

4822

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: Yukiohi Kishimoto
 HOME ADDRESS: Courtenay, B. C. (now at Hastings Park, Vancouver, B. C.)
 REGISTRATION NUMBER 06132 SEX: Male AGE: 59
 OCCUPATION: Farmer EXHIBIT No. 1029 - 9
 DATE: 11 May 1948
 FILED BY: W. G. Hunter

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

EMPLOYER: Self
 MARRIED? Yes

NAME OF WIFE OR HUSBAND: You

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

NAMES OF ANY LIVING CHILDREN: Twelve children living

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

ADDRESS OF CHILDREN: same as above

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

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

1. LOCATION AND DESCRIPTION:

Cert. of Title No. 28568-M: Lot 2, Sec. 14, Comox Dist. Map 4140
 Cert. of Title No. 28569-M: (Section 15 - Comox - except Plans 3827 & 4090
" 159 - " - no exceptions

2. BUILDINGS AND OTHER IMPROVEMENTS: Buildings on Section 14:

Owms house on Can. Colliery property and pays land rent \$1.00 per month now paid to October.
Dwelling House 25 x 60 Granary: 30 x 30
Barn - 60 x 130 Dairy House: 18 x 26
Implement Sheds - 25 x 35
18 x 60 House - 24 x 36 on Canadian

3. INSURANCE (Give particulars; state where policies are)

Colliery Prop. against fire for Policy No. 66539
insured for \$700.00 with Liverpool London & Globe - good until Dec. 17/44.
Bldgs., implements and contents of Dairy on Sec. 14 insured for \$3900.00 with Queen Ins. - Courtenay

4. TAXES (Amount and where payable) Approx. \$300. annually - part payable to

Courtenay School Taxes: Land tax pay to Cumberland

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

None

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In safe at Cumberland stores
(Matt Brown) Cumberland
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Hay, Oats, Root Crops

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Dairy Equipment and Farm Implements as per attached list leased to L. A. Hunt.
Farm Implements left at farm for safekeeping, with Hunt, as per attached list.
Coal stove, kitchen utensils, kitchen table and chairs. 1 - 3 pc. bedroom suite,
9 beds, all household furniture left at house on Section 14, Courtenay; house is
locked up and key in possession of Mitsuo Kishimoto, son.

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

2 Horses - included in Lease

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

Attached to 1029 - 9

12 gallon stone jar	\$10.00
2 " Milk cans	3.00
50 Fruit jars	5.00
3 Four gallon milk cans	6.00
1 eight gallon milk cans	5.00
3 empty coal oil can	
3 roaster	2.00
1 copper clothes boiler	7.00
6 muffin tins	3.00
2 Pie plates	.50
5 teapot	5.00
40 saucers	2.00
2 (iron)	1.50
2 wash basin	.75
3 dishwashing pan	4.00
1 wheelbarrow	6.00
3 eight gallon cans	15.00
1 vinegar barrel	1.50
3 tin gallon can	17.00
20 dinner plates	2.50
2 large dumper	2.00
Singer Sewing Machine	25.00 \$
2 Six Gallon Milk Cans	8.00
2 Butcher Knife	1.50
2 doz. Soup plate	2.50
2 doz. Rice dish	2.00
2 doz. Cups	3.00
Chop Sticks	.75
Silverware	20.00
2 Bread knife	1.50
3 Double Boiler	7.00
2 Enamel Pot	3.00
2 Aluminum Pot	3.00
2 large cast iron pots	10.00
3 Frying Pans	4.50
3 Kettle	9.00
Sheep wool	15.00

9 sets of double beds	\$180.00
2 dresser 14.00 each	28.00
9 Chairs 1.00 each	9.00
4 Tables	25.00
2 Flat Sinks	20.00
4 Bench Chair	4.00
1 Gramophone	10.00
2 Gramophone Record	5.00
2 Kitchen stoves	75.00
4 Wood Burning stoves	35.00
1 Sofa	4.00
1 Big Clock	7.00
7 Lamps	9.00
2 Lantern	8.50
2 Cupboard	14.00
2 Veneer	6.00
5 Windows	15.00
1 Trunk	10.00
2 Bowl Twine	2.00
Tailor Sewing Machine	15.00
3 Tub Soy (Sauce)	18.00

Storage - Matt Brown

Box No. 1 Mechanic Tools	225.30
" " 2 " "	155.75
" " 3 " Parts	39.75
" " 4 Blacksmith's Tools	23.95
" " 5 Magnetos	85.50
" " 6 Logging Tools	52.25
" " 7 Sewing Machine	120.00 \$
" " 8 Books	75.00
" " 9 Safe 22" x 24" x 26"	100.00 \$

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

June 26, 1948.

ms W. M. Chapman

4. INSURANCE CARRIED ON ABOVE PROPERTY: Dairy Equip. & Farm Implements listed as leased to Hunt have been insured by Hunt. The rest of the equipment and implements are included in the insurance, \$3900.00 already noted.

