Name of Claimant INOKUCHI, Yaichi Case 521

Custodian File 4979

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	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1620		1206.88				25.00 1206.88

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	
621.71	371.75	111.52	59.79%	804.54	481.03	307.50	36.90	629.45

TOTAL RECOMMENDATION 1861.33

CASE NO: 521.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

YAICHI INOKUCHI.

PROCEEDINGS AT HEARING.

Original.

CASE NO. 521.

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 R.M. EDMANSON, SUB-COMMISSIONER)

Lethbridge, Alberta,

August 2nd, 1948.

IN THE MATTER OF THE CLAIM OF

YAICHI INOKUCHI.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

MISS LILLIE THOMAS,	Secretary.
MRS. LUCIE HANDFORD,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

THE SECRETARY: Case No. 521, Yaichi Inokuchi.

YAICHI INOKUCHI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Inokuchi, you have a claim for farm land, is that correct? A: Yes.

Q And that land is described as Block 8 of the North-West of Section 19, Township 2, Map 586, in the District of New Westminster?

A That is correct.

Q Now I show you this form (indicating). Will you look at it, please? Have you gone over that form?

A Yes, I have.

Q And is that your signature on it?

A Yes.

Q And is that form true and correct according to the best of yourknowledge, recollection and belief?

A Yes, it is.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Now I wonder if my learned friend would file the appraisal at this moment.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. HUCKVALE: You will notice, sir, in Exhibit 1 that the cost price of that land shows that it is uncleared except for a thousand dollars. I produce for my friend's inspection the original Articles of Agreement showing that purchase price

and perhaps he will admit that. This form shows that this land in its uncleared state cost $1000.00.

MR. RICE: Was there a title issued?

MR. HUCKVALE: I will find it in just a moment. I want to know if you will admit that agreement for sale or do you want me to put it in?

MR. RICE: I think it should go in.

MR. HUCKVALE: All right, I will put it in.

Q Mr. Inokuchi, that is the agreement that you signed when you purchased the land, is it?

A Yes.

Q And you agreed to pay a thousand dollars?

A Yes.

MR. HUCKVALE: I will tender that, sir.

(AGREEMENT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Did you finish paying the thousand dollars? A: Yes, all finished.

Q And I take it that you paid some interest as well, did you; is that right? A: Yes.

MR. HUCKVALE: May I refer to Exhibit 1 again, sir, and if you will look at the back you will observe that he says that he wishes to add to his real property claim $60.00 plus $12.00 for a sink, and $12.00 for an oil burner so that I would like to amend my real property claim by that amount and similarly it will be a reduction of the personal property claim.

THE SUB-COMMISSIONER: Yes.

MR. HUCKVALE: Is that all right, sir?

THE SUB-COMMISSIONER: That is fine.

MR. HUCKVALE: Q: Now you also have a claim for a large number of chattels, Mr. Inokuchi?

A Yes.

Q And those chattels were listed by you in the claim which you originally filed; is that correct?

A There were two bicycles not included in this claim.

Q But that is the claim that you originally filed, is that right? A: Yes, that is right.

Q Now with respect to those chattels, was that form (indicating) prepared according to your instructions?

A Y es.

Q And have yousigned it?

A Yes.

Q And are the particulars given in that form true and correct? A: Yes,they are correct.

Q Now they show certain of the articles for which you are claiming, is that correct?

A It is correct.

Q And have you, with respect to the rest of your chattels, claimed values, worked them out in the same way? A: They were priced, the articles are valued at what I consider was a fair price.

MR. HUCKVALE: I will tender that, sir, as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. HUCKVALE: There is rather an obvious typographical error in the form there. The last item should be

described as a "Flexstead" and it is noted as a "Flenstead".

THE SUB-COMMISSIONER: Yes, I see that. I suppose they are all working out the rest of the chattels in the same way.

MR. HUCKVALE: Yes, sir.

THE SUB-COMMISSIONER: I was wondering what was the way.

MR. HUCKVALE: He has tried to arrive as best he can and it is a very difficult thing at the moment at the price that he originally paid and then allowing depreciation according to the amount of wear.

THE SUB-COMMISSIONER: Oh, I see.

MR. HUCKVALE: Q: Now, Mr. Inokuchi, with respect to this garden tractor, the Flexstead garden tractor, do you remember that?

A Yes.

Q You bought it in 1940 for $325.00 and you are claiming $425.00 -- no, the figure paid was $350.00 and you are claiming $425.00, is that correct? A: Yes.

Q Do you remember that? What is the reason for the increased value?

A At the time I evacuated I was offered $600.00 for the article and therefore I considered it was worth what I am claiming for it.

Q Had you repaired it in any way after you bought it?

A Yes, I had repaired it.

MR. HUCKVALE: Now perhaps if my learned friend would file his personal property analysis.

(ANALYSIS MARKED EXHIBIT NO. 5).

THE SUB-COMMISSIONER: When you spoke of repairing, Mr. Huckvale, I wonder if that is just a term that is used for rebuilt?

MR. HUCKVALE: Q: Will you tell us what you did or had done when you repaired that tractor?

A I had it overhauled.

Q Did you do the work or was it done for you?

A It was done for me.

Q Can you remember what your bill was for that work approximately? A: Around $50.00, I have no receipt so that I am not sure.

MR. HUCKVALE: Now you will note, sir, that certain items were sold with the real property and we have amended our claim to cover that.

THE SUB-COMMISSIONER: Yes.

MR. HUCKVALE: Apart from that the other articles have either been sold or acknowledged as repaired.

THE SUB-COMMISSIONER: Yes.

MR. HUCKVALE: So that there is a complete account of all chattels and I do not think there is anything further I need to go into with respect to this analysis.

THE SUB-COMMISSIONER: Yes.

MR. HUCKVALE: Would you answer Mr. Rice, please, Mr. Inokuchi.

CROSS-EXAMINATION BY MR. RICE:

Q You rented your property, did you not, to Ole

Svensrud? A: Yes, I leased it.

Q You leased it? A: Yes.

Q And you leased it on the 15th of April, 1942?

A Yes.

Q And under the terms of that lease you arranged that 20% of that crop, the 1942 crop, was to be paid to you? A: Yes.

Q And you finally got payment of that crop, did you not? A: Yes, I was paid.

Q Why do you claim it now?

A I never claimed that now.

MR. HUCKVALE: I don't think there is any claim for crop, if my memory serves me correctly.

MR. RICE: The crop is listed as $1899.60, I believe.

MR. HUCKVALE: If you will look at the first page of the claim, we are not making any claim for the crop at all. If we have made a claim for the crop, then we will have to abandon it, that is all.

