.00		$ ~~647.50~~ 747.50.

50:50

Will you please advise me at your earliest convenience if you agree to sell the above list to Mr: Hunt.

E. FELIX THOMAS, *Auctioneer, Notary Public*

GENERAL AGENCIES, INVESTIGATIONS, COMMISSIONS, APPRAISALS

TELEPHONES 172 AND 54 L
POST OFFICE BOX NO. 53

COURTENAY, VANCOUVER ISLAND, B.C.

February 2nd: 1945

2

Mr: Matt: Brown, Cumberland, B.C.

Re: Youkichi KISHIMOTO

Regarding the item on schedule "A" marked white horse (Frank), investigation indicates strongly that this animal was aged - over thirty years, that it had the 'heaves' very badly, that it was sick for a short while before it died when in the pasture, that Hunt had not worked it for some time, that he only worked it very little at any time; and that the animal probably died of old age.

It would therefore seem reasonable to assume that this animal's death may be attributed to reasonable wear and tear.

Hunt seems to be honest and straightforward although somewhat rough and ready; and gives one the impression he has not been accustomed to business transactions; but has probably been used to working for wages. He can, and I think will, be of considerable help before and during the sale.

Yours truly,

E. Felix Thomas

EXHIBIT No. 1029-8
DATE 11 may 1948
FILED BY J. W. E. Kennedy

AUCTION SALE

OF FARM MACHINERY

E. Felix Thomas acting under instructions from the Secretary of State of Canada in his capacity as Custodian pursuant to the Revised Regulations Respecting Trading with the Enemy (1943) will offer the following for sale by public auction

Commencing at 1:00 o'clock promptly
at the Kishimoto Farm, Back Road, Sandwick, B.C.

SATURDAY - MARCH 24

Milk strainer; 3 3-gal. buckets; 2½-gal. milk bucket; 10-gal. milk can; 5 wood milk crates; 2 dairy tables; washing tub; 4 bottle brushes; milk bottles; circular sawing machine; 2 hay forks; manure fork; grain binder; tractor manure spreader; wagon; set drag harrows; grain grinder; two-wheel rubber tire trailer; collar and harness; row cultivator with disc and hiller; 230 ft. 1⅜" cable; 3 hay blocks; wheelbarrow for manure; flat shovel; grain crusher; platform scale; gas pump; gas funnel; fan mill for cleaning grain; grain sifter; beam scale; leg vise; post drill; one dozen drills; model T engine with pulley; 6 manure forks; 12 garden hoes; timber carrier; 2 hay knives; 2 garden cultivators; Eureka seeder; brush hook; 2 peavies; post maul; 12 hay forks; 2 garden rakes, 2 warehouse trucks; spade; 4 flat shovels, D handles; 7 crowbars; post hole shovel (7-ft. handle) 5 round shovels; 3 mattocks (with handles); garden bent head; brush scythe (with handle); screw jack (ht. 18") screw 1½" diam.; clay pick with handle; clay pick, no handle; 5 mattocks, no handles; shingle splitter, no handle; peavey, no handle; clay pick, no handle; 24" open end wrench; ship auger, 2" diam. 24" long; grass scythe; 2 horse cultivators; 12 heavy rake teeth; grain grinder spout; 4 sections boss harrows; 20' 2" water hose; hot water tank, 60 gals.; emery grinder (5 stones); hay carrier hook; 2 hay carriers; 2 hay blocks; 2 logging blocks; 150 ft. ⅜" rope; 250 ft. ⅜" cable; set team spreader; 4 car drive shafts; 2 car radiators; 2 ½" galv. water pipe, 25'; 2 mowing machines; 10 walking plows; double moulboard plow; 2 sets bob sleighs; 2 horse potato hiller; Ford front axle—1935 complete with wheel; 4 12-gal. oil drums; 2 45-gal. gas drums; 6 truck rims; ice cream can; black 1" water pipe, 20 ft.; tractor fan, tractor extension drawbar 45-gal. drum boiler with taps; 44 blacksmith's swages, cutters, etc.; 20 blacksmith's tools; 20 blacksmith's tongs; set farrier's tools; 10 lbs. cup grease; sheep shearing machine; 2 universals with drive shaft (White truck); 60' ¾" rope; 6 plow shares; 12 5-gal. oil cans; bucket pump; chain hoist; oil strainer; 3 inner tubes; rolling cutting wheel; light blacksmith's forge; rim jack; 10 ft. 150 lb. pressure air hose; choker with ¾" x 12' cable; 4 small hand scythes; wheelbarrow; gas funnel; 14 silo bands; 20 ft. x 3 in. belt; truck jack 10"; grass seed box for drill; U bolts 3½" x 12"; U bolts 2½" x 6"; shafting 2½" x 3'; 2 steel footstep brackets for truck; potato hiller bottom; 2 Ford A motor blocks; 2 ½" galv. water pipe, 10 ft.; galv. sheet 22" x 28"; Ford truck rear axle; cultivator sweep; 80 rod barbed wire; 4 tires 32 x 4½; pulley 9 inch; camp stove; beam scale; hand buck saw; heavy rope hoist with rope; wire stretcher with rope; 3 hay bale hooks; gamble; 5 crosscut saws; 2 falling saws; grinding stone; platform scale; wooden barrel, 50 gal.; horse spreader chain; ¾" wire cable, 120 ft.; ⅜" cable, 50 ft. with 2 hooks; ⅝" choker with 12' cable; 100 ft. ½" water hose; DeLaval No. 15 cream separator; ⅜" loading cable with 2 hooks; 48" shoulder yoke; blacksmith's forge (large); anvil, 200 lbs.; dragsaw with 2 saws; leg vise; wagon jack; 18 silo bands; 2 cast flangs; 10 silo filler buckets; single donkey drum; 3 8-ft. barn door track; 3 model T Ford rear ends; ice cream freezer; double gear power drive (with 36" pulley); grain drill; land roller; set drag harrows; 2 hay rakes; wagon; front wheel and axle of wagon; team disc harrows; horse buggy; gang plow; hay tedder; 12 disc blades; feed chopper; 6 h.p. gas engine; team manure spreader; wagon; turnip chopper; round cast feed boiler, 36" diam. 24" deep; half round steel feed boiler, 40" x 40", 24" deep; horse press, 18" x 24"; water trough, 24" x 30" x 54"; water trough 24" x 24" x 48"; double acting force pump; cast bath tub trough; stump puller with drum and chain; 2 harrow hitches.

