

3959



INFORMATION FROM R.C.M.P.

DATE May 17th, 1945

Our File No. 3959

Full Name KINOSHITA, Kuichi  
(Surname in Block Letters)

Registration No. 12890      Male - Female  
(Check)      Age Sept. 8, 1889

Former Address Brown Rd. - R. R. No. 1, Langley Prairie, B. C.

Date Evacuated May, 1942      Naturalized - Canadian-Born - National  
(Check)      ☒

Present Address 1946 - R. R. Box 146, Raymond, ALBERTA.

~~Married~~ <sup>widower</sup> Single  
(Check)

Name of Wife <sup>nee</sup> (ISHIHARA) Chiyo - Dec'd

Name of Husband \_\_\_\_\_

Name of Mother <sup>nee</sup> (NAKAMURA) Tsuru - Dec'd      Name of Father Iwaziro - Dec'd

Names of Children under 16 \_\_\_\_\_

Requested by E. C. T.      Registered with Custodian Yes  
(Yes or No)

Additional Information Farmer - 72 acre farm and buildings.

77/mv/9



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

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

## PERSONAL INFORMATION

NAME: KINOSHITA, Kuichi  
HOME ADDRESS: Brown Road, R. R. No. 1, Langley Prairie, B. C.  
REGISTRATION NUMBER 12890 SEX: M AGE: 51  
OCCUPATION: Farmer

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

EMPLOYER: Himself.

MARRIED? Widower.

NAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: None under 16

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Lots 24 & 25 SW quarter of Sec. 4,  
TWP. 11, Map 2579 in the Dist. New Westminster, B. C.

Lot 1, SE quarter of Sec. 4, (next to above property) *Agreement of Sale*

2. BUILDINGS AND OTHER IMPROVEMENTS: 10 roomed 2 storeyed wooden frame house. (concrete foundation) ~~stove~~ furnace. Garage. Packing shed, 2 storeyed wooden shed. Storage house, Wood shed, small Packing shed.

3. INSURANCE (Give particulars; state where policies are) FIRE Atlas Assurance Co. Ltd.  
\$800.00 on furniture & 1 frame building with ~~shakes~~ shakes.

4. TAXES (Amount and where payable) \$45.71 for 3 lots, Corp. Langley Paid 1941

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

None

6. OCCUPANCY AND LEASES (If vacant so state) None



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 7 acre strawberry, 1 acre loganberry  
1/16 acre black currents, 1 1/4 acre asparagus, 1 acre raspberry, 1/2 acre  
fruit tree, 1/4 Jap. onion, 1/4 acre perathium.

**STATEMENT OF REAL PROPERTY OCCUPIED**

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

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- 1 chesterfield suite in storage with H. Berry, Langley Prairie, and  
1 coffee table, 1 Singer sewing machine, beds (4), china ware

TO BE LEFT AT HOME: Flower stand, 4 rugs, gramophone & records,  
1 smoker, picture framed(4), curtains & drapes, chairs, couch, heater,  
1 kitchen stove, 1g. extension round table, bed, tables, 6 oil lamps,  
1 Gas lamp, iron, 2 pails, kitchen utensils, 107 preserving jars, 25  
sm. jars, flat ware, 1 tray, dressers, desk, cupboard.

BARN OR STORAGE HOUSE: Jam flats, lime sulphur, asparagus crate, straw  
berry picking crates, New strawberry crates, 2 camp stoves, 3 gas lamp,  
1 grinding stone, 1 vise, 1 rubber tire cart.

29 pieces Carpenter tools, 4 cord wood in wood shed, mechanical tools,  
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 straw cutter,

None

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



See page 1

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

None

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

None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: The Monarch Life Assurance Co., \$1000.00 Pol. #P99843

Beneficiary-son, Kazuo. 30 yr. Endowment.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

## LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 14th day of April 1942.

(Signature)

K. Kinoshita

Witness

FOR DEPARTMENTAL USE



REAL PROPERTY SUMMARY

File 3959.

Sale by Special Advertisement.

JAPANESE NAME: Kuichi KINOSHITA - - Reg. No. 12890.

CATALOGUE NO: Sale by Special Advertisement published November 22, 23 & 24, 1944.

PROPERTY ADDRESS: Brown Road, Langley Prairie, B. C.

LEGAL DESCRIPTION: Lot 1 of part of the South East quarter Section 4 Township 11 Map 5982 Municipality of Langley, D.N.W.

TITLE: In the name of Florence Porterfield.

ENCUMBRANCE: Agreement of Sale dated September 11, 1937 to Kuichi KINOSHITA for \$375.00 at 6% per annum.

Vesting in Custodian 24434, August 10th, 1942.

ASSESSED VALUE: Land \$300.00  
Improvements \$100.00 Total \$400.00 Taxes \$8.60.

CLASSIFICATION: Unimproved land.

HISTORY OF ADMINISTRATION: Nothing was done by the Administration Department in respect to this property. When the property was sold, the balance of purchase price owing to Mrs. Porterfield \$50.00 plus interest of \$5.25 was paid to her and a Deed of the property received and registered. The amount paid to Mrs. Porterfield being charged to the account of Kuichi KINOSHITA.

SOLD: To Ronald Joseph Holder and Irene Grewe Holder for \$332.50 (cash) as of March 16th, 1945.  
Sale approved March 10th, 1945.

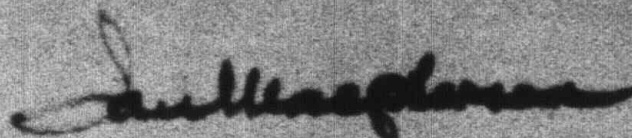
FUNDS: Released to the credit of Kuichi KINOSHITA sale price \$332.50, plus adjustments of registration fee \$2.75, total \$335.25, less balance owing on Agreement of Sale \$55.25, taxes \$24.25, valuation fee \$15.00, advertising \$19.85, Certificate of Encumbrance \$1.00, registration fee \$11.65, total \$127.00. Net amount released \$208.25.

TITLE: Certificate of Indefeasible Title # 185394-E dated April 18th, 1945 mailed to Mr. and Mrs. R.J. Holder on the 2nd May 1945.

This summary is certified to be in accordance with the information on file and on record by accounting department.

DATED March 12th, 1946.

IM:ML





REAL PROPERTY SUMMARY

File 3959

V.L.A. B.C. 334-P

JAPANESE NAME: Kuichi KINOSHITA - - Reg. No. 12890.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: Between Brown and Livingston Roads, Langley Prairie, B. C.

LEGAL DESCRIPTION: Lots 24 & 25 of the South West quarter of Section 4 Township 11 Map 2579 Municipality of Langley, D.N.W.

TITLE: In the name of Kuichi KINOSHITA.

ENCUMBRANCE: Vesting in Custodian 24433, 16th August 1942.

ASSESSED VALUE: 1942 -  
Land \$375.00  
Improvements \$600.00 Total \$975.00 Taxes \$15.98.

CLASSIFICATION: Berry farm with buildings. Inspector's report May 12, 1942, gave the area of this farm as 15 acres with 5 acres strawberries, 1 acre loganberries, 1/16 acre black currants, 1 acre asparagus, 1 acre raspberries, with two storey frame house 30 x 48, 10 rooms in excellent condition, garage, two packing houses, large shed, wood shed, store house.

HISTORY OF  
ADMINISTRATION:

Leased on the 23rd April 1942 by Kuichi KINOSHITA to Henning Person with Kazuo KINOSHITA as third party to the lease, for 2 years from date of lease and to be extended for the duration of the war. The rental provided by this lease was \$500.00 for the first year which was to be paid to Kuichi KINOSHITA on execution of the lease. The rental for any subsequent years was to be 25% of the net profits of the land and in addition to the first years rent, a bonus of \$100.00 if the crop was 18 tons, \$200.00 if the crop was 19 tons and \$300.00 if 20 tons. The only interest of Kazuo KINOSHITA in this lease was a provision in the lease that he be employed at current wages by the lessee in the event of being permitted by the Government to return after the expiration of the first year and during the term of the lease. Some delay in extending this lease for the year 1943 was occasioned by Mr. Persons reluctance to furnish the Custodian with a statement of the bonus due from the 1942 crop and remittance of the amount of the bonus. No statement is on file, but Mr. Person paid to the Custodian the maximum bonus provided under the lease, \$300.00, and this amount was credited to Mr. KINOSHITA'S account. Mr. Person advised the Custodian on the 7th February 1943 that owing to scarcity of labor, he desired to vacate the property. This the Custodian consented to and the property was leased on the 27th February 1943, as from the 1st April 1943, to the 30th October 1943 to Westminster Cannery Ltd., for \$125.00, which rental was received by the Custodian and allowed as accrued rental to The Director The Veterans' Land Act.

On April 1st, 1943, Mr. Person advised the Custodian that Mr. KINOSHITA wanted him to remain on the farm and asked that the Westminster Cannery lease be cancelled. Mr. Richardson informed him that as the property had been sold, he should take the matter up with the purchasers, The Director The Veterans' Land Act.



SOLD:

To The Director The Veterans' Land Act for \$1240.00 as at  
1st January 1943.  
Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of Kuichi KINOSHITA, sale price \$1240.00  
plus rental from H. Person \$300.00 plus refund of insurance  
\$16.65, total \$1556.65; less taxes \$27.04, Certificate of  
Encumbrance \$1.00, registration fee \$3.00 legal fee \$15.00,  
total \$46.04. Net amount released \$1510.61.

TITLE:

Included in C. of T. 171921-E and payment of consideration  
included in cheque to the Custodian dated 29th April 1944.

The above summary is certified to be in accordance with the  
information on file and on record by accounting department.

DATED March 12th, 1946.

*William A. Plummer*

IM:ML



KINOSHITA, Kuichi

3759

[illegible]



Re Lots 24 & 25

FIRE INSURANCE SUMMARY

File No. 3959

Sgt. Kuichi KINOSHITA

Reg. No. 12890.

Gibson's Real Estate and Insurance Office at Langley Prairie advised the Custodian on the 1st May 1942, that Kuichi KINOSHITA carried insurance under Atlas Assurance Co., Policy 242500 of \$1500.00 on dwelling and \$500.00 on household furniture. This policy was renewed by policy number H.247458 in the amounts of \$1200.00 on the dwelling and \$500.00 on household contents, for a period of 3 years, expiring April 25th, 1945. The premium amounted to \$36.00, paid by the insured. The policy was cancelled as to the insurance covering household contents on the 3rd August 1944, and a refund of \$16.65 received by the Custodian. Policy was transferred to The Director The Veterans' Land Act on August 3rd, 1944.

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

IN:ML

DATED March 12th, 1946.



Re Lot 1

FIRE INSURANCE SUMMARY

File No. 3959

Res. Kuichi KINOSHITA

Reg. No. 12870.

No buildings on the property and no insurance.

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

*J. L. Thompson*

DATED March 12th, 1946.

IM:ML



LIABILITY SUMMARY

File No. 3959

Re: Kuichi KINOSHITA

Reg. No. 12890.

No record of any liabilities on file.

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

*J. J. [Signature]*

DATED March 12th, 1946.

IM:ML



File No.: 3959

May 14th, 1945.

CLAIMS DEPARTMENT

Kaichi KINOSHITA - Reg. No. 12890

NO CLAIMS ON FILE.

*B. J. OH*

*Wife Deceased.*



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Kuichi Kinoshita

File No. 3959

Reg. No.

Company Monarch Life

Agency Vancouver

Policy No. P99843

Premium - \$ 44.10

Payable: Annually, Semi-annually or monthly

Month August Day 9

REMARKS:



File No. 3919

Date 28/2/44

SUMMARY

Name: KINOSHITA, Kiuchi # 12890

Address: Brown Rd. Langley B.C.

