Name of Claimant KINOSHITA, Seichi Case 524

Custodian File 8646

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	
					1456		1061.69				1061.69

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	
198,55	125.40	37.62	63.1%	430.36	271.16	105.00	12.60	321.38

TOTAL RECOMMENDATION 1383.07

CASE NO: 524

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

SEICHI KINOSHITA.

PROCEEDINGS AT HEARING.

Original.

CASE NO. 524

IN THE MATTER OF THE "INQUIRIES ACT"

PART I, 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 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

SEICHI KINOSHITA.

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. 524, Seichi Kinoshita.

SEICHI KINOSHITA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Kinoshita, you, I believe, are a veteran of World War I? A: Yes, I am.

Q And I am instructed that you served overseas with the 52nd Battalion in France and the Low Countries for a number of years?

A Yes.

Q And were you wounded?

A I was wounded three times.

Q And are you a naturalized Canadian?

A Yes.

Q Now I believe you are also a member of the Canadian Legion, are you not? A: Yes, I am.

Q Now when you came back from the First Great War, did you buy any property in British Columbia?

A Yes, from the Soldiers Settlement Board.

Q You bought land from the Soldiers Settlement Board?

A Yes.

Q And I believe that was an 18 acre piece; am I correct? I beg your pardon, 26 and a fraction acres? A: Yes, 26 acres.

Q And it was described as Lot 1 of the South Half of the South-east Quarter of Section 35, Township 10, containing 26.82 acres more or less, in the District of New Westminster?

A Yes.

Q Now with respect to that real property, will you take a look at that form (indicating), please?

A Yes, I see it.

Q Have you read that form over? A: Yes.

Q And is that your signature on it?

A Yes, it is.

Q And are the particulars given in that form true and correct to the best of your knowledge, information and belief? A: Yes, it is true.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q Had you had any experience as a farmer when you bought that land?

A No, I had no experience.

Q Now were you under the impression that part of it had been cleared at the date you bought it through the Soldiers Settlement Board?

A Yes, I understood that.

Q And how many acres did you imagine were cleared at the time that you originally purchased it?

A I understood from the Soldiers Settlement Board that about 7 acres had been cleared; that was my understanding when I bought it.

Q And later on what turned out to be the fact?

A I don't know how much had been cleared myself but I just took their word for it that 7 acres had been cleared.

Q Well, did you ever estimate or measure the land that was actually cleared at the time of purchase?

A No, I didn't; I just took their word for it.

Q Well you got into arrears under this contract to purchase from the Soldiers Settlement Board, is that correct?

A Yes, I did.

Q And did you make an effort to have the land re-valued some years later?

A No, I made some improvements in the meantime.

Q But did you try to get your contract re-valued by the Soldiers Settlement Board?

A Yes, I did request a re-valuation.

Q And on what basis did you apply for the re-valuation?

A It was taken to Court at New Westminster. The matter was taken up in Court.

Q And what happened?

A At that time it was re-valued at $1,080.00.

MR. RICE: $1,080.00?

A It is $1180.00. That is the right amount.

MR. HUCKVALE: And what was the reason that this purchase price was cut down?

A At the time I purchased it I was given to understand that there were 7 acres cleared but later I found it was only about half an acre, and therefore the value was brought down from the original price.

Q Now, I believe that that was in 1938 that that re-valuation was made, is that correct?

A About that time.

Q And how did you get along as a farmer after that? Were you learning as you went along?

A Yes, gradually as I went on I learned more about it.

Q Did you manage to support your wife and family off this place?

A Yes, I did.

Q Did you have any outside source of income at all?

A I earned a little money by going out helping people with extra work.

Q Now were you still farming this land when World War No. 2 broke out?

A Yes, I was.

Q Will you tell the Judge in your own words how you happened to leave this land during World War 2?

A When we all went to Hastings Park, when we were all sent to Hastings Park, I was appointed as guard there.

Q I didn't quite get that answer.

THE SUB-COMMISSIONER: When in Hastings Park camp he was appointed as a guard. I presume it was as a member of the Veterans Guard.

A No, to guard the camp.

THE SUB-COMMISSIONER: Q: The camp itself?

A Yes.

MR. HUCKVALE: Q: Well, were you sent to that camp as an internee?

A No, I was not.

Q In what capacity were you sent to that camp?

A I was asked by the Legion to go there.

Q As a guard or an internee?

A As a guard.

Q Now then, did you know how long your term as a guard would last?

A No, I did not know.

Q Were you uniformed? A: I was just given a scarf on my sleeve.

Q And were you armed?

A N o, I was not.

Q Now when you left to become a guard, what did you do with respect to your farm?

A I did not know when I would return, so that I leased the place.

Q What did you do with respect to your wife and the family? A: I left them in Vancouver.

Q Well they were on the farm, I take it?

A No, in the city of Vancouver.

Q Were they living with you on the farm at the time that you left to become a guard?

A No, we left at the same time.

Q You left at thesame time?

A Yes.

Q That is, left the farm at the same time?

A Yes, left the farm at the same time.

Q Anddid you make a home in Vancouver for your wife and the children?

A No, I rented a house and left them there.

Q In Vancouver?

A In Vancouver city.

Q Now then, what happened to your household goods and farm equipment?

A I locked up my household goods in one room in the house but the farm equipment was left just as it

was.

Q And the tenant to use the farm equipment, I take it?

A I gave no such permission but I wouldn't be sure whether they were used or not.

MR. HUCKVALE: Perhaps, sir, at this time my friend might file the farm appraisal report.

THE SUB-COMMISSIONER: The farm appraisal report will be Exhibit 2.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. HUCKVALE: Q: Now on this farm there was a community hall built, is that right?

A Yes, there was.

Q And were you a member of the Association that built that hall?

A Yes, I helped them.

Q Well were you a member of the Association?

A Yes, I was a member.

Q Have you seen any other members of the Association since evacuation? A: Yes, I have met two or three others.

Q And they have authorized you to make a claim for that particular building?

A Yes. There were some members returned to Japan and there were others who sent me letters giving me authorization.

Q Now, Mr. Kinoshita, you made a claim for a large number of chattels left on the farm, is that correct?

A Yes.

Q And that list is a supplement to the claim you

filed, is that correct?

A Yes, that is correct.

Q And with respect to the chattel claim, has that form been prepared in accordance with your instructions?

A Yes, it was.

Q Would you ask him if he would sign it, please?

A (Witness complies).

Q And is that form true and correct to the best of your knowledge, information and belief?

A Yes, it is true.

MR. HUCKVALE: I will file that, sir.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Perhaps my learned friend would file the personal property analysis at this time.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Did you make an inventory of these chattels before you left?

A Yes, I did.

Q And was an inventory made by the Custodian and sent to you?

A Yes.

Q And did you sign the inventory that the Custodian made?

THE INTERPRETER: To that last question he said that the list made to the Custodian and his list do not quite coincide.

MR. HUCKVALE: The two lists do not quite coincide?

A Yes.

THE SUB-COMMISSIONER: The two lists.

MR. HUCKVALE: Yes,the two lists do not quite coincide.

Q I take it your inventory is that which you have attached as a supplement to your claim?

A Yes, that is correct.

Q Didyou have any bicycles at the time you left the farm?

A Yes, there were, but I withdrew the claim for those later.