The above listed articles subject to change.

SALE TERMS—CASH TELEPHONES 172 and 54-L.

E. Felix Thomas

AUCTIONEER

FORM "JP" FILE No. 4827

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: KISHIMOTO ~~Youkichi~~ Youkichi

HOME ADDRESS: Courtenay, B.C. (now at Hastings Park, Vancouver, B.C.)

REGISTRATION NUMBER 06132 SEX: Male AGE: 59

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

NAME OF WIFE OR HUSBAND: You 6506 no personal property

ADDRESS OF WIFE OR HUSBAND: Courtenay (Hastings Park, Vancouver, B.C.)

NAMES OF ANY LIVING CHILDREN: Twelve children living.

Mutsuo (M) - Nanao (M) - Yoshiko (F) - Fumiko (F)

EXHIBIT No. 1029-9

ADDRESS OF CHILDREN: same as above DATE 11 may 1948

FILED BY J. W. G. Mansen.

AGE OF CHILDREN: 9, 8, 12, 10 res.

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

1. LOCATION AND DESCRIPTION:

Cert. of Title No. 28568-N: Lot 2, Sec. 14, Comox Dist. Map 4140

Cert. of Title No. 28569-N: (Section 15 - Comox - except Plans 3827& 4090
" 159 - " - no exceptions

2. BUILDINGS AND OTHER IMPROVEMENTS: Buildings on Section 14:
Owns house on Can. Colliery property and pays land rent $1. per month now paid to October.
Dwelling house 25 x 60 Granary: 30 x 30
Barn - 60 x 130 Dairy House: 18 x 26
Implement Sheds - 25 x 35
18 x 60 House - 24 x 36 on Canadian Colliery Prop.

3. INSURANCE (Give particulars; state where policies are) ~~All above mentioned buildings~~ against fire for Policy No. 66539
insured for $700.00 with Liverpool London & Globe - good until Dec. 17/44
Bldgs., Implements & contents of Dairy on Sec. 14 insured for $3900.00 with Queen Ins.-Courtenay

4. TAXES (Amount and where payable) Approx. $300. annually - Part payable to Courtenay School Taxes: Land tax pay. to Cumberland

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Sections 14, 15 and 159 leased
L.A. Hunt, farmer of Courtenay, B.C. (Copy of lease attached)
House in Cumberland left in hands of Matt Brown and he does not know ~~whether it is rented or not.~~

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Safe at Cumberland Storage (Matt Brown) Cumberland, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST None

9. IF FARM LAND STATE CROPS SOWN Hay, Oats, Root Crops

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Dairy Equipment and Farm Implements as per attached list leased to L.A. Hunt

Farm Implements left at farm for safekeeping, with Hunt, as per attached list.

Coal stove, kitchen utensils, kitchen table and chairs
1-3 pc. bedroom suite, 9 beds, all household furniture left at house on Section 14, Courtenay; house is locked up and key in possession of Mitsuo Kishimoto, son.