(1) - We have today moved to auction room at Langley Train B.C. effects as per enclosed list at a total cost of £ 5.00 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at — where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ 10.00 for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

See attached list.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The tenant gave us the following explanation:

Contact Mr. Redman of Westminster Carriers Ltd.  
\_\_\_\_\_

(Qu. of chattels now listed as missing will be brought in and sold on next sale)



NAME KINOSHITA, Keichi

REGISTRATION NO. 12890

FILE NO. 3959

The following chattels were sold by public  
auction at Langley, B. C. on February 22, 1944

|   |                      |                 |            |
|---|----------------------|-----------------|------------|
| X | Gramophone           | ✓               | \$ 13.50 F |
| X | Ash tray             | ✓               | 3.00 F     |
| X | 3 Piece Chesterfield | ✓               | 75.00 F    |
| X | Table Stand          | ✓               | 10.00 F    |
| X | 3 Bowls              | ✓               | 0.20 F     |
| X | Truck Wheel          | ✓               | 1.00 M     |
| X | Truck Rim            | ✓               | 2.50 M     |
| X | Spray pump           | ✓               | 5.00 M     |
| X | Lantern              | ✓               | 0.75 F     |
| X | 2 Gas lanterns       | ✓               | 2.00 F     |
| X | Mail                 | ✓               | 0.75 F     |
| X | Car pump             | ✓               | 1.50 M     |
| X | Hake                 | ✓               | 1.75 M     |
| X | Harness              | ✓               | 1.00 M     |
| X | Radiator (2nd)       | ✓               | 1.50 M     |
| X | Cutter               | ✓               | 0.50 M     |
| X | Cross Cut Saw        | ✓               | 1.00 M     |
| X | Cross Cut Saw        | ✓               | 1.00 M     |
| X | Grub hoe             | ✓               | 1.25 M     |
| X | Peavy                | ✓               | 1.25 M     |
| X | Grub hoe             | ✓               | 1.25 M     |
| X | Wooden Barrel        | ✓               | 2.00 M     |
| X | Wooden barrel        | ✓               | 2.00 M     |
| X | Wooden Barrel        | ✓               | 2.00 M     |
| X | Shovel               | ✓               | 0.50 M     |
| X | Shingles             | ✓               | 1.25 M     |
| X | Wheel hand cart      | ✓               | 5.00 M     |
| X | Wedges               | ✓               | 2.25 M     |
| X | Total:               | Carried Forward | \$ 140.70  |

~~Landscaper~~

~~Not a valid contribution~~

~~Number of auction staff present~~

~~Number of items sold and their price~~

~~Remarks~~



NAME KINOSHITA, Toshi

REGISTRATION NO. 12890

FILE NO. 1953

The following chattels were sold by public  
auction at Langley, B. C. on February 22, 1948

|                                                    | Brought Forward | \$140.70  |
|----------------------------------------------------|-----------------|-----------|
| <del>Hammer</del> <input type="radio"/>            |                 | ✓ 1.75 M  |
| <del>X</del> Wedges <input type="radio"/>          |                 | ✓ 1.25 M  |
| <del>Hammer</del> <input type="radio"/>            |                 | ✓ 0.75 M  |
| <del>X</del> Hand Spray <input type="radio"/>      |                 | ✓ 4.50 M  |
| <del>Level</del> <input type="radio"/>             |                 | ✓ 2.50 M  |
| <del>Water can</del> <input type="radio"/>         |                 | ✓ 1.50 M  |
| <del>Miscellaneous</del> <input type="radio"/>     |                 | ✓ 2.00 M  |
| <del>Car Jack</del> <input type="radio"/>          |                 | ✓ 1.50 M  |
| <del>Duster</del> <input type="radio"/>            |                 | ✓ 6.75 M  |
| <del>X</del> Water pump <input type="radio"/>      |                 | ✓ 17.00 M |
| <del>X</del> 4 Piece cable <input type="radio"/>   |                 | ✓ 3.75 M  |
| <del>X</del> Tree <input type="radio"/>            |                 | ✓ 1.50 M  |
| <del>X</del> Hand Cultivator <input type="radio"/> |                 | ✓ 1.50 M  |

○ items - other farm articles (see not specifically claimed)  
Total sales - 49.24  
claim - 40 (all last item cash)  
Analysis

|                        |                                                                    |           |
|------------------------|--------------------------------------------------------------------|-----------|
| Total:                 |                                                                    | \$ 106.95 |
| Less Expenses:         | (Auctioneer's Fee: \$18.69<br>(Advertising: 4.23<br>(Moving: 24.32 | \$ 47.24  |
| Net Proceeds Credited: |                                                                    | \$ 139.71 |

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering list No. Langley 2

Remarks.



PC-334-P  
Be-2312-6

BC/334-P  
BC/2312-B

Page 1

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

# Farm Appraisal Report

File No. JI-334

Land Description Lots 24-25-S.W. 4. Tp. 11-(Langley)

Containing 12.76 ac. Acres

Owner's Name Raichi Kinoshita

Post Office Address Hopington P.O.  
R.R. Aldergrove.

Nearest Rail Point Langley Prairie On B.C.E.R.

Distance 4 1/2 miles

Market Town Abbotsford

Distance 14 miles

Church (give denomination) United at Murrayville

Distance 3 miles

Nearest School at Murrayville

Distance 3 miles.

State how property was identified: Map location & enquiry.

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

It is off the main highway on a narrow gravel road that ends at the S.E. Corner of the property (between Livingstone & Brown roads)  
Is this district a good one? no, a lot of light land still in bush.

Employment opportunity seasonal only

Predominating Nationality and religion: Japanese predominated, now a number of Neanconites have come in and settled to the east.

Describe Fencing and its condition:

all

Value \$

Water supply: deep well with hand pump.

Value \$

510-4  
5 Apr. 1948  
J.W. Hunter

## BUILDINGS ON FARM

| BUILDINGS   | DIMENSIONS | MATERIAL | HEIGHT | ROOF   | AGE | Foundation | REPAIR      | VALUATION |
|-------------|------------|----------|--------|--------|-----|------------|-------------|-----------|
| HOUSE       | 16 x 24    | frame    | 12     | shing. | new | cement     | unfinished. | 900.00    |
| addition    | 15 x 27    | frame    | 12     | shing. | old | blocks     | fair.       |           |
| garage      | 10 x 30    | frame    | 9      | shing. | 10  | none       | fair        | 60.00     |
| BARN        | x          |          |        |        |     |            |             |           |
| Picker shed | 21 x 42    | frame    | 8      | shakes | old | none       | fair        | 75.00     |
| BARN        | x          |          |        |        |     |            |             |           |
| Picker shed | 12 x 28    | frame    | 8      | shing. | new | none       | good        | 75.00     |
| GRANARY     | x          |          |        |        |     |            |             |           |
|             | x          |          |        |        |     |            |             |           |
|             | x          |          |        |        |     |            |             |           |
|             | x          |          |        |        |     |            |             |           |
|             | x          |          |        |        |     |            |             |           |

Total present day value \$ 900.00

\$ 900.00

Total Value Buildings add to farm

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

habitable? The front part of the house (16x24) needs finishing outside.

\$

Describe the basement and chimneys: Brick chimney, cement basement under the 16x24 part of the house. No electricity available at present.

No. rooms downstairs? 6 Upstairs? 2 How finished Gyprock and V. Joint.

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

Distance from nearest bush no bush near the buildings, 200 yards. west 100 east.

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



| ACRES                                                                                                | LEVEL, UNDEULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)                                | SUB-<br>SOIL                                      | KIND AND<br>QUALITY OF CROP                                                                   | VALUE<br>PER ACRE            | TOTAL             |
|------------------------------------------------------------------------------------------------------|-----------------------------------------|------------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------|-------------------|
| 7.85                                                                                                 | level<br>7.85 ac.                       | 0 to 8 in.<br>sandy<br>loam                          | sandy<br>loam<br>to gravel                        | 4.97 strawberries.<br>.48 beans<br>1.20 asparagus<br>.50 plowed<br>20 legume<br>20 muskmelons | \$40.00                      | \$314.00          |
| Area which can be cultivated without cost other than for clearing.                                   |                                         |                                                      |                                                   |                                                                                               |                              |                   |
|                                                                                                      | LEVEL, UNDEULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)                                | SUB-<br>SOIL                                      |                                                                                               | VALUE<br>PER ACRE            |                   |
| Area which can be cultivated after a reasonable amount of clearing timber,<br>stones, drainage, etc. |                                         |                                                      |                                                   |                                                                                               |                              |                   |
|                                                                                                      | LEVEL, UNDEULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)                                | SUB-<br>SOIL                                      | NATURE OF<br>RECLAMATION NECESSARY                                                            | RECLAMATION<br>COST PER ACRE | VALUE<br>PER ACRE |
| 4.91                                                                                                 | level<br>4.91 ac.                       | 4 to 8<br>inches<br>light<br>sandy loam<br>to gravel | sandy<br>loam<br>to gravel                        | removal of<br>stumps                                                                          | \$20.00                      | \$10.00 49.10     |
| Area Unavailable for Cultivation.                                                                    |                                         |                                                      |                                                   |                                                                                               |                              |                   |
| CHARACTER OF LAND E. G.<br>HILLY, SWAMPY, ROCKY.                                                     |                                         |                                                      | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE |                                                                                               | VALUE OF LAND<br>PER ACRE    |                   |

Total value of Land \$ 363.10

Total added by buildings to value of farm \$ 900.00

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

Total value of farm \$ 1263.10

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Has been occupied for 12 years, now rented, is in a good state of cultivation.

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

small fruits or a poultry proposition only.

Noxious weeds:

very few.

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

Langley Municipality Taxes \$15.98

Date: June 25th 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. 19

Inspector's Signature

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



# Farm Appraisal Report

Remarks: Here we have twelve acres of well attended fruit land, with a house in the process of being completed, a reasonably good building. A fair garage and adequate pickers quarters and storage space for berry crates etc, but the land itself is poor. The present tenant, Peterson has been in the locality since 1907, and he informs me that the Japanese bought this holding at tax sale in 1930 for around seven dollars an acre, it was then of course all bush. In among the stumps to-day there is little vegetation, a dull moss covers the ground, and a thin spindly growth of bracken. The subsoil is sand & gravel, with the latter very close to the surface in some places.

The water supply is down around seventy feet, and my information is that in August there is invariably a shortage.

There is no electric power available, and there is only one road into the place from the highway 2 miles south. This is not fully opened out as yet, though it is gravelled.

It is the type of thing that will have to be handled by well experienced fruit growers, and the land will stand up only if heavily green cropped and fertilized.

**(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 FRUITS, ETC.**

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

### Present Value

3

3

3

3

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

3

**Figure 1.**

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

\_\_\_\_\_

**Total \$**

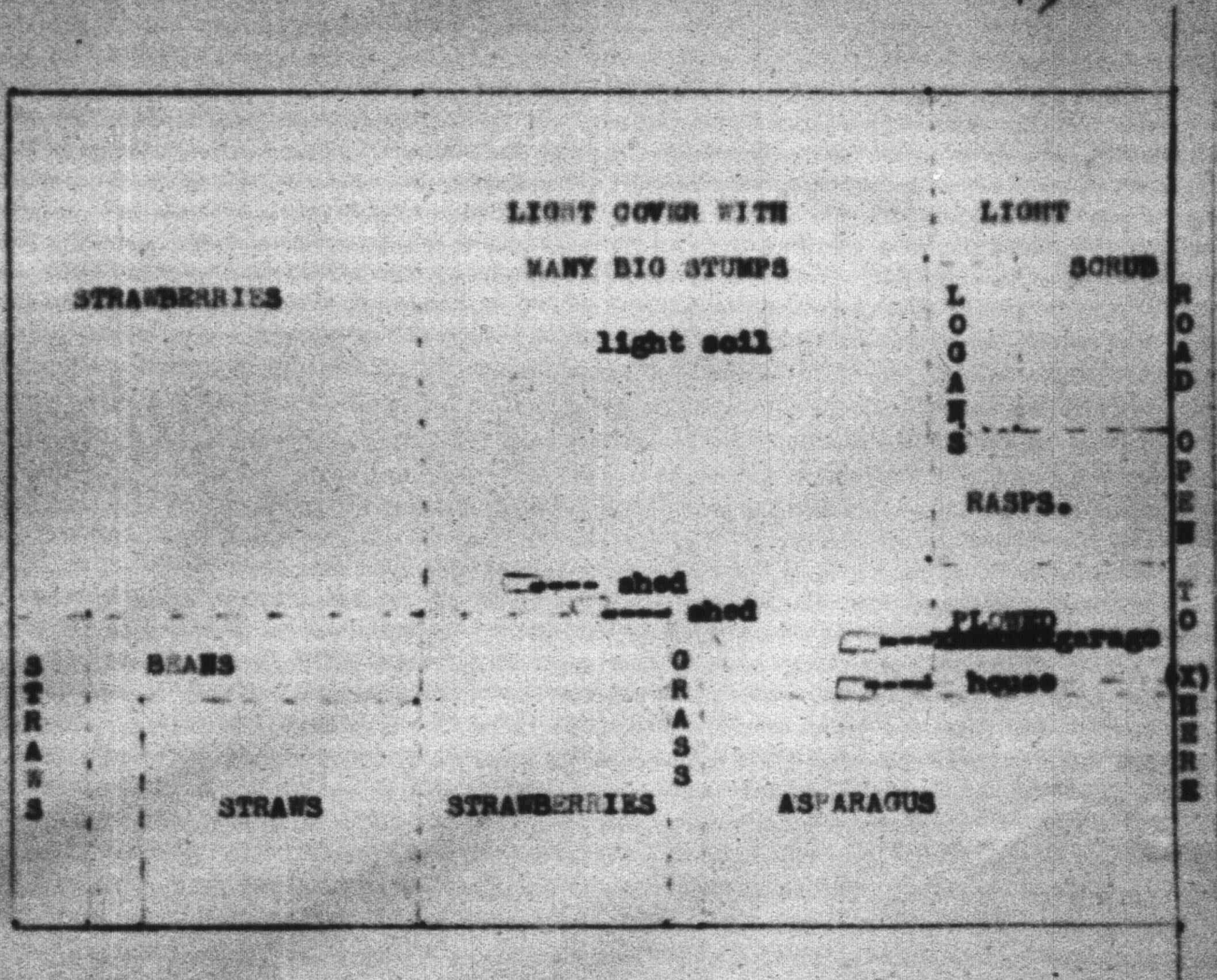
Amount fruit trees add to value of farm \$.....