Q You withdrew the claim for the bicycles?

A Yes, later.

Q What about a tricycle?

A I left that behind.

Q And were there some screen doors on that farm?

A Y es, there were.

Q Were they part of the building or were they loose?

A No, they would be used as screen doors.

Q Did you have any singletrees?

A Yes.

Q And were they left behind in the place?

A Yes.

Q And a block; do you remember claiming for a block?

A Yes.

Q Was it left behind on the farm?

A Yes.

Q I take it that by a block you mean a pulley, do you?

A Yes.

Q You have made a claim for a Red Hot brooder stove?

A Yes.

Q Was that left behind on the farm?

A Y es, it was.

Q And a hay cutter? Do you remember anything about that? A:Yes, I remember.

Q Was it left behind on the farm?

A Yes.

Q And a bucksaw? A: Yes.

Q Was that left behind, too?

A Yes.

Q And four pliers? A: Yes.

Q Were they left on the farm? A: Yes.

Q You claim for 50 feet of fence net?

A Yes.

Q Which you valued at $2.00? A: Yes.

Q Was it rolled up, or how?

A Y es, it was rolled up.

Q And it was left on the farm?

A Yes.

Q And you claim $3.00 for a shovel?

A Yes.

Q Was it left behind on the farm?

A Yes.

Q Now, Mr. Kinoshita, when you left to become a guard at Hastings Park, had you any idea that you were going to be evacuated?

A No, I had no such idea.

Q Did you ever get a chance to go back to this farm after you hadleft it?

A No, I didn't have the opportunity because it would entail a lot of time and I would get back after curfew.

Q Now you have put in a claim for certain military photographs and other mementoes, is that correct?

A I would like to claim on them, too, but as I don't know the value of them I can't say what it is.

Q Have they ever been returned to you by the Custodian?

A No, they were never returned.

Q Would you answer Mr. Rice, please?

CROSS-EXAMINATION BY MR. RICE:

Q Now, I see here there are a number of chattels which do not quite agree -- for instance, the organ was valued at $100.00 on the original claim and it was valued on this other claim at $$200.00, the personal chattels claim.

MR. HUCKVALE: That is right, I have been over a great many of these chattels with this man and sometimes we have considered his original value too high and we have cut it down on the claim and where I have got it cut down on the claim, I have set it down and you can rely on it where I have put it down and changed the amount, that is the amount that we are claiming. This organ is $25.00, not $200.00 as Mr. Rice said.

MR. RICE: I beg your pardon, it is $25.00.

MR. HUCKVALE: It is $25.00 instead of $100.00.

MR. RICE: I admire the frankness of my learned friend when he assists the Commission in that manner. Mr. Justice Bird has got quite a job on his hands to be fair with all of these people.

MR. HUCKVALE: I will read from the form I have filed which is as follows: "In making out my original claim I valued articles at their replacement cost. I am advised this was incorrect and will therefore submit to the sub-Commissioner a list which shows actual cost and depreciated value at date of evacuation". And I beg your pardon, I haven't put that in.

THE SUB-COMMISSIONER: I was going to say it is not in.

MR. HUCKVALE: I am glad my learned friend called my attention to that.

RE-DIRECT EXAMINATION BY MR. HUCKVALE:

Q I show you this list and I believe that corresponds with your claim, does it not?

A Yes, it does.

Q And you have re-valued your claim in here?

A Yes, I have.

Q And that was after going over it with me?

A Yes.

Q And you have now put in what you consider to be re-sale values instead of replacement values?

A Yes.

MR. HUCKVALE: I will file that, sir. I am sorry I omitted that before.

THE SUB-COMMISSIONER: Yes, all right. That will be Exhibit 5.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. RICE: What was that again? A revised list?

MR. HUCKVALE: A revised value list.

MR. RICE: What is the total?

MR. HUCKVALE: I haven't totalled it up. They are all set out in that manner.

MR. RICE: I take it that you are revising your claim that you filed to the extent set out in Exhibit, what is that number?

THE SUB-COMMISSIONER: Exhibit 5.

MR. RICE: Exhibit No. 5.

MR. HUCKVALE: That isright; we will admit that.

MR. RICE: You admit that?

MR. HUCKVALE: Yes, I do.

MR. RICE: Q: You admit that? A: Yes.

MR. RICE: If it pleases your Honour, I am submitting the real estate was sold at its fair value and that the chattels that were sold were sold at their fair value; the chattels that have been lost, destroyed or mislaid, the Custodian is not responsible for because they were turned over by the claimant to another party and those that were turned over to the Custodian and came into the Custodian's possession, the charges or the value placed on the same by the claimant is exorbitant.

RE-CROSS EXAMINATION BY MR. RICE:

Q You leased this land, did you not, on April 29th, 1942? A: Yes.

Q To Jacob D. Hildebrandt? A: Yes, to Jacob D. Hildebrandt.

Q And you also leased the livestock and the implements? A: I gave him

permission to use some of the smaller tools but not as a whole. I didn't give him permission to use everything on the land.

Q Well the livestock, who was to look after them when you left? A: I did not give him permission to use the horse. I fenced the horse in and left it on the farm.

Q In whose custody did you leave the cattle or horses?

A No, I just left the horse on the fam. I made no arrangements for anyone to look after it.

MR. HUCKVALE: I do not think he had any cattle. There is no claim for cattle.

MR. RICE: Q: You just left the horse there and had no one to look after it at all; just walked off and left it, is that it?

A I arranged for the lessee to water and feed the horse.

Q You left it in the lessee's custody?

A Yes.

Q The building that was formerly a Japanese school, you say that you do not own?

A It belonged to the Association.

Q It belonged to the Association?

A Yes.

Q It doesn't belong to you?

A No, it doesn't belong to me.

Q Well didn't the Association agree to sell it for $350.00? A: No, there was no agreement to sell the building. We received about $343.00 from the Custodian.

Q And when that building was sold it had to be removed from your land, did it not?

A No, there was no arrangement like that.

Q There was no arrangement but they couldn't keep it on your land, the owner couldn't keep it on your land? A: No, I gave no such permission.

Q The Association didn't own the land on which the building was situated?

A No, it belonged to me.

Q The land belonged to you, that is right?

A Yes, theland.

Q Therefore, the building could not be sold unless it was sold with the understanding that the purchaser would remove the same?

A I had no such understanding.

Q When you bought your farm did you look at it before you bought it; did you inspect it?

A Yes, I did see it.

Q And you say you understood there were 7 acres under cultivation?

MR. HUCKVALE: Cleared.

MR. RICE: Q: Or cleared, excuse me.

A Yes, I understood there was 7 acres.

Q Cleared? A: Cleared.

Q And you say afterwards you found out there was only one acre cleared, is that it?

MR. HUCKVALE: A half of one acre.

MR. RICE: Q: A half of one acre?

A When I bought it the S.S.B. appraiser came and told me there was 7 acres cleared. That wasmy understanding only.

Q But you had looked at the property yourself and saw it before you bought it?

A Yes, I did see it.

Q And then afterwards you found out there was only half an acre cleared?

A Y es.

Q And you couldn't tell the difference between 7 acres and a half an acre of cleared land then?

A Because I didn't understand.

Q You didn't understand? A: I didn't understand how it was measured.

Q You say the matter came up in Court in Vancouver or New Westminster and the price was reduced to you?