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

2 Horses - included in Lease.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

FORM WJP"

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: Dairy Equip. & Farm Implements listed as leased to Hunt have been insured by Hunt. The rest of the equipment and implements are included in the insurance, $3000.00 already noted.

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)

$25,000.00 all doubtful of collection

Books showing all these debts in possession of this man.

Promissory Note dated April 1st, 1942 for $800.00 due 3 yrs. after date - 2% - by L.A. Hunt - part of purchase price of the deal.

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

1 Share in Grain Growers Co. of Canada Ltd. No. 11620

8. BANK ACCOUNTS Royal Bank of Canada, Courtenay Branch - $1500.00 on deposit
Has also on dep. $100.00 in name of each child.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS:

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 20th day of April 1942.

(Signature)

J Ramsay
Witness

FOR DEPARTMENTAL USE

1 2 gallon stone jar	10.00
2 gallon milk cans	3.00
50 fruit jars	5.00
3 four gallon milk cans	6.00
1 eight gallon milk cans	5.00
3. empty coal oil can	
2 roaster	2.00
1 copper clothes boiler	7.00
6 muffin tins	3.00
2 pie plates	.50
5 teapot	5.00
40 saucers.	2.00
2 (iron)	1.50
2 wash basin	.75
3 dishwashing pan	4.00
1 wheelbarrow	6.00
3 eight gallon cans	15.00
1 vinegar barrel	1.50
3 ten gallon can	17.00
20 dinner plates	2.50
2 large dumpler	2.00

9 pcts of double beds (spring mattress) @ $20 —	$180.00
2 dressers $14 each — —	28.00
9 chairs $1 "	9.00
4 tables —	25.00
2 flat sinks —	20.00
4 Bench chairs —	4.00
1 gramaphone —	10.00
2 gramaphone record	5.00
2 Kitchen stoves ✓	75.00
4 Hard Burning stoves	35.00
1 Sofa. —	4.00
1 Big clock.	7.00
7 Lamp —	9.00
5 Lantern	8.50
1 Cupboard —	14.00
2 Veneer —	6.00
5 Windows	15.00
1 Trunk	10.00
2 hand. tins	2.00
tailor sewing machine	15.00
3 tub say (sauce)	18.00

18

1 Household
goods
1 Instruments

Singer sewing machine	25.00
2 six gallon milk cans	8.00
2 butcher knife	1.50
2 doz. soup plate	2.50
2 doz. rice dish	2.00
2 doz. cups	3.00
chop sticks	70
silverware	20.00
2 bread knife	1.00
3 Double Boiler	7.00
2 enamel pot	3.00
2 aluminum pot	3.00
2 large cast (iron) pots.	10.00
3 Frying pan	4.00
3 Kettle	9.00
Step wood	15.00

Storage at..

To Matt Brown

Box No. 1	Mechanics Tools	$225.30
" " 2	" "	155.75
" 3	Machinery Parts	39.75
" 4	Blacksmith Tools	23.95
5	Magnetos	85 50
" 6	Logging Tools	52 25
" 7	Sewing Machine	120.00
" 8	Books	75 00
" 9	Safe 22"X24"X26"	100.00

L. Couch.

9 Pittsgate

Sutton, Braidwood & Morris
SUCCESSORS TO
Reid, Wallbridge, Gibson, Sutton & Braidwood
Barristers and Solicitors
W. A. SUTTON D. T. BRAIDWOOD
C. E. MORRIS
O. J. HALL D. A. SUTTON

Telephone: Pacific 3464
Cable Address "Boufridge"

506 Royal Bank Building,
~~*Yorkshire Building,*~~
675 West Hastings Street,
~~*525 Seymour Street*~~
Vancouver, B.C.

January 10th 1950

The Hon. Mr. Justice H.I.Bird,
Court House,
Vancouver, B. C.

Dear Sir:

Re: Case No. 1029

I am filing with you, as agreed, an extract of the appraisals of the V.L.A, Mr Hurford, and Dean Clement with respect to the acreage involved here.

Yours very truly,

D. T. Braidwood

EXHIBIT No. 1029 - 10
DATE Jan 10 - 1950
FILED BY
D. T. Braidwood.

DTB/MS
enc

January 10th 1950

RE: CASE No. 1029

	V. L. A.		HURFORD		DEAN CLEMENT	
Lot 2	55.9 @	$125.00	40. @	$125.00	40. @	$150.00
	6.1 @	100.00	19.5 @	75.00	16. @	100.00
	1.5 @	50.00	4. @	40.00	6.5 @	50.00
Sec. 15	10.8 @	50.00	10.8 @	40.00	10.8 @	100.00
	37. @	10.00	40. @	10.00	37. @	50.00
	33.3 @	2.50	29.3 @	2.50	33.3 @	10.00
Lot 159	160. @	2.50	160. @	2.50	160. @	10.00
		$9,565.75		$9,117.75		$14,798 .00

EXHIBIT No _____

DATE _____

FILED BY

_____

Check file all if we can get together

October 20th, 1949

Messrs. Campbell, Brazier & Company,
675 West Hastings Street,
VANCOUVER, B.C.