Diagram of Property

Kuichi Kinoshita Lots- B4 & B5 S.W. 4 T-11 Langley

Scale 2 chains to 1 inch.



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

value is \$ 1000.00

Date 29th June 19 42.

"I.T. BARNET"  
District Superintendent.



BC-334-P

BC/334-P

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

# Farm Appraisal Report

Langley

File No. JL 334

Land Description Lot 1, Pt. SE 1/4 Sec. 4, Td. 11, Map 5982.

Containing 10 Acres

Hopington P.O. 1 mile.

Owner's Name KINOSHITA, Kuichi

Post Office Address R.R., Aldergrove, B.C.

Nearest Rail Point Sperling, B.C.E.Rly.

Distance 3 1/2 miles

Market Town Abbotsford, B.C.

Distance 14 miles

Church (give denomination) Murrayville United

Distance 3 miles

Nearest School Otter

Distance 2 1/2 miles

State how property was identified: By survey posts, map and roads.

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

On side road 1 1/2 miles north of highway between Brown and Livingstone Roads.  
Gravel, fair.

Is this district a good one? Only fair. This particular section is poor. Some  
light sandy soil.

Employment opportunity Seasonal. No industry in vicinity.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing. Value \$

Water supply: Well could be dug. Some wells in vicinity 75' deep. Value \$

## BUILDINGS ON FARM

| BUILDINGS | DIMENSIONS | MATERIAL      | HEIGHT | ROOF | AGE | Foundation | REPAIR | VALUATION |
|-----------|------------|---------------|--------|------|-----|------------|--------|-----------|
| HOUSE     | X          | No buildings. |        |      |     |            |        |           |
|           | X          |               |        |      |     |            |        |           |
|           | X          |               |        |      |     |            |        |           |
| BARN      | X          |               |        |      |     |            |        |           |
|           | X          |               |        |      |     |            |        |           |
| BARN      | X          |               |        |      |     |            |        |           |
|           | X          |               |        |      |     |            |        |           |
| GRANARY   | X          |               |        |      |     |            |        |           |
|           | X          |               |        |      |     |            |        |           |
|           | X          |               |        |      |     |            |        |           |
|           | X          |               |        |      |     |            |        |           |
|           | X          |               |        |      |     |            |        |           |

Total present day value \$

Total Value Buildings add to farm

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable?

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted?

Condition of paint

Distance from nearest bush

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



## Cultivated Land

BC/334-P

Page 2

| ACRES                                                                                                | LEVEL, UNDULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)                         | SUB-<br>SOIL     | KIND AND<br>QUALITY OF CROP                                               | VALUE<br>PER ACRE            | TOTAL             |
|------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------------|------------------|---------------------------------------------------------------------------|------------------------------|-------------------|
| Area which can be cultivated without cost other than for breaking.                                   |                                        |                                               |                  |                                                                           |                              |                   |
|                                                                                                      | LEVEL, UNDULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)                         | SUB-<br>SOIL     |                                                                           | VALUE<br>PER ACRE            |                   |
| Area which can be cultivated after a reasonable amount of clearing timber,<br>stones, drainage, etc. |                                        |                                               |                  |                                                                           |                              |                   |
|                                                                                                      | LEVEL, UNDULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)                         | SUB-<br>SOIL     | NATURE OF<br>RECLAMATION NECESSARY                                        | RECLAMATION<br>COST PER ACRE | VALUE<br>PER ACRE |
| 10                                                                                                   | level                                  | loamy<br>sand &<br>gravel<br>4"-6"<br>shallow | gravel<br>& sand | clearing of scrub<br>light second<br>growth, stumps &<br>some burned logs | 75.00                        | 5.00              |
| Area Unsuited for Cultivation.                                                                       |                                        |                                               |                  |                                                                           |                              |                   |
| CHARACTER OF LAND E. G.<br>HEAVY, SWAMPY, ROCKY.                                                     |                                        |                                               |                  | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE                         | VALUE OF LAND<br>PER ACRE    |                   |

Total value of Land \$ 50.00

Total added by buildings to value of farm \$

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

Total value of farm \$ 50.00

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

No land under cultivation.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
Doubtful if this land is suitable for cultivation. See remarks.

Noxious weeds: No land cultivated.

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

Taxes \$8.60.

Langley Municipality.

Date: June 19, 1942.  
Place: Abbotsford, B.C.I certify that the above report is based on a personal examination  
of the whole farm made on the 17th day of June, 1942.

Inspector's Signature

"R. W. BROWN"

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



## Farm Appraisal Report

**Remarks:** Property is located on a side road between the Brown and Livingstone Roads about 1½ miles north of the highway. It is doubtful if it is suitable for cultivation as the soil is very light and mostly a coarse gravel. Strawberries might be grown for a few years but land would have to be cover cropped and fertilized to provide sufficient humus. About two weeks of hot weather would dry this soil right out, as it is almost straight sand and gravel. Clearing consists of a light second growth, some stumps and old burned logs. Land is practically level.

There are no buildings nor fences on the property. A well could be dug for domestic supply but a well on a nearby property is 75' deep and goes almost dry in a dry summer. A poor property.

There is no electricity available at present.

### (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 FRUITS, 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 \$

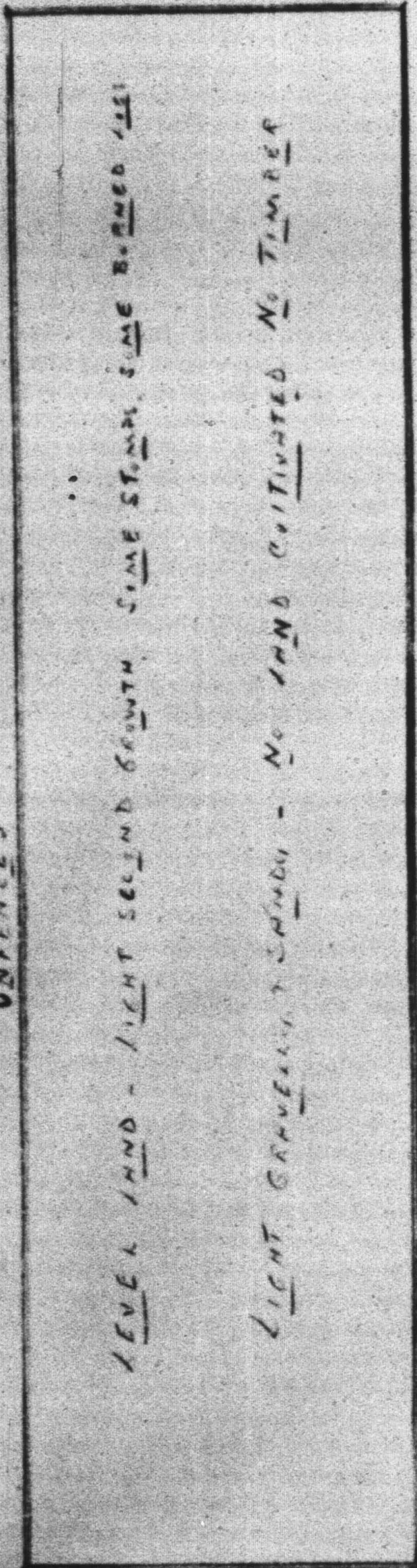


Diagram of Property

SCALE 200 FT.

N

UNFENCED



R. W. BROWN

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

value is \$ 50.00

Date 23rd June, 19 42.

"I. T. PARNET"  
District Superintendent.



INVENTORY OF CHATTELS LEFT ON PROPERTY  
OF  
KINOSHITA? Kiyoshir, Livingstone Rd. Wilner, B. C.

House (Inside)

|                                                     |                                    |
|-----------------------------------------------------|------------------------------------|
| Faucet Range (good) Sx                              | Bedroom dresser (new) M            |
| 2 kitchen chairs D                                  | Large hand pump                    |
| Large food cupboard Sx                              | Bed and spring                     |
| small roll of door screen                           | Truck wheel                        |
| Fishing tackle X Skipped                            | Ctn. of personal papers D          |
| small ctn. tie up contents unknown X                | Lantern                            |
| Wall clock M                                        | Kodak developing set M             |
| Circulating heater (Burrey house) Sx                | 2 sad irons                        |
| Dinning room table Sx                               | X Alum. tea kettle                 |
| End table (H M)                                     | X copper tea kettle                |
| 3 kitchen chairs Mx                                 | wash basin                         |
| Dinning room chair                                  | carpenter square M                 |
| Folding couch D                                     | 8 saucers                          |
| Bed, spring, and mattress D                         | wooden tray                        |
| Dresser with mirror - Skipped                       | small quantity of magazines D      |
| Coal oil lamps (3)                                  | Ctn. of kitchen utensils D         |
| Sheet of wall board                                 | Ja p shrine                        |
| 2 window screens D                                  | Battery (coil)                     |
| 1 " " D                                             | 33 records                         |
| Home made bed and spring X                          | Crockery bowl                      |
| Platform scale M X                                  | folding camp cot Xs                |
| Bed and spring (thin mattress) Skipped              | Ctn. (cont. dishes and knives) M   |
| Ticket punch                                        | X Wet mop                          |
| Picture in frame M                                  | Broom                              |
| 2 lin. mats (small)                                 | Ctn. of food stuffs                |
| Deer horns                                          | box of elastic girdle D            |
| Standard ash tray                                   | Ctn. (cont. books and Jap games) M |
| 3 piece Chesterfield set with covers                | Tin of photographs M               |
| 3 small rugs M                                      | Ctn. of Xmas decorations M         |
| End table SHIPPED                                   | 3 small cartons personal papers    |
| Coffee table SHIPPED                                | Box of Xmas wrapping paper M       |
| Plant stand                                         | Ctn. of rags D                     |
| 15 curtains and 2 blinds SHIPPED                    | Ctn. of photographic equip.        |
| 2 beds mattresses and springs (Bed room only)       | Ctn. of clothing                   |
| 2 tables and 2 kitchen chairs X                     | Roll of tarpaper M                 |
| 6 pair of curtains                                  | 1 roll of building paper M         |
| 2 beds, 2 springs 3 mattresses Sx                   | Ctn. (cont. 5 qt. sealers)         |
| Ctn. (cont 11 qt. sealers)                          | Bake pan                           |
| Ctn. of dishes                                      | Picture wrapped                    |
| 5 pictures M                                        | X Bag of glue                      |
| 2 candy pails 15-10                                 | Ctn. (cont. bike pump) M           |
| Tool box                                            | 2 tobacco tins of nails D          |
| Ctn. of 11 qt. sealers M                            | X Pipe bender                      |
| Ctn. of mixed bottles D                             | Tray                               |
| ironing board (h m) D                               | Glass fruit dish                   |
| Large water pitcher Xs                              | 3 curtain rods D                   |
| Ctn. (cont. 2 automatic screwdrivers, brace and bit |                                    |
| 2 hedge clippers                                    |                                    |
| riveting hammer                                     | small quantity of loose magazines  |
| saw set                                             | Ctn. of knives forks and spoons M  |
| 2 wrenches                                          | Silver paper and photographs M     |

I have the use of the above articles and will be responsible  
for their safe keeping.

Witnessed  
Office of the Custodian

Signed: N. Person

J. F. Turner



INVENTORY OF CHATTELS LEFT ON PROPERTY  
OF  
KINOSHITA, Kiyomasa, Livingstone Rd. Milner, B. C.

House (inside locked room) Upstairs continued

2 ctn. of books D  
Ctn. of magazines D  
Trunk rim (new) s  
Jap tub (brass bound)  
Ctn. of personal toilet articles  
+ Gallon Jug  
+ 50' rubber hose  
On shelf numerous books

Basement

Flower pot  
4 car wheels (old) D  
Screen 4' x 8' D  
Metal cooler D  
Home made brick furnace  
Large barrel D  
250 fire bricks D  
Hand saw and paint brush X  
3 hammers s ①

Packing Shed

2 Jap tubs  
Picking tray  
Rake s  
small fly sprayer D

Well and Bath House Wood Shed

Large Beatty hand water pump (new) s  
Bicycle seat D  
Automobile rim D  
Sythe blade D  
Remains of old radio D  
Wash tub D  
Old chair broken D  
2 lamps s  
5 gal. oil can D  
Punnel D  
Saw vice  
old bath tub D  
2 cords of wood M

Root House

Shovel long handle M  
D. B. ax M  
Hatchet  
4 bicycle rims D  
18 Sake bottles D  
Ladder D

Garage.

Bicycle and carrier.  
Model T. Chassis, and spring. D  
3 Barrels. S.