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

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

\$25,000.00 all doubtful of collection

Books showing all these debts in possession of this man.

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

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

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

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

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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 20th day of April 1942

(Signature) "Y. Kishimoto"

"J. Ramsay"

Witness

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

June 24, 1948.

[Signature]

INFORMATION FROM R.C.M.P.

DATE Aug. 3/43

Our File No. 4822

Full Name KISHIMOTO, Youkichi
(Surname in Block Letters)

Registration No. 06132 ☒ Male - Female
(Check) Age June 10, 1882.

Former Address Box 418, Cumberland, B. C.

Date Evacuated July 22, 1942. ☒ Naturalized - Canadian-Born - National
(Check)

Present Address Bannockburn Farm, R. R. #5, St. Thomas, Ont.

☒ Married - Single
(Check)

(nee)
Name of Wife MATSUNAMI, Yo #06134

Name of Husband ---

Name of Mother Deceased. Name of Father Deceased.

Names of Children under 16 Yoshiko (F) 11/4/29; Fumiko (F) 14/1/31;
Matsuo (M) 7/10/32; Nanao (M) 9/4/34.

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

Additional Information Farmer. Owner of farm land about \$10,000.00.

REAL PROPERTY SUMMARY

Catalogue No. 529.

File No. 4822.

Name: Youkichi KISHIMOTO.

Reg. No. 06132.

Address: Near Courtenay, B. C.

Legal Description: (1) Lot 2 of Section 14, Comox District, Plan 4140.)
(2) Section 15, containing 93.1 acres, more or less,)
and Section 159, containing 160 acres, more or)
less, Comox District, except those parts of said)
Section 15, subdivided by Plans 3827 and 4090.)

Classification: Farm with Large Dwelling, Barn and Outhouses.

Both titles registered in the name of: YUKICHI KISHIMOTO.

State of Titles: Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT & VETERANS' LAND ACT for \$10,100.00 (Cash).

As at: June 30th, 1944.

New title covering (1) above delivered direct to new Registered Owner by Land Registry Office, Victoria, (see L.R.O. letter Jan. 16/45).

New title covering (2) above delivered to new Registered Owner on March 19th, 1945.

Completed statement to Evacuee sent on: June 1st, 1945.

Chattels: Sold separately.

Insurance: Cancelled.

Administration: This property was leased by owner to L. A. Hunt, farmer, from April 1st, 1942, (@ \$180.00 per annum plus taxes, insurance, etc.) to and through date of sale.

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

9th April, 1946.



MESSAGE TENURE PROPERTY

File No. 4822.

Name: Youkichi KISHIMOTO.

Reg. No. 06132.

Address: House No. 132, No. 5 Japanese Town, Cumberland, B. C.

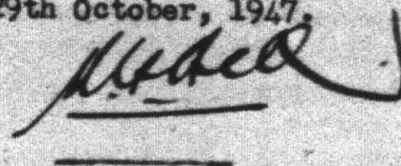
Legal Description: Land owned by Canadian Collieries (Dunsmuir) Ltd.

Classification: Dwelling.

The Canadian Collieries (Dunsmuir) Limited refused to recognize any outside equity in buildings erected on their land, but as a result of negotiations initiated by this office they agreed to make an ex-gratia payment equal to the salvage value to them of all such buildings. Following a joint inspection by Matt Brown, Custodian Agent, with the Company's construction engineer, a figure for each building was agreed on, and eventually paid by the Company to this office. In this case the sum was \$35.00, which was credited to this account on September 13th, 1943.

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

29th October, 1947.



RGB/P.

File No. 4822.
Catalogue No. 529.

January 17th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Takichi KISHIMOTO
Sec. 15 containing 93.1 acres
more or less and Sec. 159,
containing 160 acres more or
less, Comox Dist., Except those
parts of said Sec. 15 subdivided
by Plans 3827 and 4090.

With reference to the above property which was recorded in
the Victoria Land Registry Office, dated November 21st, 1944, we
attach herewith the following documents in connection therewith.