Gentlemen:

With respect to Case #1029, Yukichi Kishimoto, lands in the vicinity of Courtenay, Vancouver Island, particularly described as:

"Lot 2 of Section 14, Plan 4140 and Section 15 except plans 3827 and 4090, and all of Lot 159, Comox District."

In accordance with your instructions we have examined this property and herewith present our appraisal of it.

We acknowledge the assistance given by Mr. T. A. Ripley of the Soldier Settlement Board in Courtenay. Mr. Ripley escorted us to the property and loaned us his departmental map for use in our survey. We also acknowledge the courtesy of Mr. J. U. Hurford who accompanied us on part of our examination. Mr. Hurford is a long-time farmer in the Courtenay District and his is one property removed from that to which this report refers.

We viewed the property and surveyed local conditions insofar as they seemed to effect agricultural values. Ground borings were made to determine the condition of the soil. Insofar as seemed advisable, the covered or treed parts of the holding were examined. The buildings were carefully studied and assessed.

We were not able to obtain information as to the manner in which the farm was maintained between 1942 and the date of sale in 1944. We have therefore appraised the holdings as of 1942 and suggest that if the farm were not adequately managed or was unoccupied for the two ensuing years, then the rather sharp increase in farm price would be offset by a rapid depreciation.

We assign the following values:

1. Lot 2 of Section 14, Plan 4140, containing 63.5 acres:

40 acres of bottom land	$150.00 per A.	$6000.00
16 acres almost cleared	$100.00 per A.	1600.00
6.5 acres partially cleared	$ 50.00 per A.	375.00
Buildings all in poor condition		960.00
		$8935.00

2. Section 15, except plans 3827 and 4090, containing approximately 81.10 acres

10.8 acres cleared and ploughed	$100.00 per A.	$1080.00
37.0 acres only partially cleared but good sloping pasture	$50.00 per A.	1850.00
33.3 acres second growth bush	$10.00	333.00
		$3263.00

3. Section 159, containing 160 acres

160 acres of timber	$1600.00

4. Allowance for the natural water supply $1000.00

Total value of the three pieces and allowance:

Lot 2	$8935.00
Sec. 15	3263.00
Sec. 159	1600.00
Water allowance	1000.00
Total	$14798.00

There are three factors which tend to support this valuation figure.

1. Farm Price Indices

See The Economic Analyst for April, 1949, Vol. XIX No. 2 Page 26, "Annual and Monthly Index Numbers."

why not in general evidence

At the time of purchase (1932-34) farm prices were lowest in many years; the index number stood at 65.5. It is well known that land prices follow or move with the price of produce. Sometimes advancing produce prices are discounted in land prices -- especially in a rising market. By 1942 the index of farm products had risen to 127.1, a rise of 94% over the 1932 level.

If we assume the price paid was reasonable in 1932 at $7850.00 then the fair market value in 1942 would be up 94% to $15,229.00.

2. Land Clearing

When the farm was purchased there were forty acres cleared. Presumably the present old buildings were on it. Since purchase there have been added to the farm 63.8 acres of land. By this is meant that 63.8 acres have been brought from a rough or raw state to a condition in which they are better suited to agriculture.

Lot 2 has had added 16 acres of clearing which we value at $100.00 per acre -	$ 1600.00
Section 15 has had 10.8 acres of cleared and ploughed land added which we value at $100.00 per acre -	$ 1080.00
Section 15 has had added 37 acres of partially cleared land which we value at $50.00 per acre -	$ 1850.00
	$ 4530.00

If the holding was originally worth $7850.00 then the present worth is at least that amount plus the worth of the clearing or $12,350.00. This would be a rather conservative valuation in that it assumes there was no advance in land prices between 1933 and 1942.

The record of rental payments which we examined indicates that the property produced approximately $1500.00 annually. There is nothing to indicate whether this represents a gross or net rental. If we assume that it is a gross rental and that $750.00 represents the net rental then the original purchase price of $7850.00 was a very reasonable amount.

3. Tax Assessments

Mr. C. E. Mounce, Deputy Provincial Collector at Cumberland advises that for the year 1942 the taxes payable were as follows:

Lot 2 of Section 14, -	Land	$ 9450
	Improvements	1050
Parts of Section 15, -	Land	1600
	Improvements	250
Lot 159	Land	1600
		$13950.

All of which is respectfully submitted.

CLEMENT CONSULTING SERVICES LTD.