A Yes.

Q Was that under the Farmers Creditors Arrangement Act? A: Yes.

MR. HUCKVALE: I think that is rather misleading. I think that was a question that the witness completely misunderstood. At least that hasn't been my understanding of the thing and I have had talks with this man. My recollection is --

MR. RICE: I am sorry if the answer doesn't satisfy my learned friend.

MR. HUCKVALE: I think it is only fair to the witness as I think he doesn't know. I don't think heknows what the Farmers Creditors Arrangement Act is and I don't think he applied under it.

THE SUB-COMMISSIONER: As a matter of fact, it occurred to me that the Act might not have been in force in B.C. then because was there not a time when B.C. was eliminated from the Act?

MR. HUCKVALE: My friend may remember, if I remind him, that under the old Soldiers Settlement Board a great many revaluations took place.

THE SUB-COMMISSIONER: Quite.

MR. RICE: But not in Court.

THE SUB-COMMISSIONER: Pardon?

MR. RICE: But not in Court.

THE SUB-COMMISSIONER: But some took place under the Farmers Creditors Arrangement Act.

MR. RICE: The only Court proceedings were under the Farmers Creditors Arrangement Act.

THE SUB-COMMISSIONER: There may have been a Board of some kind.

MR. RICE: I am not trying to mislead the witness.

THE SUB-COMMISSIONER: No, but one just wonders whether he understands.

MR. RICE: Q: At the time the value of this land was reduced to you, witnesses gave evidence as to its value, did they not? A: Yes.

Q So that the value of the property at that time was only worth $1180.00? A: So I understood.

Q I believe you said that the screen doors were off the building on the place?

A Yes.

THE SUB-COMMISSIONER: The $1180.00 may have been the

price to which it was reduced but that wouldn't necessarily mean that that was the value because under the Farmers Creditors Arrangement Act values were reduced having regard to the debts and everything else.

MR. RICE: Not the value of the property.

MR. HUCKVALE: I do not want to mislead the Commission in any way at all but in talking to this man I am perfectly certain thatthe Farmers Creditors Arrangment Act had nothing whatever to do with this thing. I am quite certain from my conversations with him that it was a Soldiers Settlement Board affair all the time.

MR. RICE: My only point in bringing it out was that it was --

MR. HUCKVALE: --I don't want the record to get confused at all --

MR. RICE: --to cut the value of the land down, to cut his contract price down. There had to be affidavits or witnesses giving evidence as to the value of the land at that time, that is in 1938, and it appears that at that time that is what it must have been or the value must have been about $1180.00.

THE SUB-COMMISSIONER: I am just thinking of the operation of the Act in this Province and what I did myself under the Act. On many occasions in these applications the amount of the debt owing on theland was reduced to a sum less than the value of the land because of the load which the farmer was carrying and not because the value was that figure. That is

the point I am making.

MR. RICE: I never knew that there was a cut in the value of theland.

THE SUB-COMMISSIONER: It might be well to leave that to the time when this thing comes before Mr. Justice Bird finally and reserve the right to this claimant and this claimant's solicitor to give further evidence in this matter because they will have the records there.

MR. HUCKVALE: I would think that the present Department of Veterans Affairs would have the records now. Mr. Shears is probably much more experienced and has had much more experience in these matters than I have had, but I know of many cases where the land that was sold to returning soldiers in 1919 and 1920 was many years afterwards completely revalued by a Board.

THE SUB-COMMISSIONER: Yes.

MR. RICE: From 1933 to '36 farmers in this district at least were trying to raise crops where they couldn't pay expenses and returns from the crops didn't pay expenses at all, let alone provide a livelihood.

THE SUB-COMMISSIONER: That is the very point I am making and the debts on those farms were reduced to a basis whereby they could make a profit as long as they were efficient farmers. What is the date that this was reduced?

MR. HUCKVALE: In 1938, I believe.

Q Was it in 1938 you had this revalued?

A Yes.

Q Do you remember the name of the Board or other tribunal you went before?

THE INTERPRETER: Could you please put that in another way?

MR. HUCKVALE: I was wondering if he could tell me the name of the Board or Court that he appeared before in order to get his land reduced?

A It was at the suggestion of the neighbours I took this matter up and it was the Soldiers Settlement Board who put the new valuation on the property and the matter apparently went up before some Government official. He doesn't seem to know exactly who.

MR. HUCKVALE: It occurs to me, sir, that the Farmers Creditors Arrangement Act would have no jurisdiction over this property.

THE SUB-COMMISSIONER: Pardon?

MR. HUCKVALE: It occurs to me that the Farmers Creditors Arrangement Act, sir, would have no jurisdiction over this property.

THE SUB-COMMISSIONER: Yes. Well, is that all?

MR. HUCKVALE: Yes, that is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"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.

TELEPHONE PACIFIC 9164

Campbell, Brazier, Fisher & McMaster

Barristers and Solicitors

A. T. R. CAMPBELL
C. W. BRAZIER

A. W. FISHER
R. J. McMASTER

A. J. F. JOHNSON

A. E. COBUS

ROYAL BANK BUILDING
675 WEST HASTINGS STREET
VANCOUVER. B.C.

OUR FILE No.

November 16, 1948.

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

Dear Judge Bird:-

Re: Japanese Claims Commission and
Seichi Kinoshita - Veteran.

The above-named is one of the veterans referred to in your recent memorandum and a client of Mr. Huckvale.

Enclosed herewith please find a copy of a letter which we recently received from Mr. Huckvale's firm with respect to this matter.

Yours truly,

CAMPBELL, BRAZIER, FISHER & McMASTER

Per R. J. McMaster

RJM/M

Enc.

Fair mkt. value defined

1948. Ex C.R. at p. 48, 50, 69, 71, 74, 77, 81, 82

Price realised on sale by auction is equivalent of fair mkt. value. p 73

Copy for Mr. Justice H. I. Bird.

RITCHIE & HUCKVALE

Offices: Acadia Building
612 Third Avenue S.

LETHBRIDGE, Alberta,

13th November, 1948

Messrs. Campbell, Brazier,
Fisher & McMaster,
Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

COPY

Dear Sir:

Re: Seichi Kinoshita.

With reference to your letters of October 22nd and November 5th, pertaining to the above matter, we beg to advise that we have now had an interview with this claimant.

We wish to point out that the claimant is in ill-health and is suffering from what appears to be a nervous disorder.

As a consequence the claimant does not feel that he could properly farm the lands from which he was evicted.

He, however, feels that if the lands were returned to him he could make a better deal by selling them himself.

He accordingly instructs us to state that he wishes the property returned to him and arrangements made whereby he can repay to the Custodian any monies received on account of the said lands.

As we understand the matter this will make no difference to his Chattel claim.

Yours truly,

RITCHIE & HUCKVALE,

WEH/LM

Per: W.E.H.

TELEPHONE PACIFIC 9164

Campbell, Brazier, Fisher & McMaster

Barristers and Solicitors

A. T. R. CAMPBELL
C. W. BRAZIER
A. W. FISHER
R. J. McMASTER

A. J. F. JOHNSON

ROYAL BANK BUILDING
675 WEST HASTINGS STREET
VANCOUVER, B.C.

OUR FILE No.

September 29, 1948.