THE SUB-COMMISSIONER: Is that in Exhibit 1?

MR. HUCKVALE: No, sir, it is in the original claim, sir.

THE SUB-COMMISSIONER: Oh yes, the original claim. Pardon me, is that item 1 in (e), the $1899.60?

MR. HUCKVALE: Yes, that would be it.

THE SUB-COMMISSIONER: So that you abandon it to that extent, do you?

MR. HUCKVALE: Yes. I will point out, sir, that a lot of these claims are framed in that way and I think what the claimants were trying to show at that time was that these plants and trees and things

added considerably to the value of the real property.

MR. RICE: Q: Then you extended your lease, did you not? A: I had thought of extending the lease but the Custodian in the meantime had taken it over.

Q But you turned over possession of your place and your chattels to Svensrud?

A No, it was only the crop he was to take over.

Q Only the crop? A: Yes.

Q Weren't there buildings on the place?

A No.

Q Where were your buildings?

A I had all my things nailed up in one of the buildings, but there was another old building on the property which I told him he was to use if he wanted to.

Q But you turned over your property, that is your land with the buildings on it to Svensrud under a lease?

A I didn't lease him the land; it was just the crops only.

Q But he was to look after the buildings for you, was he not?

A I handed the whole matter over to a lawyer, Mr. Maddock.

Q He was your lawyer, was he?

A Yes, he was my lawyer.

Q And he was looking after everything for you?

A Yes.

Q And that is before the property was turned over to the Custodian?

A Yes, it was before.

MR. RICE: I should state my lines of defence, your Honour, and that is that the real estate was sold for its fair value, the chattels that were sold were sold for their fair value, and the chattels that have been lost, stolen or missing the Custodian is not responsible for the same, because until they were turned over, actually turned over to him, they were under the charge of someone else and the chattels that were turned over to him were sold at their fair value.

MR. HUCKVALE: Surely my friend isn't taking that position in view of the personal property analysis. The two things don't just gibe.

MR. RICE: They do just gibe because they state definitely as to being lost or stolen.

MR. HUCKVALE: They were admitted as declared and they are admitted as stolen.

THE SUB-COMMISSIONER: That will be something for argument before Mr. Justice Bird.

MR. HUCKVALE: That is the first time I had that defence put up in any of the cases I have been on.

MR. RICE: That is the defence we are taking. We take a list of chattels supplied by the claimants, they must be listed, and he says, "These are my chattels that I am leaving with you and I locked them up and left them on some farm and I turned them over to some lessee".

THE SUB-COMMISSIONER: As I understand this man's statement, he said that he leased the crop to this person whom he mentioned, I didn't get the name, and one building contained all his goods andthey were nailed up in that building but not turned over to this man as I infer.

MR. RICE: No, it was turned over to a lawyer.

Q As a matter of fact, you had to get another law firm or someone else to collect the money from your lawyer, did you not?

A No, that is not true.

Q That is not true? A: No.

Q Did your lawyer account to you for all the rentals that he collected?

A Y es, he just took his own expenses from the total sum and handed the rest to me.

Q Well, didn't the Custodian's office engage the law firm of Locke, Lane, Guild & Sheppard to get that money for you?

A No, I received the money.

Q You received the money? A: Y es, from my own lawyer.

Q When did you file a declared list of articles with the Custodian? A: The day before I was evacuated, I believe about April 26, 1942.

Q And was that list checked by the Custodian?

MR. HUCKVALE: ? I don't just understand that. How could the Custodian check lists until he goes out and examines the chattels?

MR. RICE: Isn't it all right for this man to answer the question?

THE SUB-COMMISSIONER: Mr. Rice had in mind if the list was checked by the Custodian.

MR. RICE: I was asking him if the Custodian checked the list.

THE SUB-COMMISSIONER: I don't suppose that he would know.

MR. HUCKVALE: That form there answers thequestion. There was no inventory taken by the Custodian and that appears on this form.

A The list was typed at the office of the Custodian under my instructions.

MR. RICE: Yes, but did an official from the Custodian's office go with you and check the articles?

A No.

Q He did not? A: No.

Q You turned it over to your lawyer to look after it for you? A: I just handed the list over to the Custodian.

THE SUB-COMMISSIONER: What I was wondering, Mr. Rice, was this; he said that he turned over to Mr. Maddock to look after for him, and when was that in relation to the time that he was evacuated; and what steps did Mr. Maddock take or what steps was he to take in the matter of caring for them? Is there anything there to be cleared up?

MR. HUCKVALE: Are you referring to chattels now, sir?

THE SUB-COMMISSIONER: Yes.

MR. HUCKVALE: I will go into it for you, sir, if you

wish.

THE SUB-COMMISSIONER: Pardon?

MR. HUCKVALE: As I understood it, nobody had any care of his chattels other than the Custodian.

THE SUB-COMMISSIONER: Well the way that he puts it that he handed the whole matter over to Mr. Maddock before the Custodian took possession.

MR. HUCKVALE: All right; I will clear the matter up, if you wish.

Q What property, Mr. Inokuchi, was your lawyer to look after? Was he to look after yourland, your chattels, or the crop, or all three?

A Just the crop only.

Q The crop only? A: Yes.

Q Now, Mr. Inokuchi, why did you make a lease of your place at all? A: Because I thought I would be returning to Vancouver.

THE SUB-COMMISSIONER: Which?

A Because I thought I would be returning to Vancouver.

MR.HUCKVALE: Q: Had there been no evacuation would you have leased this property at all?

A No, I wouldn't have leased it.

Q That is all, thank you.

(Witness aside)

TOSUO OHAMA, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Are you familiar with this land of Mr. Inokuchi's?

A Yes.

Q Will you tell the Commissioner just what you know about it?

A Well my mother and Mr. Inokuchi had the property and I had been working on this farm at the time of the evacuation, then and up to the time of the evacuation.

Q Well, do you know anything else that makes this farm particularly valuable?

A Well, regarding to this question about the time that we went to the Custodian to file a claim.

Q Are you talking about the farm or the chattels?

A I am talking about the chattels. There is one question about those chattels that I don't like, and that is when we went down to the Custodian's office to get this typed out we asked them to come and check them for us.

Q You asked them that the inventory be made of it and be checked? A: Yes, and we asked the representative of the Custodian to come down and see that the property was there, that everything that we had listed was on the property which at that time the Custodian said he couldn't do.

Q Was the Custodian's office too busy at that moment?

A They didn't have any field men. There was nobody going out to check this property.

Q But you asked them to do it?

A Yes, we asked.

Q Was Mr. Inokuchi there at the time?

A Yes.

Q Is there anything else that you want to tell us about this?