I have the use of the articles listed above and will be responsible for their safe keeping.

Witnessed: *R. M. Anderson*  
Office of the Custodian:

Double Garage

Baby's bed and spring (H. M. G.)  
Set of car chains M  
Cross cut saw M  
Bicycle wheel  
Model T rear end and axle D  
2 cross cut saws (poor)  
small quantity of metal pieces D  
2 cross cut saws M  
8' logging chain and water tk. M  
Coil of 1" rope s  
2 tire pumps 15" D  
1. Pavee s  
Sledge Hammer  
Heavy crow bar M  
shovel s  
2 wedges s  
Mattock  
Sledge hammer  
Grub Hoe s  
Bent shovel M  
D. B. ax M  
2 cross cut saws s  
small quantity of old car parts s  
Model T tire, tube and rim D  
New truck box body equipped  
with riding lights, M  
painted, very good.  
3 pieces of 2" pipe 5 ft. br. D  
Oil can D  
S tep ladder  
Old stove (junk) D  
2 saw horses D  
small quantity used lumber

Bunk House

Bed spring and mattress D  
small camp stove (tin) D  
folding lounge D  
Thin mattress (1) D  
Bench D  
Old chair D  
Frying pan D  
Old scrap Chev. truck D  
Old Ford truck (Model T tire)  
6 Hoes M  
Potato fork M  
Hay fork  
Bucket  
small quantity of straw D  
Screen door (loose)  
Bench D

Sold by auction 22/6/44  
M. M. M.  
D. M. M.

Sx - sold to tenant

*J. F. True or bill*



## LAND 22½ acres in all

|                                       |            |
|---------------------------------------|------------|
| 12 acres of cleared land @ \$300.     | \$ 3600.00 |
| 10½ acres of non-cleared land @ \$50. | 525.00     |
| Total estimated value .....           | \$ 4125.00 |

## Crops:

7 acres of strawberries  
 1 acre of loganberries  
 1/16 acre of black currants  
 1/16 acre of red currants  
 3/4 acre of asparagus  
 ½ acre of raspberries  
 ½ acre of tree fruits  
 1/4 acre of onions

## BUILDINGS

|                                                                                                                                                                                       |            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Dwellings (24ft. by 48 ft.) 2 story, wooden frame, concrete foundation with a 16 ft. by 24ft. basement complete with furnace. 7 rooms downstairs and 3 rooms upstairs. Built in 1940. | \$ 2700.00 |
| Garage (32 ft. by 24 ft.) with full sliding door                                                                                                                                      | 150.00     |
| Packing shed, store room and bunk (40 ft. by 24 ft.) 2 stories ....                                                                                                                   | 450.00     |
| Picker's bunkhouse (12 ft. by 16 ft.) ..                                                                                                                                              | 50.00      |
| Woodshed (8 ft. by 24 ft.) and Packing shed (10 ft. by 12 ft.) ...                                                                                                                    | 25.00      |
| Total .....                                                                                                                                                                           | \$ 3375.00 |

## CHATTELS:

|                                              |       |
|----------------------------------------------|-------|
| Chesterfield suite (new)                     | 90.00 |
| 2 coffee tables                              | 5.00  |
| 3 end tables                                 | 2.00  |
| Flower stand                                 | 1.00  |
| 6 small rugs                                 | 4.50  |
| Gramophone                                   | 5.00  |
| Records                                      | 20.00 |
| 1 smoker                                     | 1.50  |
| Curtains and drapes                          | 10.00 |
| 7 new chairs                                 | 7.00  |
| Couch                                        | 8.00  |
| Heater                                       | 4.00  |
| Large extension round table (new)            | 15.00 |
| 2 beds (complete)                            | 50.00 |
| Closet                                       | 10.00 |
| Dresser                                      | 8.00  |
| 3 beds (complete)                            | 75.00 |
| 2 small chairs,                              |       |
| 2 tables and oil lamp                        | 8.00  |
| Dresser                                      | 5.00  |
| 1 gas lantern (Coleman)                      | 3.50  |
| Kitchen range                                | 45.00 |
| 22-piece Japanese fancy tea set & wine glass | 10.00 |
| 8 pieces Japanese plates                     | 6.00  |
| 107 preserving jars                          | 2.15  |
| 11 dinner plates                             | 8.25  |
| Rogers silverware set                        | 10.00 |
| Complete dinner set (Avon Cottage) ..        | 15.00 |
| Kitchen wall clock                           | 4.00  |
| Other kitchen and dining utensils ...        | 35.00 |
| Platform scale                               | 10.00 |
| For 4 new truck wheels                       | 12.00 |
| Carpenter tools in box                       | 50.00 |
| 50 ft. of rubber hose                        | 2.50  |
| Other kitchen articles                       | 25.00 |

## CHATTELS:

|                                     |              |
|-------------------------------------|--------------|
| (In packing and store house)        |              |
| 2500 jam flats (crates)             | \$ 395.00    |
| 35 gal. lime sulfur                 | 10.50        |
| 4 car wheels                        | 20.00        |
| 250 fire bricks                     | 6.50         |
| 6 6 raspberry crates                | 14.30        |
| asparagus crates (50)               | 12.50        |
| 63 shipping crates                  | 15.75        |
| Rubber tired cart                   | 15.00        |
| 2 camp stoves                       | 10.00        |
| 3 gas lamps                         | 8.00         |
| 1 grinding stove                    | 2.00         |
| Vice                                | 2.50         |
| Stump puller                        | 15.00        |
| Mechanic's tools                    | 50.00        |
| Straw cutter                        | 4.00         |
| 40 gal. spray pump                  | 17.00        |
| 7 hoes, bar, 2 digger, 4 wedge      |              |
| 2 axe, 4 rake, 2 shovel,            |              |
| complete hand cultivator, 60        |              |
| ft. of high pressure spray hose,    |              |
| 500 ft. galvanized cable, log       |              |
| chain, 7 grass cutter, 6 garden     |              |
| spoons, 2 crosscut saws, 6 40-      |              |
| gal. oak barrel, .....              | 8 0.00       |
| (WELL; BATHHOUSE; WOODSHED, GARAGE) |              |
| Complete Beaty 60 ft. pump          | 100.00 (new) |
| 4 cords of wood                     | 20.00        |
| Model T. Ford                       | 25.00        |
| 1 set of car chains                 | 8.00         |
| New truck body (14 x 8 x 6)         |              |
| Equipped with lights (painted)      | 150.00       |
| 2000 ft. of 1 by 8 lumber           | 16.00        |
| 2000 ft. of 2 by 3 lumber           | 15.00        |
| One 1928 Chev. truck                |              |
| Handy for farm work                 | 35.00        |
| Other farm articles                 | 50.00        |

COMPLETE TOTAL ..... \$ 1,619.45 4,664.45



File Nos: 3959 & 3107

October 30, 1942

Name: Mr. Kiichi KINOSHITA

Reg. No: 12890

Inventory of Chattels Remaining at McDonald

Road, Langley, B.C.

- |                                  |                                         |
|----------------------------------|-----------------------------------------|
| 1 Range(Fawcett)                 | 5 Kitchen chairs                        |
| 1 Large cupboard                 | 1 Wall clock                            |
| 1 Circulating Heater(Gurney #44) | 1 Dining Room table                     |
| 1 End table(HM)                  | 1 Dining room chair                     |
| 1 Folding couch                  | 1 Bedspring & Mattress                  |
| 1 Dresser & Mirror               | 3 Coal oil lamps                        |
| 1 Home made bed & spring         | 1 Platform scale                        |
| 3 Beds & springs                 | 1 Ticket punch                          |
| 2 Linoleum mats(small)           | 3 Piece chesterfield suite(with covers) |
| 3 Small rugs                     | 1 End table                             |
| 1 Coffee table                   | 1 Plant stand                           |
| 15 Curtains                      | 2 Bldins                                |
| 1 Large Beatty hand water pump   | 1 Long handle shovel                    |

In Bunk House

- |                         |                         |
|-------------------------|-------------------------|
| 1 Bed spring & Mattress | 1 Small camp stove(Tin) |
| 1 Folding lounge        | 1 Thin mattress         |
| 1 Old chair             |                         |

Tools

- |            |                |
|------------|----------------|
| 6 Hoes     | 1 Potatoe fork |
| 1 Hay fork |                |

Barn

- |                  |                |
|------------------|----------------|
| 90 Picking trays | 1 Wheel barrow |
| 1 Berry cart     | 1 Bed & Spring |

This gives my consent to have these chattels included in the lease as applied for.

Confirmed:

Date: Nov 9/42

Signed: Kiichi Kinoshita

Please sign and return one copy to the Custodian.



REPORT

re: KINOSHITA , Kuichi # 12890  
Brown Rd . Langley B.C.

Additional chattels found on the property--

A pprox. 2000 Jam flats.  
Parlor mirror.

The following found boarded up under the bunks in the bunk house.

- 2 Hand cultivators and attachments ( 1 small )
- 1 Tank sprayer.
- 2 Car jacks.
- 3 Wedges.
- 4 Coils of misc. cable. ( with pulleys and hooks etc. )
- 1 Sledge hammer.
- 1 Cross cut saw.
- 1 Duster machine.
- 1 D.B. Axe.
- 1 Radio aerial.
- 1 Lg. Crowbar.
- 2 Shovels 1 bent.
- Few Car tools.
- 5 Sm. Garden tools ( trowles. )

Locked room upstairs has been broken into and all cartons ramsacked  
and contents strewn around.

Chattels missing are not known as yet

Signed. *H. M. Anderson*

August 4/43.

*A quantity of lumber was found in the attic  
floor of the Barn and Parking Shed combined.*



Re  
KINOSHITA, Kure  
II 12890

REPORT

16th/43

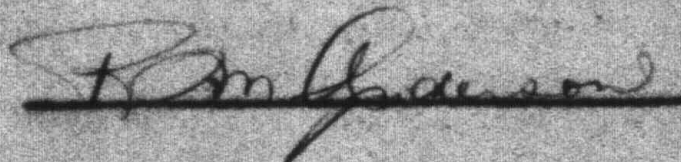
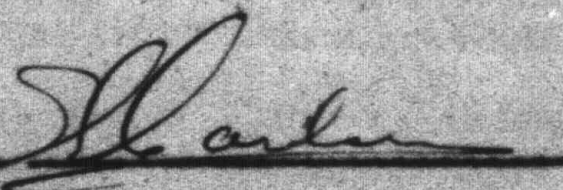
We have shipped the required chattels excepting the kitchen range. There happens to be a soldiers wife living in the house, (Mrs. Jones paying \$10.00 per. month) and if stove is shipped will be left destitute.

We checked all chattel s in the house from the old list and fined the following missing.

- 1 Gal jug ✓
- 50' Rubber hose
- 1 Hand saw & Paint brush
- 2 Hammers
- Fishing tackle
- 1 Large water picher ✓
- 1 Aluminum Kettle ✓
- 1 Copper kettle ✓
- 1 Crtn. food stuff ✓
- 1 Wet mop - Broom
- 1 Bag of Glue
- 1 Pipe bender

Note: 1 PLATFORM scale missing from the room may be in use by Canning Co.

Signed



Shipment being made by TOWLES Truck line LANGLEY, B.C.

ll



FileNo. 3959

April 12, 1944.

REPORT

Re: KINOSHITA, Kiuchi, Reg. No. 12890.

I have to-day inspected the undermentioned articles  
and consider them valueless and should be abandoned:

6 parcels of old papers, magazines & rags.

4 boxes old nails, radio parts and car parts.

✓Quan. misc. bottles

✓few Utensils

Old Chevrolet truck and model T. chassis

✓1 bed and folding lounge

✓1 tin cook stove

2 lamps

✓Wash tubs

✓Bath tub

✓5 gal. oil can

✓Approx. 250 broken fire brick

✓Metal cooler

✓2 chairs .

*Stanley*



File 3959

April 12, 1944.