Mr. Justice J. I. Bird,
Commissioner,
Japanese Claims Commission,
Court House,
Vancouver, B. C.

Dear Sir:-

Re: Veteran World War I

It has come to my attention that Seichi Kinoshita, one of the claimants whose claim was recently heard at Lethbridge was a Veteran of World War I.

I am advised that he is a naturalized Canadian (Cert. #1555) and that he served with the 52nd Btn. His regimental number was 228348. He enlisted in May 1916 and served overseas from 1916 to 1919, being wounded three times in action.

In 1919 he purchased 26.82 acres of land with one half acre cleared from the Soldier Settlement Board for $2000.00. In 1938 because of arrears of payments this price was adjusted or revalued at $1160.00. At the time of evacuation he had cleared 6.5 acres and made improvements by way of a dwelling and farm buildings. After evacuation the premises were purchased by the Director of Veterans Land Act for approximately two percent less than $1483.20.

The property was situated at Coughlan, B.C. and is described as Lot 1 of Sub. S½ of SE¼ of Sec. 35 Tp.10 Map 3130.

We are drawing this matter to your attention in the hope that consideration may be given to this man's war record.

Yours truly,

CAMPBELL, BRAZIER, FISHER & McMASTER

Per R. J. McMaster

RJM/M

NOV 27 1947

Case No. 524.

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 8646

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

(1) NAME KINOSHITA (Print) Surname X SEIGH I Given Name (RCMP) Reg. No. 12886

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

(3) Present Address Box 336, Raymond Alberta

(4) REAL ESTATE

(a) Street Address (if any) Coghlan Rd. Coghlan B.C.
City or Municipality, Province

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

SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35
TOWNSHIP IO, DISTRICT OF NEW WESTMINSTER
MUNICIPALITY OF LANGLEY

(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 26½A. See Supplement - - - - $ 3587.
(ii) Buildings - See Supplement - - - - - - $ 3825.
(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) - $ 7412.
(v) Amount at which Custodian sold property and credited your account - - $ 1456.
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 5956.

(5) PERSONAL PROPERTY

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

Coghlan Rd. Coghlan B.C.

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

Dwelling, Bunkhouse, Packing Sheds

(c) How stored or packed at time of evacuation

As Was

(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") .....

Leased to Jacob D. Hildebrandt of Coghlan B. C.

For 9 months & then sold by Custodian

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

1.	Livestock	Estimated Value $	
2.	1 horse with harness	Estimated Value $	135.00
3.	Custodians' Selling Price	Estimated Value $	10.00
4.	Loss	Estimated Value $	$ 125.
5.	Household Goods & Farm Implements	Estimated Value $	1408.20
6.	see supplement	Estimated Value $	
7.	Custodians' Selling Price	Estimated Value $	142.33
8.	Loss	Estimated Value $	$ 1265.87
9.		Estimated Value $	
10.		Estimated Value $	

TOTAL CLAIM FOR PROPERTY LOSS $ 1390.87

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) - $ 7346.87

(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, SEICHI KINOSHITA of the TOWN
of RAYMOND 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) S. Kinoshita
this 22 day of November)
A.D. 1947. W. E. Rue Kwalt) 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.

SUPPLEMENT

CHATTELS FOR SEICHI KINOSHITA
R.R. #1, Coghlan, B.C.

(A)	Dwellings:	
	7 beds with springs and mattresses	$ 170.00
	2 dressers and closet	40.00
	1 organ	100.00
	4 square and 1 round tables	35.00
	3 piece living room chairs	30.00
	1 gramaphone	15.00
	13 assorted chairs	19.00
	2 cabinets	15.00
	1 sink with cabinet	20.00
	1 square mirror	3.00
	2 hotwater bottles	2.00
	1 kitchen range	80.00
	Heater circulator with mat	37.00
	Linoleum	70.00
	Household water pump with 220 ft. pipe	55.00
	Copper wash boiler, 4 tubs	10.90
	1 baby carriage	5.00
	Glass washboard with 3 water pails	2.70
	Electric iron and electric toaster	9.50
	4 brooms and dust pan	3.75
	Reversible dusting mop	1.75
	11 doz. assorted fruit jars	14.00
	Kitchenwares	85.00
	7 window screens	3.00
	2 screen doors	5.00
	Blinds and curtains	10.00
(B)	Farm Machinery:	
	1 horse plough	$ 20.00
	1 horse cultivator	15.00
	Harrow	15.00
	Disc	5.00
	2 bicycles	60.00
	1 wheelbarrow	8.50
	1 240-lbs. scale	17.00
	Scraper	20.00
	1 20-ft. log chain	3.00
	2 singletrees	2.50
	1 block	1.50
	300 lbs. wires	15.00
	2½ tons straw	40.00
	300 lbs sulphur	10.50
	100 lbs. go-west (insecticide)	7.50
	3 gas lanterns	15.00
	2 water barrels, 10 gal. water crock	16.50
	1 tricycle	5.00
	Red-head brooder stove	35.00
	Heater stove	7.50
	1 large milk can	4.50
	Watering can	1.35
	5 lanterns and lamps	5.00
(C)	Livestocks:	
	Horse with harness	$ [illegible]0
(D)	Farm tools in Bunkhouse:	
	1 haycutter	1.50
	Crosscut saw	11.00
	2 sledgehammers	3.50
	4 wedges	4.00
	1 pick and 1 hayfork	2.50
	2 hatchets	2.50
	Bucksaw	2.25
	3 diggers	5.00
	Auger	3.50
	4 drinking pans	4.00
	1 square shovel	1.50
	Peevie	5.00

cont'd on next page.

CHATTELS (CONTINUED)

(D)	Farm tools in bunkhouse (cont'd)	
	4 pliers	$ 2.00
	2 mattocks	3.50
	4 point shovels	6.00
	7 garden hoes	8.50
	2 manure forks	3.00
	3 axes and 1 garden rake	7.50
	6 sickles and 3 oil cans	7.00
	50 ft. fence net	2.00
	15 egg cases	12.00
	Post mauler and 1 manure shovel	3.00
	2 nail hammers and 2 handsaws	8.50
	2 planes and 2 squares	4.50
	5 wrenches and 2 screwdrivers	6.50
	4 hand trowlers	1.00
(E)	Goods in Packing Shed:	
	250 jam crates	37.50
	80 strawberry trays	40.00
	10 shipping crates, 20 jam pails	12.50
	Other miscellaneous things	25.00

Total estimated value of chattels .....

SUPPLEMENT FOR LAND & BUILDINGS

LAND:

" 26½ acres

8 acres cleared @ $350	$2800	St rawberries	6½	acres
I8½ " b ush land@75	787	Asparagus	I	"
		Tree fruits	I	"

Total est. value of land $3587

B uildings:

Dwelling 24x32 (electric lights) 2 story 9 rooms	$2000.
Chicken H ouse 20xI00	625
Barn I2x24	50.
Woodshed I4x 20 (bathroom inclu ded)	50.
Bunkhouse I2 x20	I00.
Community Hall I6 x 54	I000.
Est . Value of B uildings	$3825.00

SPECIAL SUPPLEMENT

CROP	ACREAGE	APPROXIMATE	ANNUAL OUTPUT
STRAWBERRIES	6½	24 TONS	$4320
ASPARAGUS	I ACRE	2 TONS	480
TREE FRUITS	½		50
		TOTAL	$4850

KINOSHITA S.