A That was one of the points that I really wanted to clear up, that the Custodian wouldn't go or wouldn't send a representative out there.

Q Either wouldn't or couldn't?

A Either wouldn't or couldn't, but he didn't go out anyway to verify this list that we made out at the time.

Q That is all, thank you.

CROSS-EXAMINATION BY MR. RICE:

Q Is that why you had your lawyer to look after it?

A Yes, we didn't think that the Custodian was really doing a very good job of taking care of it.

Q So that you had your lawyer go over and have him look after it? A: The only thing we had the lawyer do was to make out the agreement with regard to the crop to this neighbour of ours.

Q And you had the Swede, Ole, and your lawyer to look after it? A: The Custodian was in charge of the property.

Q You didn't put him in charge?

MR. HUCKVALE: Exactly what did you do?

MR. RICE: Let him answer me. You took the papers down to the Custodian's office and the Custodian said he was too busy to go out to check?

A Yes.

Q And then you went to your lawyer to see him about it?

A No, this was afterwards.

Q What was afterwards?

A After we went to the Custodian's office. We went down and made a list for them and we asked them to send a man out to see that the property was there and to take care of the property for us when we were being sent away. We figured that the Custodian will not go out and take care of it, and we left the list with the Custodian and left everything in the Custodian's hands and then went down to the lawyer's office to lease the crops seeing nobody would take care of the berries. We asked the Custodian who was going to take care of the crop but they said they had nobody to go out to do it.

Q And you told the lawyer that there was nobody to look after it?

A I don't think we told that.

Q You say you went from the Custodian's office to make the lease with the lawyer?

A To make the lease out.

Q And you told the lawyer what conversation you had in the Custodian's office?

A All we told him was that we wanted him to take care of the strawberry crop.

Q That is all.

THE SUB-COMMISSIONER: Is that all, Mr. Huckvale?

MR. HUCKVALE: That is all, sir.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

"S.R. HOWARD"
OFFICIAL REPORTER.

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

SUB-COMMISSIONER.

NOV 26 1947

Case No. 821.

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

4979

Letter

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

(1) NAME INOKUCHI (Print) Surname YAICHI Given Name (RCMP) Reg. No. I276I

(2) Pre-Evacuation Address R.R No.I. Surrey B.C

(3) Present Address Rainier Alberta

(4) REAL ESTATE

(a) Street Address (if any) 540 Scott Road City or Municipality, Surrey Province

(b) Legal description (lot number, block number, section number, etc.) Block 8 of N.W. Quarter Of section off I9 Twsp. 2 Map 586 in district of New Westminster, B.C, C of T I27303 E

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

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

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

Sole Owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $ 3,I00

(ii) Buildings - - - - - - - - - - - - - - - $ 2,970

(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) - $ 6,070

(v) Amount at which Custodian sold property and credited your account - - $ I,620

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 4,450

(5) PERSONAL PROPERTY

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

540 Scott Road

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

In new house and in new chicken house

(c) How stored or packed at time of evacuation In rooms as is

(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") And leased for I year to OLE SVENSRUD ~~in custodian's care~~

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

1.	~~Crop (see supplement)~~	Estimated Value $	~~1,899.60~~
2.	I Flextred model W.S. Garden tractor	Estimated Value $	
3.	Ser. No 8777 6 H.p. Imps attached	Estimated Value $	425
4.	~~Custodian selling price $190~~ LOSS	Estimated Value $	235
5.	~~Chattels (household goods and farm implements~~	Estimated Value $	~~1,672.75~~
6.	~~Custodians selling price $473.17~~	Estimated Value $	
7.	~~(See supplement)~~	Estimated Value $	1,199.58
8.	LOSS	Estimated Value $	
9.		Estimated Value $	
10.		Estimated Value $	

TOTAL CLAIM FOR PROPERTY LOSS $ ~~3,334.18~~

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) - $ ~~7,764.18~~

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

(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)
Province of Alberta)
TO WIT:)

I, YAICHI INOKUCHI of the Village
of Rainier in the Province of Alberta

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 Lethbridge)
in the Province of Alberta)
this 21 day of November)
A.D. 1947. E.E. Hunsvale) A Commissioner &c.

Y. Inokuchi

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.

SUPPLEMENT OF YAICHI INOKUCHI

BUILDINGS

	Estimated values
I House (new) I2 x 24 two storey	$750.
I House I6 x 26 tow storey	$800
I Chicken house (New) 20 x I20	$I,I00
I Chicken house 8 x 12	$ 40
I garage 12 x 12	$ 30
I Feed house 20 x 20	$150
1 Packing shed 20 x 20	$100
Total estimated value	$ 2,970

CROP

Strawberries 3½ acres @$300 /acre	$ 1,050
Strawberries' runners (American variety) 2,000 @ ¢5	100
Raspberries (rare variety) 2,000 plants at 10¢	$ 200
Young raspberry plants 2,000 plants at 5¢	$ 100
Fruit trees	
apples 10 trees at 6.00	60
pear 2 trees at 6.00	12
cherries 3 trees at 6.00	18
plum ~~$~~ Currents 116 plants at 10¢	11.60
12 maglio varrieties at 20.00	120
18 plum trees at ~~16~~.00	108
Total estimated value of crops	$ 1,899.60

CHATTELS (Household goods and farm equipment)

Kitchen range	50.00	2 electric irons	7.00
Sink and force pump	12.00	12 World book of knowledge	$0 .00
Medicine chest	1.00	2 blankets	4.00
Clothe dryer	1.00	oil burner	12.00
Extending ~~Drying~~ dinning table	6.00	22 oil carpet	30.00
11 clothe s closet	44.00	electric stove	9.00
3 long table	9.00	natural gass heater	17.50
4 long benches	3.00	25 wooden chairs	12.00
2 buffet	10.00	3 rocking chairs	7.00
2 ice box	8.00	set 96 piece china	40.00
2 meat safes	1.50	set of sporting swords and guards	20.00
3 sofa	20.00	gramaphone	5.00
3 heating stoves	9.00	special dresser	15.00
20 large cardboard boxes of wearing apperal clothing and curtains etc.	96.00	10 boxes of clothes	50.00
		bookcase and books	75.00
		4 miorrors	10.00
10 small tables	10.00	12 frame pictures	12.00
bussiness desk	4.00	50 rolls of wallpaper	7.50
12 beds complete	60.00	5 boxes of kitchen utensils	100.00
6 comforters	7.50	51 Japanese records	25.50
2 trunks	20.00	80 English records	10.00
boys' wagon	1.25	foot stool	2.00
14 rose bushes	10.00	baby crib	3.00
20 assorted flower trees	50.00	Singer sewing machine	95.00

Chattels cont.