1. Copy of application number 34231-N, dated November 8th,
1944, registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 34232-N, dated November 8th,
1944, registering the property in the name of The Director,
The Veterans' Land Act (Deed).
3. Duplicate of Transmission dated August 21st, 1944 (Lot 2
is also included).
4. Duplicate of Deed dated August 21st, 1944 - Secretary of
State to The Director, The Veterans' Land Act (Lot 2 is
also included).
5. Certificate of Indefeasible Title number 34232-N, dated
December 7th, 1944, covering the above described property
in the name of The Director, The Veterans' Land Act.

D. A. Cramer

DAC:JS
Atch.

File No. 4822.
Catalogue No. 529.

January 17th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Yukichi KISHIMOTO
Lot 2 of Sec. 14, Comox Dist.,
Plan 4140.

With reference to the above property which was recorded in the Victoria Land Registry Office, dated November 1st, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 34082-N, dated October 19th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 34083-N, dated October 19th, 1944, registering the property in the name of The Director, The Veterans' Land Act (Deed).

You will find duplicate copies of Transmission and Deed attached to our memorandum covering Sec. 15, etc.

We call your attention to letters received from the Registrar, dated November 6th, 1944, and January 16th, 1945, in reference to Lot 2, of Sec. 14, Comox Dist., Plan 4140. This property was registered under Certificate of Title No. 34083-N, as the two properties could not be registered under one title number. We have received, as you will note, Title No. 34232-N, but the Registry Office has sent the Certificate of No. 34083-N, direct to The Director, The Veterans' Land Act, Vancouver. Will you please/your best endeavour to obtain this document from The Director, The Veterans' Land Act.

D. A. Cramer

DAC:JS
Atch.

Catalogue No. 529
File No. 4822
Courtenay, B. C.
2/14 & 15/159/4140

March 19, 1945.

THE DIRECTOR, THE VETERANS' LAND ACT
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at June 30, 1944)

	DEBIT	CREDIT
Purchase price	\$10,100.00	
<u>Amount of rent collected</u>		
June 30th to July 15th - 16/31 x \$14.25		7.35
July 16th to August 15th }		
August 16th to September 15th }		
September 16th to October 15th) 3 x \$14.25		42.75
Registration fees on deed	3.50	
(Taxes paid by tenant on lease arrangement)		
Balance owing by purchaser		10,053.40
	<u>\$10,103.50</u>	<u>\$10,103.50</u>

BALANCE OWING BY PURCHASER \$10,053.40

STATEMENT RE SALE OF:

Name: KISHIMOTO, Youkichi #06132

Catalogue No: 529

File No: 4822

Street Address: Courtenay, B. C.

Legal Description: 2, S/D of pt. Sec. 14, Comox Dist. Plan A140,
Sec. 15, Ex. plans 3827 & 4090, Comox Dist. Lot 159 (Ex. E. & W. Rly.
Reservations) Comox Dist.

Date of Sale and Adjustments June 30, 1944.....

Sale Price

\$10,100.00

Real Estate Agents Commission \$ 505.00

Charge for Valuation 25.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 24.60

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

~~Fire Insurance~~~~Rent~~~~Water~~

\$ 558.60

\$10,100.00

Net Proceeds credited to your account

\$ 9,541.40

Date:..... June 1, 1945.....

Compiled by:.. George Peters.....

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

ACKNOWLEDGMENT

AVIS DE RÉCÉP

REGISTRATION SECTION

Date et
Time

This side to be filled in by office of origin
Le verso est à remplir par le bureau d'origine

To be filled in by sender who will
indicate below his full address

REGISTERED ARTICLE

Exempt recommandé

A remplir par l'expéditeur qui
indiquera ci-dessous son adresse
complète.

ENTERED AT THE OFFICE OF
Enregistré au bureau de poste de

DATE

UNDER

16851

ADDRESSED TO T. Todrick, Esq.,
Address 4 Solicitor,

The Veterans' Land Act,
518 Rogers Building,

Vancouver, B. C.

223 (XO-10-8-43)

RETURN TO Office of the Custodian,
Retourner à

506 Royal Bank Bldg.,

VANCOUVER, B. C.

(4822-EB)

STREET AND NUMBER

Rue et numéro
(1) VANCOUVER, B. C.

PLACE OF ORIGIN OF REGISTERED ARTICLE

Lieu d'origine de l'objet recommandé

CANADA

(1) IN PRINTED CHARACTERS

En lettres moules



C O P Y

Catalogue No. 529.

File No. 4822.

Assessed Owner: Tukihi KISHIMOTO.