(Claimant's Name)

REAL ESTATE
(Farm Land)

12886

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 18							
Cultivated not planted	26.82	1919	S.S.B.	$2000.	½ acre	Old Barn	$3587. plus buildings.
Cultivated and not in crop							
List Crops							
Strawberries 6½ acres							
Asparagus 1 "							
Fruit Trees ½ "							
Total							

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

Description	When Made	Cost
Clearing	1919-41	8 acres @ $350. - $2800.00
3 Wells - 35', 14' & 12' (2 cribbed)	1922-29	$100.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	24 x 28	Frame	1931	$1500.00	$400.00	$400.00	$300.00	2000.00
Chicken Houses	20 x 100	"	1928	500.00	200.00	200.00	275.00	625.00
Barn	12 x 24	"	This was on place when I bought. I repaired it & estimate value					50.00
Wood Shed	14 x 20	"	1932	75.00	75.00	25.00	75.00	100.00
Bunk House	12 x 20	"	1928	150.00	50.00	25.00	125.00	100.00
Community Hall	16 x 54	"	1930					1000.00

EXHIBIT No. 52H-1
DATE Aug. 3/48
FILLED BY W. R. Hutchvale

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

I am a naturalized Canadian (Nat. Cert.#1555) and a veteran of World War I. I served with52nd Btn., my regimental No1 being 228348. I enlisted in May 1916 and served overseas from 1916 to 1919, being wounded three times in action. In 1919 I secured this farm through the S.S.B. I was entirely inexperienced as a farmer and had to learn as I went along. I got into arrears and had the land revalued in 1938 at $1160. payable $83. per year plus taxes. By this time I had a lot of the land cleared and with the experience I had was easily able to keep up my payments and support comfortably my wife and family of 3 children. My land produced gross crops of $4850. which were sold through South Fraser Farmers Union and which left me a net profit of about $2000.
When the Government interned the Japanese in Hastings Park I was drafted by the Canadian Legion to serve as a Guard. In perfectly good faith I therefore leased my land and came to Vancouver with my family. I brought my family with me as I had no idea how long I would have to serve as a guard. I therefore brought with me only the barest necessities and all the (Over)

S. Kinoshita
Signature

rest of my household goods, farm equipment, documents etc. I left on the farm. I leased my farm at this time. I had no idea I would later be evacuated.

There is a wide discrepancy between the valuation I have placed on my land ($3587.) and the appraisal value of $683.20. As shown above this is far less than the re-valuation in 1938 by the S.S.B. which was then over $42. per acre and was, I understand, on the basis of unimproved land. The appraiser admits the clearing is heavy but the soil good. I defy him or anyone else to clear this land at $125. per acre. The clearing I have done represents years of hard work and it was done as economically as possible. $350. per acre for clearing of this kind is a very reasonable figure.

There is a similar wide discrepancy between the value I have placed on the buildings and that of the appraiser. The dwelling house was 2 storeys and contained 9 rooms. It was electrified and had been kept in good repair. I entirely fail to comprehend how anyone could value it as low as $650. It was finished outside with drop siding and inside with V.joint, It had running water inside (piped from well) and was equipped with electric light. The woodshed had electricity too. The chicken houses were in good shape with windows of cello-glass.

The Community Hall was built on my property. It was built by local farmers in my neighbourhood. Any moneys I am paid for this building will be distributed by me amongst these farmers. I do not know what the Hall actually cost to build as the work was done on a voluntary basis. I have claimed $1000. for it as this is the value placed on it by the members to whom I have spoken.

I have calculated the acreage cleared by the number of plants sown, e.g., 6000 strawberries equals 1 acre and 4000 asparagus plants equals 1 acre.

The appraisal shows certain land planted to potatoes, and rye. I had none of these crops when I left.

I had 9 fruit trees - all bearing. This is not mentioned in appraisal.

BC 331-P

BC/331-P Page 1 S.S. Form No. 43 (Sheet 1)

Farm Appraisal Report

File No. JL-327

Land Description Lot 1 of S/D of S½ of SE¼ of Sec.35, Tp.10, Map 3130

Containing 26.82 Acres

Owner's Name Seuchi KINOSHITA Post Office Address R.R., Coghlan, B.C.

Nearest Rail Point Coghlan Distance 3½ miles.

Market Town New Westminster Distance 26 "

Church (give denomination) United Distance 3½ "

Nearest School Otter Distance 1½ "

State how property was identified: Map, L.R.O.sketch; surveyed roads.

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

On Coghland & Bradshaw Roads - former gravelled, latter just a trail.

Is this district a good one? Yes.

Employment opportunity Local in fruit seasons. Remote in hopyards, mills & logging.

Predominating Nationality and religion: British - none predominant.

Describe Fencing and its condition: No value. Value $

Water supply: 2 wells away from buildings. Value $ Inc.in land

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 28	Lumber	studs 9'	Shgls.	Old	Posts	Good	650.00
Hen house	20 x 60	"	6'	"	"	"	Fair	150.00
Hen house	20 x 40	"	6'	"	"	"	Poor	70.00
BARN	(Old x abandoned house - rotted and no value)							
Pickers Hse.	12 x 20	Lumber	7'	Shkes.	15?	Posts	Poor	50.00
BARN Woodshed	12 x 21	Split Cedar	7'	"	"	"	"	25.00
	x							
GRANARY	x							
	x							
	x							
	x							
	x							
	x							

(Electric lighting installed in buildings)

Total present day value $ 945.00

Total Value Buildings add to farm $ 800.00

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

EXHIBIT NO. 524-2
DATE Aug. 3/48
FILED BY G.R.G. Rice

Describe the basement and chimneys: No basement; cement chimney on bracket.

No. rooms downstairs? 5 Upstairs? 2 How finished Newly finished with matched cedar

Are buildings painted? No. Condition of paint

Distance from nearst bush 200 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6.5	Level 6.5 ac.	10" loam & sandy loam	Sdy. clay; a few spots of sand.	Strawberries, asparagus, rye & potatoes - fair condition.	70.00	455.00

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
1.25	Undulating 1.25 ac.	10" lm.	Sdy.clay	Partly cleared	50.00	30.00	37.50
19.07	" " 19.07 acres	" "	" " (Lifetime fuel supply)	Heavy clearing	125.00	10.00	190.70

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 $ 683.20

Total added by buildings to value of farm $ 800.00

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

Total value of farm $ 1483.20

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Owner away. Place leased to one J.D.Hildebrand. Current crop lease with option to lease next year if place available. Cultivation being maintained.

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

Noxious weeds:
Canada thistles.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Mun. & School - $25.55.
Langley Municipality - Murrayville, B.C.

Date: 20th June 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 17 day of June 1942.

Inspector's Signature "B.C. WORMWORTH"

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

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

JL-327 - S. KINOSHITA

Farm Appraisal Report

Remarks: A community hall stands at the S.E.corner,and actual measurements of the property may reveal that it is over the line about 3 feet on this property,though it is intended to be on the road allowance. Cultivation also is over the line on the road allowance on Bradshaw Road

With the exception of land shown as partly cleared,the development of this place will be slow and costly,but potentially it is a good farm,as the soil is good,and the location fair.