garden seeder planter Jr.	28.00
planter jr. fertilizer machine	18.00
sprayer	5.00
lawn mower	12.00
stump puller and cable	50.00
set of pulley blocks	8.00
wheelbarrow	3. 50
grind stone	1.50
bicycle	10.00
25 strawberry crates	6.25
25 rasperry crates	6.25
80 picking trays	32.00
3 ton straw	45.00
600 lbs of fertilizer	18.00
2,000 lbs of lime	10.00
7 cross cut saws	28,00
2 small cross cuts	5.00
6 garden hoes	4.00
10 shovels	7.50
6 mattocks	4.50
6 forks	12.00
4 hatchets	2.50
4 axes	5.00
3 sledge hammers	3.00
6 wedges	3.00
6 rakes	10.00
4 hinges	1 50
3 steel barrows	9.00
3 wooden barrows	4.50
2 bucks saws	2.00
2 iron crow bars	2.00
2 carpenter saws	5.50
3 pee-vees	3.00
2 levels	2.25
2 squares	2.00
scyths	2.00
6 sicles	3.50
brush scyth	175
15 dozen sealers	15.00
4 ladders	4.00
2 brooders	7.00
incubator	10.00
circular saw	10.00
belt for saws	2.50
3 tires and tubes	30.00
half roll of chichen wire	3.50
roll chicken wire	8.00
4 boxes of small tools	12.00
2 doors	7.00
three bamboo baskets	300
4 electric line poles	8.00
315 fences posts	63.00
lumber 24 6x10x8	12.00
1 4x10x12lumber	1.00
15 4x4x12	10.00
4x6x20 lumber	1.00
500' 2x4x12	5.00
2,000'2x3x12	30.00
3 bundles of shingles	1.50
3 bundles of lath	1.00
TOTAL	1,672.75

REAL ESTATE
(Farm Land)

INOKUCHI Y. — 12761
(Claimant's Name) — 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 3 Cultivated not planted Cultivated and not in crop List Crops	10	27th July 1938	Walter Robson	$1000.	Uncleared	1 old building	
Strawberries 3½ acres Raspberries 1 " Garden 1¼ " Trees & buildings 1 "							
Total							

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

Description	When Made	Cost
Clearing	1939-1941	7 acres @ $300. - $2100.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling	12 x 24	Frame	1941	600.00	300.00	nil	$100.00	750.00
Dwelling	16 x 26	"	1925	600.00	400.00		100.00	800.00
Chicken house	20 x 120	"	1941-2	800.00	450.00		150.00	1100.00
Garage	12 x 12	"	1941	30.00				30.00
Chicken House	8 x 12	"	1938	40.00				40.00
Feed House	20 x 20	"	1941	150.00				150.00
Packing shed	20 x 20	"	1941	100.00				100.00

2970.00

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

Reference is made to my claim supplement to show the value of my plants and trees.
New house was 2 storey (4 rooms) with electric light. Appraiser has neglected to mention it.
This place was producing a good living for myself and family at time of evacuation.
The last year netted income of approximately $2,000.00.
It took me nearly 2 years to clear the first three acres. Thereafter I cleared the balance up to time of evacuation.
While I have estimated this at $300. per acre I do not think it could have been done for less than $400. per acre had I hired the work done. The chicken house had just been built and never used at time of evacuation.
This place cost me $100. per acre. I was familiar with the price of land when I purchased it and did not pay any more than it was worth then. I have claimed rose bushes and cherry trees as chattels (over)

EXHIBIT No. 521-1
DATE Aug. 3/46
FILLED BY W. R. Hawkvale

Y. Inokuchi
Signature

As they were sold with real property I wish to add $60. to my real Property claim and deduct the same amount from my chattel claim.
Similarly the claims for "Sink & Force Pump $12.00" and "Oil Burner $12.00" which are shown as having been sold with real property should be added to Real Property claim.

BC-529-P
BC-1910-B

BC/529-P
BC/1910-B

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

Farm Appraisal Report

File No. J.L.433

Land Description Blk.8, N.W.19 Tp.2, Surrey, on Scott Road; no number.

Containing 10 Acres

Owner's Name INOKUCHI, Yaichi / Post Office Address Strawberry Hill, B.C.

Nearest Rail Point Kennedy on B.C.E.R. Distance 2mi.

Market Town New Westminster Distance 5 "

Church (give denomination) Presbyterian across the road. Distance 5 yards.

Nearest School Strawberry Hill Distance ½ mile

State how property was identified: Map and inquiry.

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

It is on Scott Road - hard-surfaced.

Is this district a good one? Not especially.

Employment opportunity Various in New Westminster.

Predominating Nationality and religion: Very mixed.

Describe Fencing and its condition: Nil Value $

Water supply: Well. Value $

BUILDINGS ON FARM

4979

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 16	Frame	12	Shgl.v.old	Posts	Poor	$175.00
Pickers' Hse	12x24	"	12	"	2 yrs	Blocks	Fair	250.00
	x							
BARN	x							
Henhouse	20 x100	"	6	"	new	"	Good	500.00
BARN	x							
Feed-house	20 x 26	"	10	"	"	"	"	200.00
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT NO. 521-9
DATE Aug. 3/48
FILED BY G.R.C. Reid

Total present day value $1125.00

Total Value Buildings add to farm $1000.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? But the old house will be fit for temporary use only.

$

Describe the basement and chimneys: None. House is up on posts.

No. rooms downstairs? 3 Upstairs? 1 How finished Wood

Are buildings painted? No Condition of paint N.A.

Distance from nearst bush fifty yards.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.15	Level	6 to 10" dark sandy loam.	10" silty loam on clay.	3.20 acs. Straws. 1.30 " Rasps. 1.40 " Garden. 1.25 " Grass.	$75.	$536.25

Area which can be cultivated without cost other than for breaking.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
.85	Level	10"; as above	As above		$75.	63.75

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	
2.00	Level	6-10" as above.	10" as above	Clear thick bush.	$150. to $200. per acre	$25.	50.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 650.00

Total added by buildings to value of farm $ 1000.00

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

Total value of farm $ 1650.00

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

Soil in fair state of cultivation. Japanese operated for 3 years.

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

Small fruits and poultry.

Noxious weeds: None worth mentioning.

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

Date: July 5th, 1942.
Place: New Westminster.

I certify that the above report is based on a personal examination of the whole farm made on the 1st day of July 1942

Inspector's Signature "G. T. McKAY"

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

INOKUCHI, Yaichi

Remarks: For a small place this is not a badly balanced unit. Small fruit, vegetables, and a new henhouse for 800 birds. The old dwelling is the poorest building on the place.