INVENTORY OF CHATTELS MISSING

FROM THE PROPERTY OF

KINOSHITA, Kinchi, Reg. No. 12890.

|                                |                             |
|--------------------------------|-----------------------------|
| ✓ Dresser                      | Tool box of carpenter tools |
| Hard pump                      | ✓ Quantity of pictures      |
| ✓ developing set               | ✓ 3 small rugs.             |
| ✓ Square                       | ✓ Platform scale            |
| Carton utensils                | ✓ Wall clock                |
| Coil battery                   | roll of wire screen         |
| Shrine                         | ✓ Car chains                |
| 33 records                     | ✓ 2 Cross-cut saws          |
| ✓ Carton dishes etc.           | ✓ 8' logging chain          |
| ✓ " games                      | 1' rope (coil)              |
| ✓ Xmas decorations             | 5 shovels (2 bent)          |
| ✓ Roll of tar paper            | ✓ 2 crow bars               |
| ✓ Roll of building paper       | ✓ 3 D.B. Axes               |
| ✓ Sealers                      | ✓ New truck body (box)      |
| ✓ Bicycle pump                 | ✓ 6 Hoes                    |
| ✓ Carton Cutlery               | ✓ 2 forks ( 1 spud )        |
| ✓ Carton of photos and tinfoil | ✓ 2 cords of wood           |
| Saw vice.                      |                             |

*Charles*



File No. 3959

April 12, 1944

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | MAY 8 1944 |
| File No.           | 3959       |
| Referred           | Anderson   |

ITEMS SOLD TO TENANT

I have to-day appraised and sold to Mrs. Jones,  
tenant of KINOSHITA, Kiuchi, Reg. No. 12890, the following  
goods:

|                         |             |
|-------------------------|-------------|
| Round Table             | \$2.00 - F  |
| Home-made desk          | 5.00 - F    |
| 3 beds and 1 cot        | ✓ 15.00 - F |
| Dresser                 | ✓ 2.00 - F  |
| 1 Range & Heater        | ✓ 14.00 - F |
| Kitchen Cabinet         | ✓ 8.00 - F  |
| 9 Kitchen chairs - poor | 3.00 - F    |
| 2 Small Tables          | ✓ 1.50 - F  |
|                         | <hr/>       |
|                         | \$50.50     |

Cash received : 20.00

Balance payable as from March 10 th, \$ 30.50  
in 60 days.

*Joseph Brown*

*Pay in full.  
Rec'd 8688*



SALES REPORT

Kinoshita, Kuichi

# 12890

File # 3959

Received from Mrs. A. Dreager:

THIRTEEN

XX Dollars.

For:

- ✓ 7 Old chairs - F
- ✓ 1 Old Dresser - F
- 1 Old Wash stand - F
- 1 Old Bench - F
- 1 R.R. Mail box, (Poor) - M
- 1 Old broken gas lantern - F
- Few old wooden pails - M
- 3 Old Iron beds - F
- 1 Old small heater - F
- 1 Old Drum heater - F
- Quantity of broken egg cases - M
- Small quant. of straw scattered about chicken house - M
- ✓ Small quantity of sulphur " about chicken house - M
- 1 Old copper boiler - M
- 1 Old oil stove - M
- 4 Old wooden horses - M
- 2 Bed springs - F
- 2 H.M. Tables - F
- ✓ 1 H.M. Rocking chair - F
- 1 Old wheel barrow - M

The above articles were left on the property as being of no value by the auctioneer.

The cost of removal to auction rooms would have exceeded the value of above.

SIGNED

*Carlson*

F - 6.50

M - 6.50



REPORT

TO: HIDEWITT, Serial # 12890  
Brown Rd. Langley B.C.

All items found on the property--

Approx. 2000 Jan 11/43.  
Rear of house.

The following found up under the bunks in the bunk house.

- 2 Hand cultivators and accessories ( 1 small )
- 1 Tank top over. ✓
- 2 Car jacks. ✓
- 3 Bedros. ✓
- 4 Coils of wire, cable. ( with pulleys and hooks etc. ) ✓
- 1 Sledge hammer. ✓
- 1 Green oil can. ✓
- 1 Rubber mallet. ✓
- 1 D.B. tool. ✓
- 1 In the car. ✓
- 1 In the car. ✓
- 2 Shovels 1 bent. ✓
- 1 Car tools. ✓
- 5 Sm. Garden tools ( trowels. ) —

Locked room upstairs has been broken into and all cartons ransacked  
and contents strewn around. +

Chattels missing are not known as yet

Signed. J. M. Anderson  
August 4/43.

*A quantity of lumber was found in the attic  
floor at the Brown and Fairley Ltd. building*



R-  
KINOSHITA, KUNICHI  
# 12990

REPORT

Aug. 16th./43

We have shipped the required chattels excepting the Kitchen range. There happens to be a soldiers wife living in the house, (Mrs. Jones paying \$10.00 per. month) and if stove is shipped will be left destitute.

*Instructions to  
Ship with*

We checked all chattel s in the house from the old list and fined the following missing.

- 1 Gal jug
- 50' Rubber hose *4 Pussies own*
- 1 Hand saw & Paint brush
- 2 Hammers - *4 Pussies own*
- Fishing tackle
- 1 Large water picher
- 1 Aluminum Kettle
- 1 Copper kettle
- 1 Crtn. food stuff
- 1 Wet mop & Broom
- 1 Bag of Glue
- 1 Pipe bender

Note: 1 PLATFORM scale missing from the room may be in use by Canning Co.

Signed

*[Signature]*  
*[Signature]*

Shipment being made by TOWLES Truck line LANGLEY, B.C.

*ll*

*Albert*



out - 1122

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
JUL 22 1942

July 14, 1942.

Mr. William H. Barry,  
R. R. #1,  
Langley, W.A.

Dear Sir:

Re: Naichi KUROSHITA, #12890

The above has declared to the Custodian that the  
undernoted articles have been left in your care:

1 chesterfield suite.  
1 coffee table.  
1 Singer sewing machine.  
4 beds.  
chinaware.

Please acknowledge holding these articles by sign-  
ing and returning to this office the declaration on the attached  
copy of this letter in the enclosed envelope.

Yours truly,

  
C. L. Drewry  
Manager

  
OLD:LF

I acknowledge holding the articles above described  
for safe custody and undertake to account for same to the  
Custodian on behalf of the above named Japanese. I have no  
claim on such articles (if any claim asserted state basis and  
amount).

Dear Sir The sewing machine was  
left with me. the rest of above mentioned  
articles are in the home rented by  
Mr. Person  
Yours truly W.H. Barry



|                    |                |
|--------------------|----------------|
| EVACUATION SECTION |                |
| Rec'd APR 1 1948   | March 27, 1948 |
| File No. 3954      | P. O. Box 146  |
| Ans. 43,07         |                |
| Referred           | Gradyson       |

Office of the Custodian  
Dear Sir,

Raymond, Alberta

A few days ago, I received a letter from Mr. Henning Person who was residing on my farm in Langley Prairie. Mr. Person had notified me that he had been ordered to leave my farm. Just prior to my evacuation there seemed to be an understanding that the Custodian for Japanese Properties wished to have the Japanese Properties owner to either sell or lease their land privately, outside the bank of the Custodian's Office. At this was impossible at the time for evacuation then the Custodian wanted to take over. This was made understood to us by Colonel Gemp and Mr. Alexander (Secretary) at the Coghlan Hall.

Accordingly I leased my farm to Mr. Person, a person whom I greatly trust with the rest of my belongings still on the farm. This lease is good for the duration. On April 23, 1948 I drew up a contract with my lawyer, Mr. J. L. Denis, leasing my farm to Mr. Person. I believe you have one copy of this contract. With all this done by me, I



1  
I wish to know precisely the reason why the  
promise of the Contract has not been kept. in  
the looking after of my farm I will be very  
grateful for an immediate reply to this, as  
I wish to have Mr. Person stand back on  
my farm for the duration as was agreed upon  
in this contract.

Respectfully yours.

A. Kinoshita

File No. 3959

4.31.07



|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | APR 1 1943 |
| File No.           |            |
| Ans.               |            |
| Referred           | Anderson   |

March 29/43

P.O. Box 146

Raymond, Alberta.

Office of the Custodian

Dear Sir, <sup>out to you</sup>

In your letter of December 23<sup>rd</sup> 1942, I have in your hands the cash sum of \$123.96. This amount left from the \$300.00 collected from Mr. Hennings' person through Mr. William Henry Berry of Langley Prairie. I have received \$150.00 and you have notified me \$27.04 have been paid for tax.

Recently Mr. Benson has written to me, wishing to pay 200.00 as rent, and also taking responsibility of the taxes, instead of paying 25% of the net profits of the farm.

If you could kindly forward the remaining sum now in your hands, as I have no other payments to make, I would be very grateful. I make this request because I do not wish to go on relief. One of my daughters was recently married and has cost me all my cash on hand. With the remaining amount I will be able to pull through till this coming but season.

Respectfully yours,

K Kinoshita

File No. - 3959.



3959

July 22, 1942.

Mr. Kuichi KINOSHITA, #12890,  
c/o Mr. George Gilt,  
Hillspring, Alberta.

Dear Sir:

Re: Chattels, Langley, B. C.

Our agent has inspected your property at Langley and we enclose herewith list in duplicate of chattels which he found there.

On referring to the declaration which you made to the Custodian on April 14th we find that a considerable number of articles appear to have been removed by you previous to the taking possession by your tenant Mr. H. Person. Would you please be good enough to check over the enclosed list very carefully and confirm it if correct, by signing your name where indicated.

Would you at the same time mark on the list all those goods which are to be used by your tenant, and also tell us in your letter what disposition you have made of the rest of the goods which you declared to the Custodian. These include:

- 1 rubber tired cart.
- 1 straw cutter.
- 1 vise.
- 1 grind stone.
- mechanical tools,
- strawberry and asparagus crates,
- jam flats, and
- 4 cords of wood, as well as a few items of household goods.

Please be good enough to reply by return mail so that we may obtain a confirmation from Mr. Person.



Mr. Kuichi KINOSHITA, #12890.

-2-

July 22, 1942.

We wrote to Mr. R. H. Berry, Langley, B.C. concerning the goods which you left in his care, and he has replied stating that you left with him 1 sewing machine only. Would you kindly confirm this, if correct.

We enclose an envelope for your reply.

Yours truly,

H. P. Green,  
Manager, Protection Department.

*arm*  
ACH:AS  
encl.



Referring file # 3959

The Custodian Office  
506 Royal Bank Bldg.  
Hastings & Gran. Vancouver

Dec. 17, 1942  
G. T. Takehachi  
Raymond Atch.  
DEC 22 1942  
3959  
Richardson

Dear Sir,

I've received a letter from Mrs. Berry  
Regarding \$300.<sup>00</sup> which we suppose to get  
from Mr. Person (person I ~~know~~ <sup>plenty</sup> to) at the  
Strawberry Crop. (Mrs. Berry is person who <sup>supplied</sup> ~~gave~~  
from Mr. Person and send to us.) In his letter  
it's said he have to get permission from the  
Custodian before he could <sup>send</sup> it to us. Will  
you please give permission to Mrs. Berry so he  
could send money to us. Or if it's already  
turned into Custodian will you please  
send the money to us. There's four in  
my family and I don't know how I'm going  
to pull through this winter without it.  
There's quite few person around here have  
received money from Custodian. I was wondering  
why we couldn't get our money. Will you  
please check it over and let us know to above address.  
You truly  
G. T. Takehachi



To The Office of the Custodian  
Enemy Property  
Vancouver

Alderbrook  
July 27/43.

Due to the present difficult labour situation,  
I am not in a position to properly operate  
the Kinoshita farm rented from the Japanese  
by me in 1942.

I am therefore prepared to let  
someone else take over my lease of the  
land and out buildings, excepting the  
house which is securely boarded up  
and to be left as it is until the Custodian  
may find it necessary to otherwise  
dispose of the property.

Yours truly,  
H. Person

It is agreed to accept the above arrangements  
& check over the goods & chattels at present  
on the place

Lorne Kay  
Farm Department.



3959

March 16th, 1943.

Mr. Henning Person,  
Abbotsford, B. C.

Dear Sir:

Re: K. KINOSHITA

As Westminster Canners Limited have now taken over your lease on subject Japanese property, we would appreciate you turning the keys for the house over to them as they will assume responsibility for the contents.

Trusting we may have your co-operation, we are

Yours truly,

R. D. Richardson,  
Farm Department.

WEA/EM



|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | APR 2 1943 |
| File No.           |            |
| Ans.               |            |
| Referred           | Anderson   |

H Person      Aldergrove <sup>out to group</sup> April 17 43  
File 3959

Mr R D Richardson

In receipt of your letter I had  
 already turn the keys over meaning  
 we could not both of us be responsible  
 for the inventory it is one thing it was  
 writing down the house was to remain  
 closed app absolute now even that  
 point is lost

now I have message from Kinosheta  
 he wants me to stay on his farm  
 meaning he has some right in his place  
 get I am therefore compelled to

ask you to ask Westminister Cameron Ltd  
 to return their agreement to me on  
 return of their money you no doubt  
 know I was squeezed out of the place  
 yours Truly H. Person



April 16, 1943.

Mr. Kuichi KINOSHITA,  
Registration No. 12890,  
c/o Mr. George Gibb,  
Hillspring, Alberta.

Dear Sir:

Thank you very much for your letters dated March 27th and March 29th.

Leasing of Your Property

Your comments in connection with your lease dated April 23rd, 1942, with Mr. Henning Person have been noted. You will recall that the arrangement you had with Mr. Person was roughly on a crop-share basis, and apparently the arrangements you made with Mr. Person were entirely satisfactory, at least at the time they were made. Subsequently Mr. Person expressed a desire to have the terms of his lease changed from a crop-share basis to a lump sum basis. Following discussions conducted by Mr. McKay, of this office, with Mr. Person and others, and with the full approval of Mr. Person arrangements were made by this office to lease the property to the Westminster Cannery Ltd., of New Westminster, who now have the property under lease.