(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

Crops at this time are:- $

Strawberries ----- 3.4 ac. $
Potatoes ----- 0.33 ac.
Asparagus ----- 0.5 ac $
Rye ---------- 0.35 ac.

$

$

$

$

$

$

$

Total $

Amount fruit trees add to value of farm $

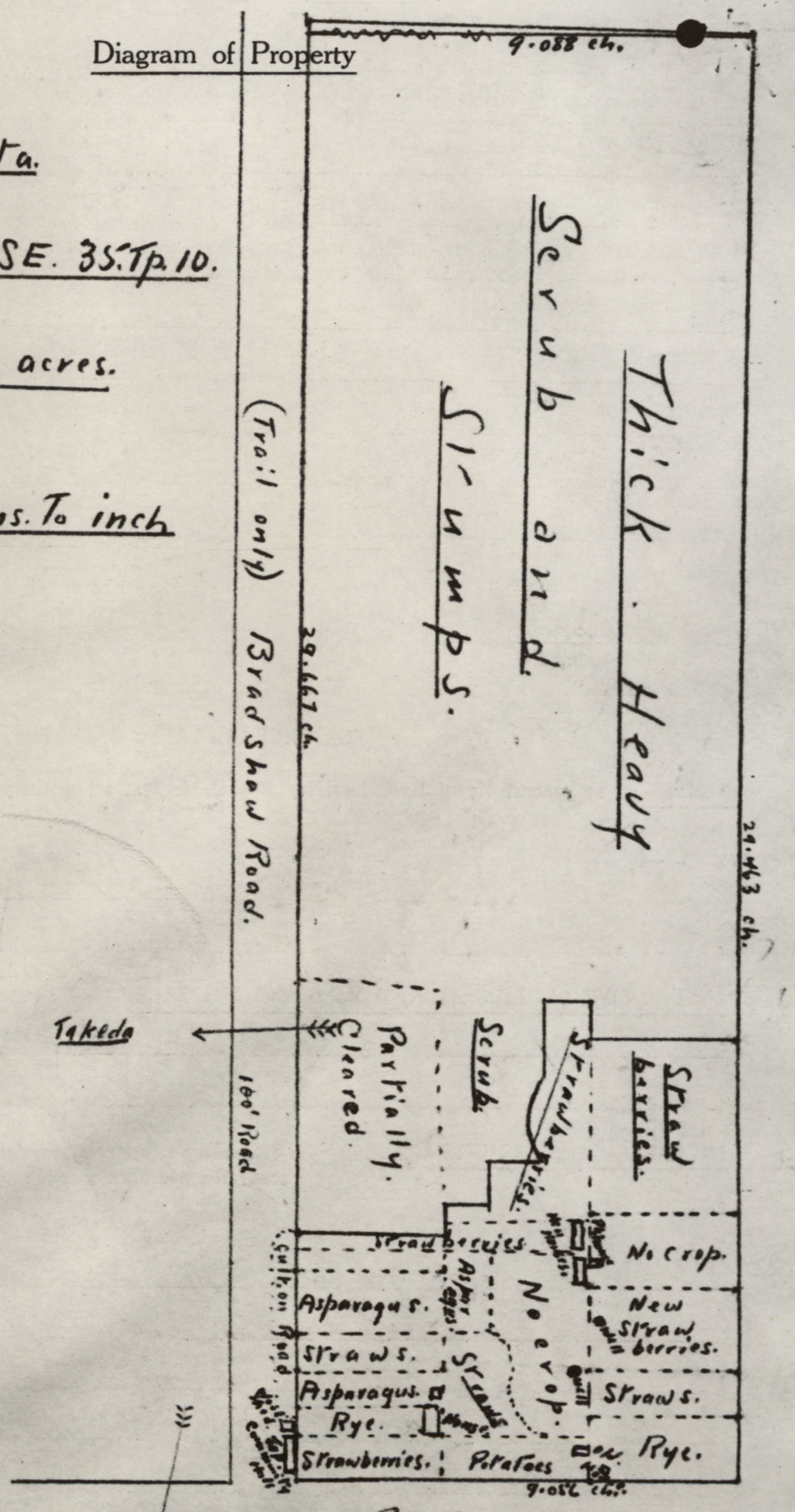
Diagram of Property

S. Kinoshita.

Lot 1. S½ of SE. 35. Tp. 10.

26.82 acres.

Scale. 3 chains. To inch



Following careful review of this appraisal report, it is my opinion that the present value is $ 1400

Date 22nd June 1942

H. E. Bard

District Superintendent.

KINOSHITA S.
(Claimant's Name)

PERSONAL CHATTELS

12886
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 Organ	1938	New	$100.00	Good	25.00
Kitchen Range (Adanac)	1935	"	80.00	"	55.00
Circulator Heater & Mat	1934	"	37.00	"	25.00
Horse Cultivator	1938	"	15.00	"	10.00
Harrow	1931	Used	10.00	"	7.00
Wheel barrow	1930	Used	5.00	"	3.00
240 lb. scale	1935	"	17.00	"	15.00
300 lbs. wire	1927	"	15.00	"	10.00
2½ tons strawberries	1941	New	40.00	"	40.00
300 lbs. sulphur	1941	"	10.50	"	10.50
100 lbs. Go West	1941	"	7.50	"	7.50
10 gallon water crock	1933	"	6.00	"	4.00
Heater stove ~~and large Kitchen~~	1938	Used	7,50	Fair	4.00
Large milk can	1928	"	4.50	Good	3.00
Watering Can	1938	New	1.35	"	1.00

Description of Storage of Goods:

Left on farm

EXHIBIT No. 5-24-3
DATE Aug 3/48
FILED BY W.R. Hackvale

General Statement as to Chattels not Described above:

A complete list of the chattels for which I am claiming is attached to my original claim. The P.P. analysis shows some of these marked "No record at any time" I phrased my J.P. form in general terms as it was impossible then to give a detailed list and included in general terms those articles so marked.

Additional Comments, if any:

In my Real Property Claim I have stated the circumstances underwhich I was evacuated and wish to repeat them in connection with my chattel claim. I observe that Custodian's inventory was not taken until 30th Dec. 1943 and therefore cannot be relied on. I am positive that the chattels for which I am claiming were on the farm when I left it. In making out my original claim I valued articles at their replacement cost. I am advised this was incorrect and will therefore submit to the Sub-Commissioner a list which shows actual cost and depreciated value at date of evacuation, as per above examples. I am told the horse for which I claimed died before the Custodian (over)

S. Kinoshita
Signature

could sell it. This horse together with the harness cost me $135.00 in 1939. I figure the horse at $110. and the harness at $25. It was represented as 8 years old when I bought it and was in good health when I left. I cannot say anything of its condition after that time. What happened to the harness the Custodian's file fails to disclose.

In addition to the chattels listed in my claim form I lost all my military photographs of myself and of the Battalion with which I served as well as numerous other military momentoes. While these would have no re-sale value they were extremely valuable in a personal sense. If the Custodian can do anything to recover them for me I would greatly appreciate it.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 8646 EXHIBI

NAME Seichi KINOSHITA

REG. No. 12886

DATE
DECLARATION May 7/42
EVACUATION Sept.21/42

INVENTORY
TAKEN BY Agent of Custodian
DATE Dec. 30/43 ?
(Warehouse)

DETAILS OF CLAIM

SALES

AUCTION	TENDER &c	SOLD WITH REAL PROP.