The soil has been well managed for the crops are in fair shape, but there is an evidence of a lack of humus in the land, and it does not drain readily in the early season. When the remaining 2 acres is cleared it will present a proposition that a small family could live on.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

$

$

$

$

$

$

$

$

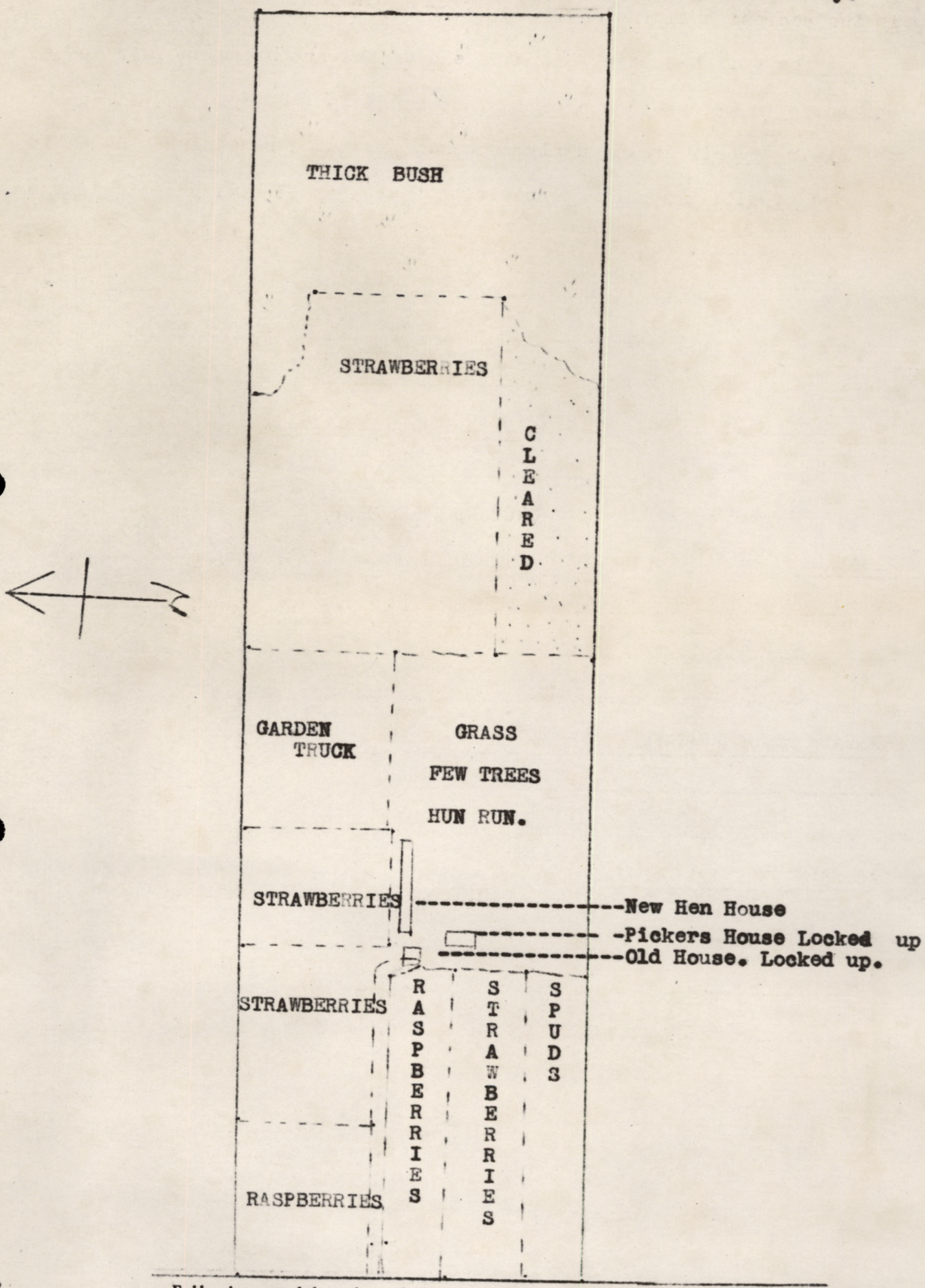
$

Total $

Amount fruit trees add to value of farm $

Diagram of Property

Yaichi Inokuchi.Blk.8- N.W. 19-Tp. 2- Surrey.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1600.00

Date 7th July 1942

"I. T. BARNET"
District Superintendent.

Articles of Agreement

made in duplicate the 27th day of July in the year of our Lord one thousand nine hundred and thirty-eight.

BETWEEN

State Full Name Address and Occupation

WALTER ROBSON, 205 - 9th Street, in the City of New Westminster, in the Province of British Columbia, Clerk, Executor of the Margaret Robson Estate.

hereinafter called part

State Full Name Address and Occupation

YAICHI INOKUCHI, Fruit FARMER of the City of Steveston, in the Province of British Columbia.

hereinafter called the "Purchaser" of the other part.

WHEREAS the Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase of and from the Vendor the land, hereinafter mentioned, that is to say: ALL AND SINGULAR that certain parcel or tract of land and premises situate in the Municipality of Surrey, Province of British Columbia, and more particularly known and described as Lot

Ten (10) acres, more or less.

of Block numbered 8 (Eight), of North West Quarter of Section

in sub-division of District Lot No.

Group New Westminster district, according to the registered map of said sub-division deposited in the Land Registry Office, at the City of in the said Province and numbered

TOGETHER with all the privileges and appurtenances thereto belonging, at or for the price or sum of ----------One Thousand----------Dollars ($ 1000.00) of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of - - Five Hundred - - - - - - - Dollars ($ 500.00) on the execution of this Agreement (the receipt whereof is hereby acknowledgd by the Vendor), and the balance as follows:

Two Hundred and Fifty ($250.00) Dollars on the First Day of August, 1939. AND
Two Hundred and Fifty ($250.00) Dollars on the First Day of AUGUST, 1940

TOGETHER with interest on the monies from time to time owing under this Agreement, at the rate of Five per cent. (5 %) per annum, payable yearly.

EXHIBIT No. 521-3
DATE Aug. 3/48.
FILED BY W. J. Brackenridge

ALWAYS PROVIDED, HOWEVER, that the Purchaser may at any time within the above-mentioned period pay any portion thereof over amounts required by this Agreement or the balance of the purchase price and interest thereon to the date of such payments, unless this Agreement is rendered null and void as hereinafter provided.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: The Purchaser DOES COVENANT, to and with the Vendor, that he shall well and truly pay to the Vendor the sums of money above mentioned, together with the interest thereon at the rate as aforesaid, both before and after maturity, on the days and times in manner above mentioned:

AND also shall pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, and all instalments of principal and interest of local improvements, taxes and assessments now rated and charged, or hereafter rated and charged, against the said lands, including proportion of this year's taxes and charges from date of this Agreement:

PROVIDED that should the Vendor pay the said taxes the same shall be repayable forthwith by the Purchaser, with interest at the rate of Seven per cent. per annum from the date of such payment being made by the Vendor.