It is our understanding that the Westminster Cannery Ltd. compensated Mr. Person adequately for his work on the property and that Mr. Person is entirely satisfied. In any case, because of his age, Mr. Person was not anxious to continue work on the land and welcomed the change in arrangements.

Mrs. Florence Porterfield

Mrs. Porterfield has called our attention to the fact that under the terms of the Agreement dated September 11th, 1937, you had with her for the purchase of a part of the S. E.  $\frac{1}{4}$  of Section 4, Township 11, for the sum of \$375.00, there was due to be paid on principal a final balance as of September 11, 1942, of \$75.00 from which an allowance of \$25.00 was to be deducted on the score of survey fees, making a net amount due on principal of \$50.00 only.



Additionally, there was due and is due to Mrs. Porterfield outstanding interest at the rate of 6% per annum. Mrs. Porterfield is very anxious that this money be paid to her as soon as possible. You have at this time a credit balance with us amounting to \$122.96. Is it your desire that we effect settlement on your behalf at this time of this obligation and that we thereafter arrange, on your behalf and at your expense, for the small documentary fees involved with having title to the property placed in your name.

Chattels

Your comments in connection with your list of chattels have been carefully noted and are being drawn to the attention of our Protection Department from whom you may expect to hear in the near future.

Your request for funds for expenses incurred through the marriage of one of your daughters and for other purposes has been noted. We ask that you let us know whether you desire us to remit to you at this time your entire balance or whether you prefer that we make payment to Mrs. Porterfield on your behalf and give you clear title to your land, and thereafter remit to you the balance remaining.

Yours truly,

R. P. Alexander,  
Manager.

RPA:MA



|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | MAY 17 1943 |
| File No.           |             |
| Ans.               |             |

N Person alderges <sup>Andersson</sup> May 16 43  
 sent to Bureau

File 3959

Mr R D Richardson

Dear Sir

I am again approaching for a  
 statement that the K Kenosha  
 housefurniture and farm is to be  
 sold as i was told before i gif  
 in i wish you could comdate my  
 what this statement By return mail  
 as i hav no gas an can absolutely  
 not aford to run back and forth  
 to look after things any longer  
 mining my relief from Konaacki what Kenosha

Yours Truly

N Person



File No. 3959



P.O. Box 146

Raymond A. Lathrop

May 7, 1943

File No.

Ans.

Referred

Anderson

Custodian for Japanese Property

Dear Sir:

I received your letter notifying me the reasons why Westminster <sup>and to my regret</sup> Canada has been taken over my farm in Langley Prairie. These reasons don't seem to add up right. Did not Mr. Manning Person draw up a contract to look after my farm for the duration? If contracts are to be broken so easily, why did not Mr. Person let it go last year. I had a cash offer of \$450 for my crop after I had made up the agreement with Mr. Person. I immediately asked him to cancel it, offering to pay for the labor and expenses put into my farm. He flatly refused. I did not mind so much for he agreed to look after my property for the duration, even tho' I took a stake of \$650. But all that has come to nothing and I am out \$650. And who is to look after my house and furniture. I do not want anyone in there that comes in handy. I still would like Mr. Person to look after at least my house. I have written telling him I want that I wish him to live at my house. Could you at present advise whether this is possible, at the present

OVER



5  
File No. 3979

Reg. No. 12890

Date July 28th, 1943.

Name KINOSHITA K.

Your Account has been ~~DEBITED~~ as follows

One hundred and twenty five dollars  
(\$125.00) Received from Western Cannery Ltd.  
From Mar. 1/43 to Oct. 31/43.

( Original on file # 49 47)

Custodian of Enemy Property



117  
file 2959  
H Person alder grow ~~October 1948~~ <sup>Please file</sup>

Mr H. F. Green  
on receipt of your letter a big to  
state i know nothing about bat was  
in the lockt app room as Mr  
Barrell Mr R.M. anderson will  
remember i was out in the field  
an was cald on to sign the  
list of inventory in the car  
after the war try say for the  
Hand saw an hammer belong to my  
and was used for breking the hand  
saw has a home made handle

i had as you can see a few articles  
select out from the inventory list  
but this was overlooked  
i went in to the place on the 15 oct  
the first i cold find out was the  
place had been broken into before  
it was rented your office should be  
advised about these things

The big carbody has been gone out  
of the place hope you know about  
it

Rebrates - over



October 18/43.

at a few things I like to consult  
your office about  
one is the Gardentols that was my  
Privilege to use but not for any one else  
and the people took them over  
+ the 1500 Jam crate was rented for one  
year belong to South Fraser berry growers  
well you see the bee left on the Plane

The House of cons was to be closed open  
until disposed of. That was not  
followed open until a number of kids  
got over about the Plane

Hope the explanation is satisfactory  
to you as I am not able to run in to  
the Plane to see what is going on  
for the lack of gas.

Yours Truly

H. Person



Canada

**DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN**

**JAPANESE EVACUATION SECTION**

JUN 19 1944

File No. 3939  
Reg. No. 12890

506 Royal Bank Building,  
Vancouver, B. C.

Mr. Eiichi KINOSHITA,  
c/o J. Green,  
Hobbsford, Alberta.

JUN 15 1944

Dear Sir:

Re: Lm. of Langley, Lots 24 and 25 of the S.W.  $\frac{1}{4}$   
of Section 4, Township 11, Map 2979, D.M.W.,  
C. of E. 53106.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

|                                                     |                          |
|-----------------------------------------------------|--------------------------|
| Sale price of above described property              | \$ 1240.00               |
| Add:                                                |                          |
| Unexpired insurance premium as at January 1st, 1943 | 16.65                    |
|                                                     | <u>1256.65</u>           |
| Less:                                               |                          |
| Tax arrears to December 31st, 1942                  | \$ 3.00                  |
| Registration fee                                    | 3.00                     |
| Encumbrance—Principal                               |                          |
| —Interest                                           | 3.00                     |
| Net proceeds of sale                                | <u><u>\$ 1253.65</u></u> |

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,  
Director.



| <u>1943</u> |                                                        | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|-------------|--------------------------------------------------------|--------------|---------------|----------------|
| Jan. 1      | Balance brought forward                                |              | \$ 122.96     | \$ 122.96 Cr   |
|             | Credit re Sale of Property                             |              | 1253.65       |                |
|             | Land Registry Office G/E (2)                           | \$ 2.00      |               |                |
| June 1      | Mrs. Porterfield re Agreement of Sale<br><i>Lot #1</i> | 55.25        |               |                |
| <u>1944</u> |                                                        |              |               |                |
| Jan. 10     | Sale of Chattels                                       |              | 13.00         |                |
| Apl. 28     | Proceeds Auction Sale                                  |              | 199.71        |                |
| May 1       | Sale of Chattels                                       |              | 45.45         |                |
| 31          | 1943 Taxes <i>Lot #1</i>                               | 9.80         |               |                |
|             |                                                        | <hr/>        | <hr/>         | <hr/>          |
|             |                                                        | \$67.05      | \$1574.77     | CR \$1507.72   |



File No. 3959

Reg. No. 12890

Date Nov. 3/44

Name KINOSHITA, Kuichi

*J. C. Ansell*

Your Account has been ~~DEBITED~~ as follows:

Mr. Ansell's Valuation Fee - \$15.00

Lot 1 of Pt. of SE $\frac{1}{4}$  of Sec. 4, Twp. 11, Map 5982, Municipality of Langley.

Custodian of Enemy Property



**DEPARTMENT OF THE SECRETARY OF STATE OF CANADA**

Office of the Custodian 5-22-11-44

**REAL PROPERTY FOR SALE BY TENDER**

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) hereby offers for sale by public tender, such interests as are vested in him in the following properties:

- A** Part (14 acres more or less) of Section 28, Block 5 North, Range 2 West, shown lettered "A" on sketch deposited 1185, Municipality of SURREY, in the District of New Westminster, situate on Sandell Road about one-half mile North of Townline Road, being a FARM PROPERTY, five acres under cultivation and containing a five-room dwelling, chicken houses and outbuildings.
- B** Part (6 acres more or less) of Section 28, Block 5 North, Range 2 West, more particularly described as follows: Commencing at the South East Corner of Section 28, thence Northerly following the East Boundary of said Section 7.50 chains thence Westerly and parallel to the South Boundary of said Section 8.125 chains thence Southerly 7.50 chains to the South Boundary of said Section then Easterly along South boundary 8.275 chains to the point of commencement Municipality of SURREY, in the District of New Westminster, being UNIMPROVED LAND.
- C** Lot 1 of part of the South East  $\frac{1}{4}$  of Section 4, Township 11, Map 5982, Municipality of LANGLEY, District of New Westminster, being 10 Acres, more or less, of UNIMPROVED LAND on Brown Road, R.R. No. 1, Langley Prairie.
- D** Lot 5, of the North West  $\frac{1}{4}$  of Section 16, Township 15, Map 1888, Municipality of MAPLE RIDGE, District of New Westminster, being 10 acres, more or less, of UNIMPROVED LAND, between 30th and 33rd Avenues, on the South side of Dewdney Trunk Road.
- E** Block "A" of the North West  $\frac{1}{4}$  of Section 19, Township 17, Map 1966, Municipality of MISSION, District of New Westminster, situate at 524 Nelson Road, R.R. No. 2, Mission, being a FARM PROPERTY of 19.5 acres, more or less, partially cultivated containing a small dwelling and barn.
- F** Blocks A, B and C of South East  $\frac{1}{4}$  Section 19, Township 17, Plan 3472, Municipality of MISSION, District of New Westminster, situate at 573 Wren Road, being a FARM PROPERTY of 30 acres, more or less, with approximately 13 acres under cultivation, containing an eight-room dwelling and outbuildings.
- G** Lots 11 to 16 inclusive, Block 3 of Lots 1, 2, and 3, District Lot 791, Group 1, District of New Westminster, Plan 3843, situate on PIPE LINE ROAD, Municipality of NORTH VANCOUVER, containing a four-room dwelling and chicken house.
- H** Subdivisions 31 and 32, Lot 12, Town of Hastings, Suburban Lands, Plan 431, City of VANCOUVER, situate in the 3300 block of DUNDAS STREET being vacant land.
- I** Lots 1, 4 "A", 7, 8, 9 and 10, Block 15, of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, in the District of New Westminster, situate on Seventh Avenue, STEVE-STON, containing a single storey frame net house and wharf.
- J** Lots 1, 2, 3, 4, 5, 6, 7, 8 and 14, of the West  $\frac{1}{4}$  of the North West  $\frac{1}{4}$  of Section 26, Township 7, Map 2694, Municipality of LANGLEY, in the District of New Westminster, being a FARM PROPERTY of 44.75 acres, more or less, mostly uncleared, situate on Bradshaw and Hunter Roads, containing a partly demolished dwelling.
- K** Lot 27, Block 42, District Lot 196, Group 1, New Westminster District, being a VACANT LOT in the 506 Block Powell Street, Vancouver, B.C.

Tenders for the purchase of such interests in the above described properties as are vested in the Custodian will be received subject to the following terms and conditions:

- 1 Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
- 2 A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
- 3 A certified cheque payable to the order of The Secretary of State as Custodian for 10 percent (10%) of the amount offered must accompany tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
- 4 Each tender must be in a separated sealed envelope addressed to The Office of the Custodian, 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender For Real Estate."
- 5 The balance of the purchase price shall be paid in cash.
- 6 All adjustments shall be made as of the date of conveyance.
- 7 The property is sold subject to existing leases and encumbrances, if any.
- 8 The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of encroachments.
- 9 The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
- 10 Neither the highest nor any tender will necessarily be accepted.

Cheques in respect of unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time on the 16th day of December, 1944. Further particulars may be obtained during office hours any day up to noon on the 16th day of December, 1944 and arrangements made with the undersigned to inspect the said premises.

DATED at VANCOUVER, BRITISH COLUMBIA, this 22nd day of November, 1944.

**THE CUSTODIAN,**  
506 Royal Bank Building,  
675 West Hastings Street,  
VANCOUVER, B.C.



3979

9th February, 1944.

Harold D. Campbell Esq.,  
808-812 Standard Bank Building,  
Vancouver, B.C.

Dear Sir:

Re: Lot No. 1, Pt. S.E. 1/4 Sec. 4,  
Township 11, Map 5982.

Your letter of the 2nd instant written on behalf of  
a client in which you submit an offer to purchase the above  
property for \$332.50 has been received and considered.

We are not able to accept this tender. No acceptable  
offer has been received on this property and we are now prepared  
to consider revised offers.

This property has been independently appraised and the  
Custodian will not be interested in any sum less than \$350.00.

If your client should wish to submit another offer,  
subject to prior sale and better bids which may be received, we  
will be pleased to consider same.