"Household furniture including 7 beds complete, 3 dressers and closet, gramaphone, chairs, tables, linoleum, water pump with 220' pipe. electric iron and toaster, kitchenware, chinaware, farm implements, cultivator, harrow, disc, wheelbarrow, 240 lb scale, scraper, 20' log chain 300 lbs wire, 2½ tons straw, 300 lbs sulphur, 100 lbs go west, 2 gas lanterns, red-head brooder stove, heater stove, lantern and lamps, carpenter tools, including hammers, wedges, picks, hatchets, shovels, mattocks, hoes, forks, in the house at R.R. No. 1. Coglan, B.C.(24 desks, 35 benches, tables, blackboards, 3 stoves, pictures, sink, roll map, kitchen utensils, black curtain, blackboard stand, etc. in the community hall at R.R.No. 1.Coghlan,B.C.

1 horse".

Gramaphone,
window screens
Arm chair
Rocking chair
Setee,
Stool,
Organ
Baby car,
Small iron pot,
Frying pans
Stone jar,
Small cushions,
Sealers
Bread tins,
Box mdse,
Floor polish,
Pan,
Meat grinder,
Broom,
Mop handle,
Coffee pot,
Box dishes,
Box sealers,
Pot,
Box Xmas trimmings
Box nails
Small table,
2 beds springs
mattress,
Wooden bed springs
Hoe,
Can
2 lamps,
Fork,
Board,
Fork,
3 Hoes,
Rake,
2 Grips,
Basket,
Rake
Flash light
Cultivator,
Harrow,
X(Heater,
(Oil can,
(Cups & Saucer,
(Globes,
(Heater,
(Stove pipe,

XSchool-Coghlan Rd.

(A)Dwellings

	(15.00		
	(21.00		
170.00	(12.00	1 bed	
40.00			
100.00	5.00		
	.50	1.00	Private sal
35.00		9.00	Private sal
30.00			
15.00	2.00		
19.00			
15.00			
20.00			
3.00		1.50	Private sal
2 .00			
80.00		45.00	Private sa
37.00		12.50	" "
70.00		5. 00	" "
55.00		6.00	" "
10.90		2.50	" "
5.00	2.50		
2.70			
9. 50			
3. 75			
1. 75			
14.00	2. 25		
85.00		6.50	Private Sa
3.00	. 60		
5.00			
10.00		6.00	Private sa

(B) Farm machinery

1 Horse plough	20.00	7. 50	
1 Horse Cultivator	15.00		
Harrow	15.00		
Disc	5.00		
2 Bicycles	60.00		
1 Wheelbarrow	8.50		
1-240 lb scale	17.00		
Scraper	20.00		
1 -20 ft. log chain	3.00		
2 Singletrees	2.50		
1 Block	1.50		
300 lbs wire	15.00		
2½ tons straw	40.00		
300 lbs sulphur	10.50		
100 lbs Go-west (Insecticide)	7.50		
3 gas lanterns	15.00		
2 water barrels & 10 gal. water crock	16.50		
1 Tricycle	5.00		
Red-head brooder stove	35.00	2.50	
Heater stove	7.50		
1 large milk can	4.50		
Watering can	1.35		
5 lanterns and lamps	5.00		

(C) Livestocks:

Horse with Harness	135.00		10.00 for horse

(D) Farm Tools in Bunkhouse:

1 Haycutter	1.50		
Cross cut saw	11.00	3.00	
2 sledge hammers	3.50		
4 wedges	4.00		
1 pick and 1 hayfork	2.50		
2 Hatchets	2.50		

No 8646 EXHIBIT No. CASE No.

No. 12886 VENUE LETHBRIDGE

SALES ON	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	Not accounted for ~~NO ACCOUNT.~~ THEFT &c	UNSOLD	REMARKS
5.00								
1.00								
2.00	1 bed							
5.00								
.50		1.00 Private sale- Dreger - 1 table & dishpan,						
		9.00 Private sale- Dreger- 2 tables						
2.00								
		1.50 Private sale - Dreger-1 mirror and frame						
		45.00 Private sale - Dreger						
		12.50 " " "						
		5. 00 " " "						
		6.00 " " " 1 pump						
		2.50 " " " 1 copper wash boiler						
2.50								
				2.70				
			9.50					
.25								
		6.50 Private Sale - Dreger - 2 Kitchen cupboards						
.60								
				5.00				
		6.00 Private sale - Dreger- 1 wardrobe						
.50								
						15.00		
						15.00		
			5.00					
				60.00				
						8.50		
						17.00		
			20.00					
			3.00					
				2.50				
				1.50				
						15.00		
						40.00		
						10.50		
						7.50		Sulphur and Insecticide Said to have been used on premises
						16.50		
				5.00				
.50								
						7.50		
						4.50		
						1.35		
			5.00					
		10.00 for horse - died of old age- sold to Mr. Ure of Mission.						
				1.50				
3.00								
			2.50					

EXHIBIT No. 524-4
DATE Aug 3/48
FILLED BY G. R. A. Rice

ANALYSIS OF PERSONAL PROPERTY CLAIM

-2-

FILE No 8646 EXHIBIT No.

NAME Seichi KINOSHITA REG. No. 12886

DATE
DECLARATION May 7/42
EVACUATION Sept. 21/42

INVENTORY
Agent of
TAKEN BY Custodian
DATE Dec. 30/42 ?

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Bucksaw	2.25				
3 Diggers	5.00	.50			
Auger	3.50				
4 Drinking pans	4.00				
1 Square shovel	1.50				
Peevie	5.00				
4 pliers	2.00				
2 Mattocks	3.50				
4 Point shovels	6.00				
7 Garden hoes	8.50				
2 Manure forks	3.00				
3 axes and 1 garden rake	7.50				
6 sickles and 3 oil cans	7.00				
50 ft fence net	2.00				
15 egg cases	12.00				
Post mauler and 1 manure shovel	3.00				
2 nail hammers and 2 hand-saws	8.50				
2 planes and 2 squares	4.50				
5 Wrenches and 2 Screw-drivers	6.50				
4 Hand trowlers	1.00				
(E) Goods in Packing Shed:					
250 Jam crates	37.50				
80 Strawberry trays	40.00				
10 Shipping crates) 20 jam pails)	12.50				
Other miscellaneous things	25.00				
Total Claim	$ 1543.20	74.35	105.00		$ 45.0

RECAP:

Japanese claim	888.90	Sold for -	74.35 at Auction
		" "	105.00 " private sales-
Japanese claim	45.00	Declared not found	
" " to Bicycle	87.45	no record at any time	
" "	183.85	not accounted for	
" "	338.00	Miscellaneous sales -	58.15 at auctio
Total Claim	$ 1543.20		

ILE No 8646 EXHIBIT No. CASE No.