AND will insure and keep insured in the name of the Vendor any buildings which may be on said lands at this date, in a Company to be named by the Vendor, to their full insurable value; and will pay the Vendor all sums of money that may be paid by him for insurance premiums in respect of fire insurance on buildings on said premises during the currency of this Agreement, and the Vendor shall hold a charge or lien against the lands and premises for the amounts so paid, together with interest as well after as before maturity of this Agreement, at the rate of Seven per cent. per annum from the date of each payment.

AND it is further agreed that in the event of such insurance becoming payable through satisfaction of loss, the Vendor, upon receiving such insurance, shall treat the same as a payment on the property, which shall be credited to the Purchaser on this Agreement and will pay or cause to be paid to the Purchaser that part of such insurance remaining after retaining only sufficient to satisfy the Vendor's claims under this Agreement.

IN CONSIDERATION WHEREOF, and on payment of the said sums of money, with interest thereon as aforesaid, and the surrender of this Agreement, the Vendor does COVENANT with the Purchaser, to convey and assure, or cause to be conveyed and assured, to the Purchaser, by a good and sufficient Deed in fee simple, ALL the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED and DISCHARGED FROM ALL INCUMBRANCES, except rates, taxes and assessments, from and after this date, and instalments of local improvements, taxes and assessments, but subject to the conditions and reservations in the original grant thereof from the Crown, and such Deed shall be prepared by the Vendor at the expense of the Purchaser and shall contain the usual statutory covenants and the Vendor will then assign to the Purchaser any Insurance Policies then not matured on said buildings.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the said lands until default be made in the payment of the said sums of money above mentioned or the interest thereon, or any part thereof, on the days and times and in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the payments above mentioned are punctually made at the time and in the manner above mentioned, and as often as any default shall happen in making such payment, the Vendor may at his option and in addition to his other remedies hereinunder, give to the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any such default shall continue these Presents shall at the expiration of such notice (if the Vendor shall so elect) be null and void and of no effect, and the Vendor shall be at liberty to repossess, re-sell and convey the said lands to any Purchaser thereof, and all the monies paid hereunder shall be absolutely forfeited to the Vendor as liquidated and ascertained damages. The said notice shall be well and sufficiently given if delivered to the Purchaser or mailed under registered cover addressed to the Purchaser at

or at such other address as the Purchaser shall from time to time specify in writing to the Vendor.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale and in the lands herein described to any person whomsoever; and it is agreed that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

THE PURCHASER shall examine the title at his own expense.

THE VENDOR shall not be bound to furnish any abstract of title, or produce any deeds, declarations or other evidences of title, except those in the possession or control of the Vendor, and copies of the title deeds in the possession of the Vendor will only be furnished at the expense of the Purchaser.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges, conditions and liabilities contained in this Agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

IN THE EVENT of this Agreement being registered, and in the event of default being made in any payment, or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing at the date of such production.

State Full Name Address and Occupation of Witness

State Full Name Address and Occupation of Witness

For Maker

For the Secretary or other Officer of a Corporation

AND IT IS FURTHER AGREED that the taking of a Judgment or Judgments on any of the covenants herein contained shall not operate as a merger of such covenants or affect the Vendor's right to interest at the rate and at the time aforesaid.

Wherever the singular or masculine is used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals, the day and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE VENDOR IN THE PRESENCE OF

H. J. Pimblett
456-48th E Hanover St
Salesman

J Walter Osborne.

Yuichi Inokuchi

SIGNED, SEALED AND DELIVERED
BY THE PURCHASER IN THE PRESENCE OF

State Full Name Address and Occupation of Witness

State Full Name Address and Occupation of Witness

For Maker

I HEREBY CERTIFY that on the day of 193
at in the of
(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed instrument as the maker thereof, and whose name subscribed thereto as part and that he know the contents thereof, and that he executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at British Columbia, this day of in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

For the Secretary or other Officer of a Corporation

I HEREBY CERTIFY that on the day of 19 , at
in the of
(whose identity has been proved by the evidence on the oath of who is) personally known to me, appeared before me and acknowledged to me that he is the of and that he is the person who subscribed his name to the annexed Instrument, as of the said and affixed the seal of the to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and to affix the said seal to the said Instrument, and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at , British Columbia, this day of , in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Declaration of Witness

I, Herbert Joseph Trimble
of the City of Vancouver in the Province of British Columbia,
make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by Yaichi Inokuchi & Walter Robson the part ies thereto, for the purposes named therein.
2. The said instrument was executed at ~~Vancouver~~ Vancouver, B. C.
3. I know the said part ies , and that ~~he is~~ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

SWORN before me at Vancouver
in the Province of British Columbia, this 28th
day of July 1938

H. J. Trimble

A Notary Public in and for the Province of British Columbia
~~A Commissioner for taking affidavits within British Columbia~~

Agreement

FOR SALE OF LAND

R.C.L. Form No. 11

Dated July 27, 19

WALTER ROBSON

TO

YAICHI INOKUCHI

Lot

Block

D. L.

ROSE, COWAN & LATTA, LTD., LEGAL FORM PRINTERS,
VANCOUVER AND PRINCE RUPERT, B. C.

78780

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the ~~usual statutory covenants and~~ default be made in the payment of the ~~said~~ sums of money above mentioned or ~~any~~ or any part thereof, on the days and ~~times~~ and in the manner above mentioned

Date Paid	Principal	Interest	Paid to
$ 1 21			
Oct 19/39	250 -	25.	1937 Taxes H.J.T.
Oct 21/40	250	14 60	W. Robson
			H. J. Trimble

Owing to arrangement made between Trimble and Robson Oct 19th 1939. Balance of principal to be $250.00 Interest to Jan 1. 1939.

INOKUCHI Y

(Claimant's Name)

PERSONAL CHATTELS

12761

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
Kitchen range	1938	Used	$80.00	Good	50.00
3 Sofas	1936	New	60.00	"	20.00
12 beds complete	1937	"	20.00 each	"	60.00
Set 96 piece china	1939	"	50.00	Never used	40.00
Singer Sewing Machine	1937	Used	100.00	Good	95.00
Stump puller and cable	1937	"	50.00	new cable bought for $25.	50.00
1 Flexstead Garden Tractor	1940	"	350.00	good - rebuilt	425.00

740

Description of Storage of Goods:

Left in houses and chicken house. Nailed house up. List given to Custodian. Garden Tractor was rebuilt completely. I could have sold it for $600.00.