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

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

The buildings are situated on this part of the farm, and these are in poor condition. The main barn 30 x 96 is surrounded by lean-to sheds and some of these have been added to by additional lean-to-sheds. There is a large straw shed 24 x 70 ft. and lean-to-pig-pen 24 x 26 ft. on the west side of the barn. A lean-to on the north side with fixed wooden stanchions for cattle 68 ft. long, and a similar shed 40 ft. long on the east side also with fixed wooden stanchions. A root storage 20 ft. wide is also on the east side.

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

LAND

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

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

100.00

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

200.00

Sec. 15 comprises 81.1 acres of which 10.8 acres bench land is cleared, and 40 acres in stumps and partially open pasture. Balance is bush with no saleable timber.

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

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

160 acres @ \$2.50 per acre	400.00
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\$9117.75

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

File 482

AUCTION SALE OF FARM MACHINERY

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

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

SATURDAY - MARCH 24

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

The above listed articles subject to change

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

Re: Yukich Kishimoto, reg. No. 06132

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

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

OF THE ONE PART

AND

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

OF THE OTHER PART.

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

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

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

WITNESSETH that in consideration of the yearly rents, covenants and conditions hereinafter respectively reserved and contained, the said Lessor doth demise and lease under the said Lessee, his executors, administrators and assigns, ALL AND SINGULAR those certain parcels or land and premises situate, lying and being in the District of Comox, in the Province of British Columbia, and known and described as: Firstly: Lot Two (2) of Section Fourteen (14), Comox District, Map 4140 with appurtenant Right-of-Way Twenty (20) links in width leading therefrom to the Comox-Courtenay Road. Secondly: Section Fifteen (15) Comox District, except maps 3827 and 4190. Thirdly: Section One Hundred and Fifty-nine (159) Comox District, TOGETHER WITH all erections and buildings thereupon erected, standing and being and/or hereafter during the said time to be erected, standing and being, and together also with all ways, paths, passages, water, water courses, privileges, advantages and appurtenances whatsoever to the same premises belonging or otherwise appertaining, and TOGETHER ALSO with the live stock and farm implements mentioned and described in Schedule "A" to these presents TO HAVE AND TO HOLD the same unto the said Lessee, his Executors, administrators and assigns upon a yearly tenancy basis to be computed from and including the First day of April in the year of our Lord One thousand nine hundred and forty-two, yielding and paying therefore the clear yearly rent or sum of One Hundred and Eighty Dollars (\$180.00) of lawful money of Canada, payable in monthly instalments of Fifteen Dollars (\$15.00) each on the last day of each and every month during the said term without any deduction, defalcation or abatement on any account whatsoever thereout, the first of such monthly payments of Fifteen Dollars (\$15.00) to be made on the Thirtieth day of April, 1942 - all payments of rent accruing due hereunder to be made to Matthew Brown, Esq., Merchant, Cumberland, B. C., whom the said Lessor hereby constitutes and appoints as his duly authorized agent for all purposes in connection with this lease; and the Lessee shall further pay all rates and taxes levied on the demised premises by the Corporation of the City of Courtenay for school taxes and the Province of British Columbia during the currency of the term hereby created, such taxes to be paid by the Lessee on or before their respective due dates and the said Lessee shall furnish to the said Matthew Brown evidence that he has paid the taxes as aforesaid in each and every year of the term hereby created.

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

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

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

Value One hundred and fifty Dollars (\$150.00) The Lessee shall be entitled to work the said horses for all ordinary farm purposes on the demised premises and on the adjoining land owned by him during the currency of the term hereby created. He shall properly feed and care for the said horses and shall return them to the Lessor at the expiration of the term hereby created in as good condition as at present or replace or pay the value of either or both horses not so returned.

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

The said Lessee covenants with the said Lessor to pay rent; AND to keep the buildings on the demised premises in as good repair as at present; AND that the said Lessor may enter into and view the state of repair; AND to keep up fences; AND that he will not carry on any business that shall be deemed a nuisance on the said premises; AND will not sell or cut down timber without leave; PROVIDED that the Lessee shall be entitled to cut firewood for his personal use; AND that he will not sell, remove or allow to be removed from the premises any manure whatsoever but will use same manure as fertilizer on the said premises; AND that he will leave ten (10) acres of land seeded down to new hay at the expiration of the term hereby granted; AND will leave the premises in good repair as above provided, (reasonable wear and tear and damage by fire and tempest excepted); AND that he will, during the said term, cultivate, till, manure and employ such parts of the said premises as are now or can be brought under cultivation in a good husbandmanlike and proper manner, and with a proper rotation of crops; AND during the continuance of the said term will keep down all noxious weeds and grasses, and, in particular, will pull up or otherwise destroy all docks, wild mustard and Canada thistle which shall grow upon the said premises, and will not sow or permit to be sown, any foul seed; AND will not assign without leave; AND will not sub-let without leave.