EG. No. 12886 VENUE LETHBRIDGE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	Not accounted for ~~NO ACCOUNT.~~ THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
				2.25				
.50								
						4.00		
				2.00				
				2.00				
						12.00		Live Stock and Farm implements were in Lease to Hildebrandt until Sept.30/43
				3.00				
						8.50		
						1.00		When School House (Community Hall) was sold in July 1945 the records state " no recoverable value to chattels in School House."
74.35	105.00		$ 45.00	$ 87.45		$ 183.85		

ld for - 74.35 at Auction
" 105.00 " private sales-

clared not found

o record at any time

ot accounted for

iscellaneous sales - 58.15 at auction

Total auction sales $132.50
" Private " 105.00

EXHIBIT No. 524-S
DATE Aug. 3/48
FILED BY

Nos.	Chattels.	Approximate date of purchase	used or new	Price Paid	Condition it was in	Estimated value at date of evacuation
(A)	Dwellings.					
1	bed	1941	new	$ 25.00	good	$ 25.00
1	spring	1941	"	17.00	"	17.00
1	bed	1935	"	22.00	"	17.00
1	spring	1935	"	15.00	"	10.00
1	bed	1932	used	15.00	fair	8.00
3	beds with springs & mattresses	1936	"	21.00	"	10.00
1	dresser	1932	"	20.00	good	15.00
1	dresser	1932	"	10.00	fair	5.00
1	closet	1940	"	10.00	good	5.00
1	organ	1938	"	100.00	"	25.00
1	round table	1935	used	20.00	"	15.00
3	square tables	1936	"	15.00	"	10.00
1	" table	1931	"	10.00	"	7.00
3 piece	living room chairs	1935	"	30.00	"	15.00
1	Gramaphone	1932	"	15.00	fair	5.00
6	dining chairs	1936	new	9.00	good	6.00
7	chairs	1931	used	10.00	fair	5.00
1	cabinet	1931	"	10.00	"	5.00
1	"	1931	new	5.00	good	2.50
1	sink with cabinet	1931	new	20.00	"	15.00
1	square mirror	1931	used	3.00	"	1.50
2	hotwater bottles	1932	new	2.00	"	1.50
1	kitchen range (Adanac)	1935	"	80.00	"	55.00
1	Circulator heater with mat	1934	"	37.00	"	25.00
	Linoleum cover entire rooms.	1940	"	70.00	"	55.00
	Household water pump with 220' pipe	1931	"	55.00	"	35.00
1	Copper wash boiler	1938	new	4.50	good	3.00
4	tubs	1938	"	6.00	"	3.00
1	baby carriage	1932	"	20.00	fair	5.00
1	glass washboard	1931	"	1.00	good	.50
4	brooms	1940	"	3.75	fair	2.00
3	water pails	1931	"	1.50	"	.50
1	dust pan	1931	"	.25	"	.15
1	reversible dusting mop	1938	"	1.75	good	1.00
11 doz.	assorted fruit jars	1938	"	14.00	"	10.00
	Dinnerware for 6 people	1940	new	55.00	"	50.00

cont'd on next sheet.

470-60

2	Pots + 2 large dish pans	bought		$		$
3	Frying pans	since	new	25.00	good	15.00
3	roast pans	1930	~~25.00~~			
3	Platters, 3 soup bowls	to				
1	teaset (5 small cups)	1940				
1	Cast iron pot.					
4	Window screens	1939	new	3.00	good	2.00
2	Screen doors	1937	"	5.00	"	3.00
6	curtain	1939	"	10.00	"	7.50
(B)	Farm Machinery.					
1	horse plough	1939	new	20.00	fair	15.00
1	" Cultivator	1938	"	15.00	good	10.00
1	spring harrow	1931	used	10.00	"	7.00
1	disc	1932	"	5.00	fair	2.50
1	wheelbarrow	1930	"	5.00	good	3.00
1	240 lbs. scale.	1935	"	17.00	"	15.00
1	scraper	1930	"	20.00	"	15.00
1	20 ft. log chain	1930	"	3.00	"	2.00
2	singletrees	1930	new	2.50	"	1.50
1	block	1930	used	1.50	"	1.00
300 lbs.	- fence wires.	1927	"	15.00	"	10.00
2½ tons	- straw	1941	new	40.00	"	40.00
300 lbs.	- Sulphur	1941	"	10.50	"	10.50
100 lbs.	- Go-west (insecticide)	1941	"	7.50	"	7.50
3	Gas lanterns	1936	"	15.00	"	10.00
2	Water barrels	1932	used	10.00	"	5.00
1	10 gal. water crock	1933	new	6.00	"	4.00
1	tricycle	1937	"	5.00	fair	2.00
1	Red-head Iroden stove	1928	"	35.00	good	25.00
1	Camp stove	1938	used	7.50	fair	4.00
1	large milk can	1928	"	4.50	good	3.00
1	Watering can	1938	new	1.35	"	1.00
5	Lanterns & lamps	1931	"	5.00	"	3.00
(C)	Livestock					
	Horse with harness	1939		135.00	good	125.00
(D)	Farm tools in Barnhouse.					
1	haycutter	1934	new	1.50	good	1.00
1	crosscut saw	1930	"	11.00	"	7.00
2	sledge hammers	1930	"	3.50	"	2.00

cont'd on next sheet.

$359.50

4	Wedges	1930	used	$4.00	good	$2.00
1	Pick & 1 hayfork	1930	"	2.50	"	1.50
2	hatchets	1937	new	2.50	"	2.00
1	Bucksaw	1930	used	2.25	"	2.00
3	diggers	1936	new	5.00	"	3.50
	Auger	1938	"	3.50	"	3.00
4	Chickens' drinking pans	1928	"	4.00	"	2.00
1	square shovel	1928	"	1.50	"	1.00
1	Peavey	1930	"	5.00	"	3.50
2	Pliers	1930	"	2.00	"	1.50
2	Pliers	1934	"	2.50	"	2.00
2	Mattocks	1936	"	3.50	"	2.50
1	point shovel	1929	"	1.50	fair	.75
1	" "	1938	"	1.50	"	1.00
2	" shovels	1939	"	3.00	good	2.50
3	garden hoes	1938	"	3.30	fair	2.00
4	" "	1940	"	4.40	good	3.50
2	manure forks	1934	used	3.00	fair	2.00
1	ax	1929	new	2.00	"	1.00
2	axes	1937	"	4.00	good	3.50
1	garden rake	1938	"	1.25	"	1.00
6	sickles	1939	"	4.50	"	3.50
2	Oil cans	1936	"	1.00	"	.75
1	large oil can	1939	"	1.75	"	1.00
	50 ft. - fence net	1930	"	2.00	"	1.00
15	egg cases	1930	"	11.25	"	11.25
1	Post mauler & 1 manure shovel	1928	"	3.00	fair	1.50
2	Nail hammers	1931	"	3.00	good	2.00
2	handsaw	1931	"	8.00	"	6.00
2	Planes	1931	"	2.50	"	1.50
2	squares	1931	"	2.00	"	1.00
2	wrenches	1935	"	2.25	"	1.50
3	"	1939	"	3.50	"	3.00
2	screwdrivers	1934	"	1.75	"	1.50
4	hand trowlers	1940	"	1.00	"	.75
(E)	Goods in Packing Shed.					
250	Jam crates	1941	"	37.50	good	37.50
80	Strawberry trays.	1941	"	40.00	"	40.00

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159.50

We have left behind what money can't buy,

1 large portrait in soldiers uniform
1 photograph of the battalion and
numerous other souvenirs and family
photographs.

In the fall of 1941, have started ~~fixing~~ siding upstairs
with electric lights and completed in March
1942.
$150. for labor.
200. for lumber & materials.