General Statement as to Chattels not Described above:

In making out my claim for chattels I have allowed depreciation on all items claimed for.

EXHIBIT No. 521-4
DATE Aug 3/46
FILLED BY W. R. Hackwale

Additional Comments, if any:

Complete list of chattels for which I am claiming is attached as a supplement to my claim. All these were left to the knowledge of the Custodian in my house locked up and in the chicken house. On Dec. 15/42 Custodian wrote suggesting the tenant be allowed use of these chattels.
Rose bushes and fruit trees should be dropped from chattel claim and added to Real Property claim as they were planted prior to evacuation. This reduces chattel claim by $60.
The garden tractor was rebuilt completely after I bought it at a cost exceeding $75.00. The cable for stump puller was brand new.

Y. Inokuchi
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 4979 EXHIBIT No.

NAME Yaichi INOKUCHI

REG. No. 12761. ~~4979~~

DATE
DECLARATION 18/4/42
EVACUATION 26/4/42

INVENTORY
TAKEN BY
DATE

"Household and personal effects at 540 Scott Rd. New Westminster, B. C. 1 Tractor and all sorts of farm machinery, including seeder, foot ride, etc."

Supplementary Declaration attached to "JP" Form:

Range	$ 50.00
Sink & Pump	12.00
Medicine Chest	1.00
Clothes Dryer	1.00
Exten. Dining Table	6.00
11 Clothes Closets	44.00
3 long Tables	9.00
4 long Benches	3.00
2 Buffets	10.00
2 Ice Boxes	8.00
2 Meat Safes	1.50
3 Couches	20.00
3 Heating Stoves	9.00
20 large Boxes of Wearing Apparel, Curtains &c	96.00
10 Small Tables	10.00
Business Desk	4.00
12 Beds complete	60.00
6 Comforters	7.50
2 Trunks	20.00
2 Blankets	4.00
1 Oil Burner	12.00
Linoleum (22)	30.00
Electric Stove	9.00
1 Gas Heater	17.50
25 Wooden Chairs	12.50
3 Rocking Chairs	7.00
96 pc. set China	40.00
Eencing Set	20.00
Gramophone	5.00
Special Dresser	15.00
10 Boxes Clothes	50.00
Bookcase & Books	75.00
4 Mirrors	10.00
12 Pictures & Frames	12.00
50 rolls Wallpaper	7.50
5 Boxes Kitchen Utensils	100.00
51 Jap. Records	25.50
80 Eng. Records	40.00
Trumpet	25.00
Foot stools	2.00
Baby Crib	3.00
Singer Sew. Machine	95.00
Boy's Wagon	1.25
14 Rose Bushes	10.00
20 Flowering Trees	50.00
2 Elec. Irons	7.00
12 World Books	50.00
4 Cords Wood	15.00
Flextred 6 H.P. Garden Tractor, with plow, cutter & Cultivator	425.00

DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DEC NOT FOU
Crop (as listed)	$1,899.60				
Flextred Garden Tractor	425.00		$200.00		
Kitchen Range	50.00	$ 15.00			
Sink and Force Pump	12.00			✓	
Medicine Chest	1.00				
Clothes Dryer	1.00	✓			
Extension Dining Table	6.00	3.50			
11 Clothes Closets	44.00	(9) 14.75			
3 Long Tables	9.00	✓			
4 Long Benches	3.00	✓			
2 Buffets	10.00				
2 Ice Boxes	8.00	7.75			
2 Meat Safes	1.50	1.50			
3 Sofas	20.00	(1) 1.00			
3 Heating Stoves	9.00	4.50			
20 Large Cardboard boxes of wearing apparel, clothing & Curtains, etc.	96.00				
10 Small Tables	10.00	✓			
Business Desk	4.00				
12 Beds complete	60.00	(3) 17.00			
6 Comforters	7.50				
2 Trunks	20.00				
Boy's Wagon	1.25				
14 Rose Bushes	10.00			✓	
20 assorted Flower Trees	50.00			✓	
2 Electric Irons	7.00	(1) 6.50			
12 World Books of Knowledge	50.00	8.50			
2 Blankets	4.00				
Oil Burner	12.00			✓	
22 Oil Carpets	30.00				
Electric Stove	9.00	6.50			
Natural Gas Heater	17.50	2.50			
25 Wooden Chairs	12.00	(26) 15.00			
3 Rocking Chairs	7.00	3.50			
Set 96 pc. China	40.00				
Set of Sporting Swords and Guards	20.00				
Gramophone	5.00	.50			
Special Dresser	15.00	11.00			
10 Boxes of Clothes	50.00				
Bookcase & Books	75.00				
4 Mirrors	10.00				
12 Framed Pictures	12.00	4.25			
50 rolls of Wallpaper	7.50				
5 Boxes of Kitchen Utensils	100.00	✓			
51 Japanese Records	25.50				
80 English Records	10.00	1.75			
Footstool	2.00				
Baby Crib	3.00	8.00			
Singer Sewing Machine	95.00	60.00			
Garden Seeder Planter Jr.	28.00	13.00			
Planter Jr. Fertilizer Machine	18.00				
Sprayer	5.00				
Lawn Mower	12.00	17.50			
Stump Puller & Cable	50.00	36.50			
Set of Pulley Blocks	8.00				
Wheelbarrow	3.50		2.00		
Grindstone	1.50	2.25			
Bicycle	10.00				
25 Strawberry Crates	6.25				
25 Raspberry Crates	6.25				
80 Picking Trays	32.00		2.50		
3 Ton Straw	45.00		10.00		
600 lbs. Fertilizer	18.00		15.00		

No. 4979

No. ~~4979~~ 12761.

EXHIBIT No.

CASE No.

VENUE Lethbridge.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
TION	TENDER &c							
	$200.00							See Claim Analysis for particulars of crop sale by claimant.
15.00		✓						
						✓		
✓								
3.50								
14.75						(2) ✓		
✓								
✓								
						✓		
7.75								
1.50								
1.00						(2) ✓		
4.50								
						✓		
✓								
						✓		
17.00						(9) ✓		
						✓		
						✓		
						✓		
						✓		
		✓						
		✓						
6.50						(1) ✓		
8.50								
						✓		
		✓						
6.50						✓		
2.50								
15.00								
3.50								
						✓		
						✓		
.50								
11.00								
						✓		
						✓		
						✓		
4.25								
						✓		
✓								
						✓		
1.75								
						✓		
8.00								
60.00								
13.00								
						✓		
						✓		
17.50								
36.50								
						✓		
	2.00							
2.25								
						✓		
						✓		
						✓		
	2.50							
	10.00							
	15.00							

EXHIBIT No. 521-5

DATE Aug. 3/48

FILLED BY V. L. A. Reise

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 4979 EXHIBIT No.