Yours truly,

F. G. Shears,  
Director.

*with Law. T.L. a - offer \$40*

*change approx \$105*

*under not meet*

*Asso. 300  
Imp 100*

PUSH



7959

March 13th, 1945.

Harold D. Campbell, Esq.,  
808-812 Standard Bank Building,  
Vancouver, B.C.

Dear Sir:-

Re:- Special Advertisement Nov. 22/44,  
Brown Rd. R.R.#1, Langley Prairie,  
Lot 1. pt. NE 1/4 Sec. 4. Twp. 11. Map 5982.

Your letter of February 2nd written on behalf of  
a client in which you submit an offer to purchase the above property  
for the sum of \$332.50 net has been received and considered.

This is to advise you that we are prepared to  
recommend the acceptance of this offer. Will you please forward to  
us a certified cheque for the full amount of the purchase price, namely  
\$332.50.

Kindly advise the full name, address and occupation  
of the person in whose name this property is to be registered, and also  
state whether or not he is a British subject, using the enclosed form for  
your reply.

The necessary documents will then be prepared and  
forwarded to the Secretary of State at Ottawa, and if our recommendation  
is acted upon, the documents will be signed and returned.

After the documents have been registered, a state-  
ment of adjustments of taxes etc., will then be prepared, including  
registration fees, and forwarded to you.

Yours truly,

F.G. Shears,  
Director.

  
F.G. Shears,  
Director.



**HAROLD D. CAMPBELL**

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE  
IN BANKRUPTCY

TELEPHONE  
PACIFIC 1257

|          |            |
|----------|------------|
| Rec'd    | FEB 3 1945 |
| File No. | 3959       |
| Ans.     | Shut       |
| Replied  | Harold     |

NTV  
22

February 2, 1945.

Office of the Custodian,  
Department of the Secretary of State,  
506 Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:

Re- Property described as Lot No. 1,  
Pt. S.E.  $\frac{1}{4}$  Section 4, Township 11,  
Map 5982.

I have received instructions from a client to approach your Department in regard to the purchase of the above-named property which consists of 10 acres, more or less, situated on the Brown Road North in the Municipality of Langley and which, I understand, is unimproved land. The offer made by my client is \$332.50 net.

He is leaving for Winnipeg tomorrow and will not be back for several weeks but in the meantime has requested that I make this offer to you and I should therefore be obliged by your advising me if same will be acceptable, in which case I shall immediately forward you a cheque.

Yours very truly,

HDC:JM

*Harold Campbell*

No commission to be paid



**HAROLD D. CAMPBELL**

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE  
IN BANKRUPTCY

TELEPHONE  
PACIFIC 1357

|          |             |
|----------|-------------|
| Rec'd    | MAR 15 1945 |
| File No. | 3959        |
| Ans.     |             |
| Replied  | P. K. P.    |

March 14, 1945.

Your File No. 3959

Office of the Custodian,  
Department of the Secretary of State,  
506 Royal Bank Building,  
Vancouver, B. C.

Attention Mr. F. G. Shears:

Dear Sirs:

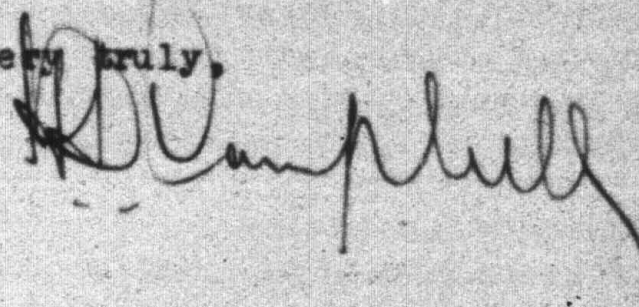
Re- Brown Road North, R. R. 1,  
Langley Prairie, B. C.  
Lot 1, pt. SE $\frac{1}{4}$  Sec. 4, Tp. 11, Map 5982

I acknowledge with thanks receipt of your letter of the 13th inst., advising me that you are prepared to recommend the acceptance of my offer on behalf of a client in the sum of \$332.50 net, and I have pleasure in enclosing a cheque for that amount.

The Deed should be made in the names of Ronald Joseph Holder and Irene Crewe Holder, Jointly, both being British Subjects.

I enclose herewith the Form which you enclosed with your letter, duly executed as requested.

Yours very truly,



HDC:JM  
Encl.

PROPERTIES SUSPENSE ACCOUNT



Special Ad. Nov. 22/44.  
File No. 3959  
Brown Rd., R. R. No. 1, Langley Prairie,  
Lot 1, pt. SE $\frac{1}{4}$  Sec. 4, Tp. 11, Map 5982  
Certificate of Title No. 185344-E

Control of property covered by Certificate of Title No. 185344-E is by me  
hereby acknowledged and I agree that all adjustments and incidents connected  
with the sale to me of this property have been settled.

Dated at Langley Prairie B. C., this 17 day of April 1945.

Signed

R. G. Holder

Irma C. Holder

Return to the Custodian



File No. 3959.  
Advertised.

April 28th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kuichi KINOSHITA  
Mun. of Langley  
Lot 1 of part of S.E.  $\frac{1}{4}$  of Sec.  
4, T<sub>2</sub> 11, Map 5982, D. N. W.

With reference to the above property which was recorded  
in the New Westminster Land Registry Office, April 4th, 1945,  
we attach herewith the following documents in connection therewith.

1. Copy of application number 185392-E, dated April 3rd, 1945, registering a Deed from Florence Porterfield to Kuichi KINOSHITA.
2. Copy of application number 185393-E, dated April 3rd, 1945, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 185394-E, dated April 3rd, 1945, registering the property in the names of Ronald Joseph Holder and Irene Crewe Holder - Joint Tenants (Deed).
4. Duplicate of Deed dated May 30th, 1943.
5. Duplicate of Transmission dated March 26th, 1945.
6. Duplicate of Deed dated March 26th, 1945 - Secretary of State to Ronald Joseph Holder and Irene Crewe Holder - Joint Tenants.
7. Certificate of Indefeasible Title number 185394-E, dated April 18th, 1945, covering the above property in the names of Ronald Joseph Holder and Irene Crewe Holder - Joint Tenants.

*D. A. Cramer*

DAC:JS  
Atch.





CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. ....

PLEASE QUOTE **BC/334P**

518 Rogers Building,  
Vancouver, B. C.,  
May 22nd, 1944.

The Custodian of Enemy Property,  
506 Royal Bank Bldg.,  
VANCOUVER, B.C.

| EVACUATION SECTION |                   |
|--------------------|-------------------|
| Rec'd              | MAY 23 1944       |
| File No.           | 3959              |
| Ans.               | <i>RM</i>         |
| Referred           | <i>Richardson</i> |

Dear Sir:

re: Kuichi KINOSHITA-Your file 3959,  
Lot 1 of pt. of SE $\frac{1}{4}$  Sec. 4, Twp. 11,  
Map 5982, Municipality of Langley.

This will acknowledge receipt of your Mr. Richardson's letter of the 19th inst. The District Superintendent instructs me to advise you that he does not feel disposed to increase the offer for the above described lands. It would appear, therefore, that the same shall be withdrawn from your offer to sell.

*Richardson*

*copy 53106*

TT/MF

Yours truly,

*T. Todrick*  
T. Todrick  
DISTRICT SOLICITOR.

*cc Cmt -  
cc Accts  
cc Inscr*



VLA

S.A. (Nov. 22, 23, 24/44) NOV 27 1947

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

TO: The Commissioner,  
Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

3959 R 334  
AC 334P 2312B  
Em 24

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

- (1) NAME KINOSHITA NUICHI (RCMP) Reg. No. 12890  
(Print Surname Given Name)
- (2) Pre-Evacuation Address Brown Rd. R.R. No. 1, Langley Prairie, B.C.
- (3) Present Address Box 336, Raymond, Alberta.
- (4) REAL ESTATE
- (a) Street Address (if any) Municipality of Langley Prairie B.C.  
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)  
Lot No. 24 and 25 of the South West quarter of Section 4,  
Township 11, Wap 2579, title 111995E and also lot 1 of the  
South West quarter of Section 4, Township 11. Registry No. 78159C.  
Comprising 22 1/2 acres altogether.
- (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 See supplement \$ 4125.00  
(ii) Buildings See supplement \$ 3375.00  
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) \$  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ 7500.00  
(v) Amount at which Custodian sold property and credited your account Statement of June 19, 1944 \$ 1507.72 1572.50
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 5992.28
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation  
Between Brown and Livingstone Rd., Langley Prairie, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
Household goods in house, and farm tools etc. in store house, garage, and packing house
- (c) How stored or packed at time of evacuation  
In boxes left in rooms and storehouse rooms.

(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")

In the Custodian's care and leased to Henning Person and after 1 year,  
taken by Custodian.

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

|                                         |                    |
|-----------------------------------------|--------------------|
| 1. Chattels (see supplement)            | Estimated Value \$ |
| 2. Household goods, farm hand tools and | Estimated Value \$ |
| 3. farm equipment                       | Estimated Value \$ |
| 4.                                      | Estimated Value \$ |
| 5.                                      | Estimated Value \$ |
| 6.                                      | Estimated Value \$ |
| 7.                                      | Estimated Value \$ |
| 8.                                      | Estimated Value \$ |
| 9.                                      | Estimated Value \$ |
| 10.                                     | Estimated Value \$ |

TOTAL CLAIM FOR PROPERTY LOSS \$ 1619.45

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) - - - - - \$ 7611.73

- (6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no YES  
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

LETHBRIDGE

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, **KUICHI KINOSHITA**  
of **RAYMOND**

of the TOWN  
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 22 day of November

A.D. 1947.

*K. Kinoshita*  
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.



## SPECIAL SUPPLEMENT FOR KUICHI KINOSHITA

| CROP           | ACREAGE   | APPROXIMATE ANNUAL OUTPUT |              |
|----------------|-----------|---------------------------|--------------|
| Strawberries   | 7 acres   | 35 tons                   | \$ 3500.00   |
| Loganberry     | 1 acre    | 3 tons                    | 240.00       |
| Black currants | 1/16 acre | 400 lbs.                  | 28.00        |
| Red currants   | 1/16 acre | included                  |              |
| Asparagus      | 3/4 acre  | 1 ton                     | 120.00       |
| Raspberries    | 1/8 acre  | 1 ton                     | 100.00       |
| Gooseberries   |           | 200 lbs.                  | 10.00        |
| Tree fruits    | 1/2 acre  | 2 tons                    | 200.00       |
| Onions         | 1/4 acre  | 500 lbs                   | <u>50.00</u> |

TOTAL GROSS INCOME OF CROPS FOR 1941 .....\$ 4248.00



IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

10

Lethbridge, Alberta,

April 5th, 1948.

IN THE MATTER OF THE CLAIM OF  
KUICHI KUROSHITA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the  
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the  
Claimant.

A. WATSON, Esq.,

Secretary.

G.N.R. UPTON, Esq.,

Official Interpreter.

T.P. HONROBIN, Esq.,

Official Reporter.

30



K. Kinoshita,  
in Chief.  
Discussion.

KUICHI KINOSHITA, the claimant herein,  
being first duly sworn, testified  
through the interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Kinoshita, you have a claim for real property,  
the description of which is set forth in your  
original claim? A: Yes.

Q And with respect to that real property, did you ask  
me to prepare that form from the information you  
gave me? A: Yes.

10 Q And is that your signature? A: Yes.

Q And has it been read over to you?  
A Yes.

Q And is the form true and correct to the best of your  
knowledge, recollection and belief?  
A Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

Q I just wanted to ask you, Mr. Kinoshita, about this  
dwelling house of yours that you value at \$2500.00.  
20 Can you tell me a little more about it?

THE COMMISSIONER: \$2700.00, is it not?

MR. HUCKVALE: No. There is a two-storey dwelling  
house with part basement, sir, finished in cement,  
16 x 24. I think it was finished in shiplap and  
I wanted to get it. We have reduced it from  
\$2700.00 to \$2500.00 on this form, sir.

Q Can you tell me how that house was finished and  
what stage it was in at the time you were evacuated?

A Outside stucco. It was unfinished to this extent,  
30 that the outside stucco when I was evacuated -- I



K. Kinoshita,  
In Chief.

had not completed the outside stuccoing.

Q I show you this picture. Can you tell me what this is?  
A: This is my house.

Q And I notice something which looks like scaffolding there. Can you tell me what that is there for?

A The scaffolding was for the purpose of putting on that -- what do you call it -- the stucco outside.

Q Would you point out the old and the new parts of the house?  
A: This was the old part (indicating).

10

Q The wing at the left then is the old part of the house?  
A: Yes.

Q And the balance is or was brand new at the date of your evacuation?  
A: Generally speaking it was. There was a full concrete basement.

MR. HUCKVALE: I file that picture.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

Q Now, I want to show you a picture of another building. Can you tell me what that is?

20 A This is a two storey barn.

Q And was that on your property?  
A: Yes.

Q How can you tell me when that picture was taken?

A September, 1947.