NAME Yaichi INOKUCHI. REG. No. 12761

DATE
DECLARATION 18/4/42
EVACUATION 26/4/42

INVENTORY
TAKEN BY
DATE

Garden Seeder	$ 28.00
Planet Jr. Fertilizer	18.00
Sprayer	5.00
Lawnmower	12.00
Stump Puller & Cable	50.00
Set Pulley Block	8.00
Wheelbarrow	3.50
Grindstone	1.50
1 Bicycle	5.00
25 new Strawberry Crates	6.25
25 New Raspberry Crates	6.25
80 Berry Trays	32.00
3 Ton Straw	45.00
600 lbs. Bone & Fish Meal	18.00
2000 lbs. Agric. Lime	10.00
7 Crosscut Saws	28.00
2 Crosscut Saws	5.00
6 Garden Hoes	4.00
10 Assorted Shovels	7.50
6 Mattocks	4.50
6 Assorted Forks	12.00
4 Hatchets	2.50
4 Axes	5.00
3 Sledge Hammers	3.00
6 Wedges	3.00
6 Rakes	10.00
4 Hinges	1.50
3 opened Steel Barrels	9.00
3 Wooden Barrels	4.50
2 Bucksaws	2.00
2 Crowbars	2.00
2 Carpenter Saws	5.50
3 Peaveys	5.00
2 Levels	2.25
2 Squares	2.00
1 Scythe	2.00
6 small Scythes	3.50
1 Bush Hook	1.75
15 doz. Preserving Sealers	15.00
4 Ladders	4.00
2 Brooders	7.00
1 Incubator	10.00
1 Circular Saw	10.00
1 Belt for Saw	2.50
2 Tires & Tubes	10.00
½ roll Chicken Wire	3.50
1 roll Chicken Wire	8.00
4 Bxs small Tools	12.00
2 Doors	7.00
3 Bamboo Baskets	3.00
4 Elec. Line Poles	8.00
315 Fence Posts	63.00
Lumber (various)	59.00
3 Bdls. Shingles	1.50
3 Bdls. Laths	1.00
Mailbox	5.00
Jap. Doll in Case	100.00

DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.
2000 lbs. of Lime	$ 10.00			
7 Crosscut Saws	28.00	)		
2 small Crosscuts	5.00	)		
6 Garden Hoes	4.00	)		
10 Shovels	7.50	)		
6 Mattocks	4.50	)		
6 Forks	12.00	)		
4 Hatchets	2.50	)		
4 Axes	5.00	)		
3 Sledge Hammers	3.00	)		
6 Wedges	3.00	)		
6 Rakes	10.00	)		
4 Hinges	1.50	)		
3 Steel Barrows	9.00	)	$ 22.75	
3 Wooden Barrows	4.50	)		
2 Bucksaws	2.00	)		
2 Iron Crowbars	2.00	)		
2 Carpenter Saws	5.50	)		
3 Peaveys	5.00	)		
2 Levels	2.25	)		
2 Squares	2.00	)		
Scythes	2.00	)		
6 Sickles	3.50	)		
Brush Scythe	1.75	)		
15 Doz. Sealers	15.00		4.50	
4 Ladders	4.00			
2 Brooders	7.00		2.50	
Incubator	10.00		.50	
Circular Saw	10.00			
Belt for Saws	2.50			
3 Tires and Tubes	30.00			
Half roll of Chicken Wire	3.50			3.00
Roll Chicken Wire	8.00			
4 Boxes of Small Tools	12.00		✓	
2 Doors	7.00	(1)	2.50	
3 Bamboo Baskets	3.00			
4 Electric Line Poles	8.00		6.50	
315 Fence Posts	63.00			✓
Lumber 24 6x10x8	12.00			
Lumber 1 4x10x12	1.00			
Lumber 15 4x4x12	10.00			
Lumber 4x6x20	1.00			
500' Lumber 2x4x12	5.00			
2000' Lumber 2x3x12	30.00			
3 Bdls. Shingles	1.50			
3 Bdls. Laths	1.00			
Correct Total:	$3,999.85			
Mistake in addition:	2.50			
Claimant's (wrong) total	$3,997.35			
Acknowledged Cust. Credits	663.17			
Amt. of Pers. Prop. Claim	$3,334.18			

979

2761

EXHIBIT No.

CASE No.

VENUE Lethbridge.

ES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
					✓			
					✓			
					✓			
3.00					✓			
					✓			
					(1) ✓			
					✓			
✓								
					✓			
					✓			
					✓			
					✓			
					✓			
					✓			
					✓			
					✓			

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4979 EXHIBIT No. ___

NAME Yaichi INOKUCHI REG. No. 12761

DATE
DECLARATION ___
EVACUATION ___

INVENTORY
TAKEN BY ___
DATE ___

DETAILS OF CLAIM	SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Summary of Other Sales:				
Garden Seeder		$ 8.00		
Quantity of Crushed Shell		4.00		
1 Bag of Pea Seed		1.50		
Approx. 300 Fence Posts		)		
Approx. 3 cords of Wood		) 75.00		
Gross proceeds Other Sales:		$321.00		
Less charges:		22.00		
Net proceeds Other Sales:		$299.00		
Summary of Auction Sale:				
2 Boxes Glass	$ 5.00			
1 Plough	5.00			
Coal Brooder	4.00			
3 Cans, Milk Can & Water Can	4.50			
Linoleum, 2 Mats & Bed Springs	10.50			
9 Dressers	47.50			
Projector	4.50			
9 Pictures	3.75			
Philco Radio	32.00			
Furniture	25.50			
Kitchenware	32.50			
Miscellaneous	23.00			
Gross proceeds Auction Sale:	$499.25			
Less charges:	135.08			
Net proceeds Auction Sale:	$364.17			

Vancouver, B. C., May 28/48.

RGB/P.

RECAPITULATION

Claim	Disposition
$1,899.60	"Crop" (sold by claimant for 20% share)
$ 743.75	Sold by Auction for $359.50
$ 590.00	Sold by Tender for $307.50
$ 84.00	Sold with Real Property
$ 682.50	No Account, Theft &c.
$3,999.85	Amount of Pers. Prop. Claim

4979

12761

EXHIBIT No. _____

CASE No. _____

VENUE Lethbridge

LES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &C	UNSOLD		REMARKS
$ 8.00								
4.00								
1.50								
) 75.00								
)								
$321.00								
22.00								
$299.00								

are)