Q 1947. How did you happen to get a picture taken in 1947?  
A: My son went home and he took it.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Perhaps my friend would file the appraisal now, sir. There are two appraisals, sir. You will notice one is with respect to a piece of property

30



K. Kinoshita,  
In Chief.

he had. This is described in the real property form and it was unclear. He had just purchased it.

MR. HUNTER: Do you wish me to file the two?

MR. HUCKVALE: Yes, if you would file them both, please.

(FARM APPRAISAL MARKED EXHIBIT NO. 4).

Q I wish to call your attention, Mr. Kinoshita, that the appraiser gives you only 7.85 acres cleared on Lots 24 and 25 and you claim 10 acres cleared.

10 Are you quite sure you are correct?

A There is no mistake in the 10 acres at all.

Q There is no mistake about the 10 acres being cleared?

A No.

Q Mr. Kinoshita, you also had a claim respecting your personal chattels? At: Yes.

Q And with respect to those chattels, did you ask me to prepare that form (producing)?

A Yes.

Q And have you signed it? At: Yes.

20 Q And is it true and correct according to the best of your knowledge, recollection and belief?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 6).

MR. HUCKVALE: I have been instructed just this morning to point out, my lord, on the analysis of personal property it shows in storage with H. Berry, Langley Prairie, one Singer sewing machine. Apparently it was the intention to store that machine there. In fact, as I understand it, Mr. Kinoshita didn't store it, I think he brought it with him. Now,

30



K. Kenghita,  
In Chief.

according to the Custodian's file, Mr. Berry acknowledges receiving a Singer sewing machine from this man. He wants me to point out it is not his machine. If he has been in any way credited with it, it must be a mistake, it certainly doesn't belong to him.

THE COMMISSIONER: Mr. Hunter, that is a matter for you to note.

10 MR. HUCKVALE: Mr. Berry evidently was confused as to where he got the thing from.

MR. HUNTER: Where is that?

MR. HUCKVALE: It is the third item in the extreme left hand column of the personal property analysis.

MR. HUNTER: What about the other items?

MR. HUCKVALE: No, the only thing Berry acknowledges is the sewing machine.

Q I want to show you a photograph, Mr. Kinoshita, I refer to the truck. Can you tell me if the body of that truck is the one that you made and for which you are claiming now?

20 A Yes, I put that frame on it and this is the truck for which I am claiming now.

Q That is the truck, box or body for which he is claiming? A: What do you refer to?

Q This (indicating). A: That is what he said. He constructed it himself, and this is the vehicle for which he is claiming.

MR. HUCKVALE: This is one of the last items mentioned in the claims analysis, my lord. I think I have 30 explained, sir, in the form, the question of these



K. Kinoshita,  
In Chief.

jam crates.

THE COMMISSIONER: I wonder would you have the claims analysis filed so I could follow it?

MR. HUCKVALE: Oh, I beg your pardon. Would you mind filing the claims analysis, Mr. Hunter?

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 8).

MR. HUCKVALE: You will notice, sir, in the right hand column the Custodian has made a note that 1500  
10 out of the 2500 jam crates that we were claiming for belonged to the South Berry Growers Association. In my personal property form I have tried to explain that this man admits they were on his property and as the Association was suspended, everyone was claiming for what they had at the moment.

THE COMMISSIONER: Was this Growers' Association entirely a Japanese Association?

MR. HUCKVALE: Q: Was the South Berry Growers' Association entirely a Japanese Association, Mr.  
20 Kinoshita?

A No, there were some white people in it.

THE COMMISSIONER: In those circumstances I do not see how he could ask to claim for crates that belonged to the Association.

MR. HUCKVALE: He admits it, but he gives the explanation of why he put it into his claim. If they claim ownership he doesn't dispute it.

Q Now, Mr. Kinoshita, when you left, you made a lease of your property to a man named Person, is that  
30 correct? At Yes.



K. Kinoshita,  
In Chief.

Q How did you give permission to anybody other than Person to go on that land?

A Only Person, nobody else.

Q Was Person entitled to use all of your chattels?

A He was allowed to use them, subject to them being returned to me when I came back.

Q Is that an inventory of chattels which you made at the time of your evacuation?

A Yes.

10 Q Was the Custodian furnished with a copy of it, as far as you know?

A: No. These

things came from the Custodian.

MR. HUCKVALE: I will tender that, sir.

MR. HUNTER: What is that, an inventory of the Custodian?

MR. HUCKVALE: Yes.

MR. HUNTER: That is just a copy of what is in the analysis. I don't see much point in filing it.

THE COMMISSIONER: Is that the case?

MR. HUCKVALE: I will just check it, sir. May I see it for a moment? Yes, it starts the same way, sir.

20 It doesn't say who it is by, that is the only thing. It doesn't say who took the inventory. It just says it is an inventory of chattels on the property at Milner Road.

THE COMMISSIONER: The Custodian acknowledges it.

MR. HUCKVALE: In the claim analysis there was an inventory taken by J.F. Trumbull, undated. I think it is just the same thing.

THE COMMISSIONER: You need not file it.

30 MR. HUCKVALE: Would you answer Mr. Hunter, please?



K. Kinoshita,  
Discussion.

MR. HUNTER: It is submitted, my lord, that the real properties were sold for their fair market values, and that the chattels were sold for their fair market values. It is submitted that the chattels which were not sold by the Custodian and for which claims have been made are valued at a price much above the fair market value. It is submitted that the claimant left his chattels under the custody, control or management of some person other than the Custodian, appointed by the owner, and accordingly only those chattels which came under the custody, control or management of the Custodian are within the terms of reference.

The first parcel, my lord, that is the 12.76 acre piece, was assessed in 1942 at \$375.00 for the land and \$600.00 for the improvements.

THE COMMISSIONER: That is the cleared parcel, is it not?

MR. HUNTER: The one with the buildings, my lord, yes.

It was sold to the Veterans Land Act for \$1240.00.

The other parcel was assessed at -- it doesn't say what year, but I presume it was 1942, -- land \$300.00 and improvements \$100.00. It was sold as of the 16th of March, 1945, for \$332.50.

Reference is made to the analysis, Exhibit 7, my lord. On page 2 there is a recapitulation which shows that \$677.80 of goods claimed for sold for \$250.45. The other large item, \$633.30, no account, theft, etc., should be reduced to \$395.00 for which claim is made for the jam crates.

THE COMMISSIONER: It should be reduced by \$395.00?



K. Kinoshita,  
Discussion.

MR. HUCKVALE: Not quite, sir, \$395.00 on the 2500  
jams crates. Only 1500 belong to the Association,  
that would leave a thousand.

MR. HUNTER: I am sorry, my lord, that is my error.

THE COMMISSIONER: I will let you do the mathematical  
problem.

MR. HUNTER: It should be three-fifths of that, of course.

MR. HUCKVALE: I think, sir, if that matter could be  
left open; I am informed just now that the president  
of that Association has said to all these members,  
"Claim for everything on your property". I don't  
think the Association is any longer in existence  
but I will ascertain that if it is necessary.

MR. HUNTER: That will be \$237.00, my lord. Otherwise,  
I think the analysis is fairly complete and self-  
explanatory, my lord. There are no questions, my  
lord.

THE COMMISSIONER: That is all, thank you, Kinoshita.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*J. P. Horrobin*  
"T.P. HORROBIN"

Official Reporter.



BRIEF

Notes in Defence

Kuichi KINOSHITA

File No. 1959

Case No. 510

Lethbridge

5/4/48

V.L.A.

- Ex. 1 - Statement of Real Property  
Ex. 2 - Photo of dwelling  
Ex. 3 - Photo of barn  
Ex. 4 - Farm Appraisal Report  
Ex. 5 - Appraisal of 10 ac. ppty by W.H. Ansell  
Ex. 6 - Statement of Personal Chattels  
Ex. 7 - Photo of truck & car.  
Ex. 8 - Analysis of Pers. Ppty Claim with Real Ppty. memo attached.

- Claims:
1. Real Property 12 ac. improved land.
  2. Real Property 10 ac. vacant land.
  3. Chattels.

Claim 1:- Lots 24 - 25 SW 4 Tp. 11 (Langley) 12.76 acres.

Appraiser states cleared land is 7.85 acres only.  
Claimant insists 10 ac. were clear. (Appraiser: G.B. McKay)

The claim for the dwelling home on this property has been reduced from 2700. to 2500. Claimant states it was complete except for the outside stuccoing. His answer to a question whether balance of the house was brand new at the date of evacuation was: "Generally speaking it was."

|                  | Land   | Bldgs. |
|------------------|--------|--------|
| Claim            | 3600.  | 3175.  |
| Appraised (1942) | 375    | 600.   |
| S.S.B. Appraisal | 363.10 | 900.   |
| Sold to V.L.A.   | 356.   | 884.   |

Note that on the back of the Statement of Real Estate form the claimant has stated that he bought a truck, car, and small caterpillar tractor out of the PROFITS of this land. The file indicates that similar items were purchased by this claimant AFTER evacuation. If these later purchases are what the claimant refers to, then it is to be noted that these chattels were bought, not out of the profits, but out of the PROCEEDS received from the SALE of the land.

Claim 2:- Lot 1, Pt SE<sub>4</sub> Sec. 4 Tp. 11 Map 5982 (10 ac.)

|                  | Land   |                      |
|------------------|--------|----------------------|
| Claim            | 525.   |                      |
| Appraisal        | 350.   | W.H. Ansell (Ex. 5)  |
| S.S.B. Appraisal | 50.    | R. W. Brown          |
| Assessment       | 400.   |                      |
| Selling Price    | 332.50 |                      |
| Purchase Price   | 350.   | (& \$25. for survey) |

Adjustments will be according to the question of valuation only.



Claim 3:-

Chattels

Claim: Claimant's figures corrected on Analysis from 1619.45 to 1664.45. Later amended to 1426.15 by reducing claimant's valuation in column 18 of form G to 306.30 - See Transcript Page 9 line 14.

Submission:

- (1) Chattels sold were sold for fair market value.
- (2) Chattels not sold by Custodian for which claim is made are overvalued.
- (3) Claimant left his chattels under the custody, control or management of some person other than the Custodian, appointed by the owner, and accordingly only those chattels which came under the custody, control or management of the Custodian are within the terms of reference.

See inventory made by Custodian and signed by Claimant's tenant, H. Person, wherein Mr. Person says "I have the use of the articles listed above and will be responsible for their safekeeping." (This inventory removed from file 3959 to the Claim file 3959.)

Note that on the Analysis of P.P., Page 1, at the top of the page in the left extreme left hand corner, there are noted the following items in storage with Mr. Berry:

- 1 chesterfield suite
- 1 coffee table
- 1 Singer sewing machine
- 4 Beds
- Chinaware.

In Transcript P.5, line 15 - Mr. Berry acknowledges ONLY the washing machine.

S.C. Carlsen's Memos, Aug.16/43, April 12/44, are on the claim file and indicate a number of items which are considered valueless and "should be abandoned.", and a list of chattels found missing Aug.16/43.



Name of Claimant **KINOSHITA, Kaichi**Case **510**Custodian File **3939**

| <b>REAL PROPERTY</b>                 |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                              |                             |                 |
|--------------------------------------|-------------------------------------|------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------|--------------------------------------------------------------|-----------------------------|-----------------|
| 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<br>% of Total    Amount                 | Sale Price                             | Total Award 125% of all Sale Prices:<br>% of Total    Amount |                             |                 |
|                                      |                                     | 332.50                                                                 |                                   |                                                                           |                                                                |                                                                            |                                        |                                                              |                             | 17.50           |
|                                      |                                     |                                                                        | 33.25                             | . 00<br>12.50                                                             | 1240.                                                          |                                                                            | 570.97                                 |                                                              |                             | 570.97<br>45.75 |
| <b>PERSONAL PROPERTY</b>             |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                              |                             |                 |
| 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 |                                                              |                             |                 |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                              |                             |                 |
| <b>NETS</b>                          |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                              |                             |                 |
| 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 |                 |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                              |                             |                 |
| <b>MISCELLANEOUS CHATTELS</b>        |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                              |                             |                 |
| 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                      |                                                              |                             |                 |
| 309.00                               | 185.95                              |                                                                        | 60.40%                            | 720.72                                                                    |                                                                | 163.50                                                                     |                                        |                                                              |                             |                 |
|                                      |                                     | 36.00                                                                  |                                   |                                                                           | 435.00                                                         |                                                                            | 19.62                                  | 511.50                                                       |                             |                 |
| <b>TOTAL RECOMMENDATION</b>          |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                        |                                                              |                             | <b>1145.00</b>  |



799

October 11th, 1950.

Mr. Kuichi KINOSHITA,  
P. O. Box 336,  
Raymond, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 510

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$1,145.80.

Cheque in your favour is enclosed for \$1,079.52 and we have paid the Co-Operative Committee .. \$ 66.28 for legal fees as authorized by you.

Yours truly,

FCS/js  
1 encl.

F.G. Shears  
Director