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

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

UPON the termination of this lease by the Lessor he shall pay to the said Lessee for each acre of new hay seeded down in excess of Ten (10) acres the market price of grass seed to the amount of sixteen (16) pounds per acre. The Lessor further covenants and agrees that he will, upon the termination of this lease by him repurchase from the Lessee the sixteen (16) milk cows and three (3) heifers recently sold by him to the Lessee or any of them if required by the Lessee to repurchase at Sixty Dollars (\$60.00) per head for the cows and Twenty Dollars (\$20.00) per head for the heifers.

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

The Lessee grants to the Lessor the right to store the farm implements and equipment set out in Schedule "B" to these presents during the currency of the term hereby created without charge. The Lessee will take all reasonable means to see that the said farm implements are not lost, damaged or destroyed but shall only be liable for such loss or damage if such loss or damage was caused by the neglect of himself or his servants.

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

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

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

The Lessor covenants with the Lessee for quiet enjoyment.

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

SIGNED, SEALED AND DELIVERED)
in the presence of:)
"J. M. Mitchell")
Barrister-at law)
Courtenay, B. C.)

"Y. Kishimoto"
"L. A. Hunt"

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

June 24, 1948

L. A. Hunt

SCHEDULE "A"

DAIRY EQUIPMENT AND FARM IMPLEMENTS LEASED TO LESSEE

1 Cream Separator	\$100.00	1 Circular sawing machine	\$200.00
1 Milk Cooler	48.00	2 Hay forks	2.00
1 Milk Strainer	6.50	1 Manure Fork	1.25
3 3 gal. milk buckets	3.00	1 Grain Binder	75.00
1 2 1/2 gal. milk bucket	.50	1 Tractor Manure spreader	100.00
1 10 gal. Milk Can	5.00	1 Wagon	50.00
4 Steel milk crates	12.00	1 Potato planter	50.00
5 Wood milk crates	10.00	1 Potato digger	100.00
2 Dairy Tables	30.00	1 Set drag harrows	20.00
1 Washing Tub	1.50	1 Grain Grinder	75.00
4 Bottle brush	1.50	1 Two Wheel rubber tire trailer	50.00
2 milk strainer buckets	2.50	1 White horse (Frank)	75.00
Quantity of pint and quart milk bottles		1 Collar and Harness	35.00
		1 Row Cultivator with disc and hiller	20.00
		1 Red horse (Spark)	150.00
		1 Collar and Harness	35.00
		1 Hay Carrier	20.00
		230 ft. 1 3/8" cable	10.00
		3 Hay Blocks	7.50
		1 Wheelbarrow for manure	4.50
		1 Chop Truck	7.50
		1 Flat shovel	1.50
		1 Grain Crusher	75.00
		1 Endless belt 6" x 50'	25.00
		1 Platform scale	20.00
		1 Gas pump	5.00
		1 Gas funnel	1.50
		1 Fan mill for cleaning grain	25.00
		1 Grain sifter	4.50
		1 Beam scale	10.00
		1 Leg vise	20.00
		1 Post drill	40.00
		1 Downer drills	18.00
		1 Model T Engine with Pulley	75.00

"L. A. Hunt" "Y. Kishimoto"

"J. M. Mitchell"

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

June 24, 1948.

[Signature]

Attached to 1029 - 5

SCHEDULE "B"

FARM IMPLEMENTS LEFT FOR SAFE KEEPING

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

6 Manure Forks	10.00	4 12 Gal. Oil Drums	5.00
12 Garden Hoes	3.50	2 45 Gal. Gas Drums	16.00
1 Timber Carrier	2.50	6 Truck Rims	9.00
2 Hay Knives	20.00	1 Ice Cream Can	1.00
2 Garden Cultivators	12.50	1 Black 1" Water Pipe 20 ft.	3.00
1 Bureks Seeder	1.50	1 Tractor Fan	1.50
1 Brush Hook	7.00	1 Tractor Extension Drawbar	4.00
2 Peavies	2.50	1 45 Gal. Drum Boiler with taps	20.00
1 Post Naul	12.00	44 Blacksmith's Swages, Cutters etc.	22.00
12 Hay Forks	2.00	20 Blacksmith's tools	10.00
2 Garden Rakes	6.00	20 Blacksmith's Tongs	20.00
2 Warehouse Trucks	1.00	1 Set Farrier's Tools	10.00
1 Spade	5.00	1 10 lbs. cup grease	2.50
4 Flat shovels D. handles	7.00	1 Sheep Shearing Machine	15.00
7 Crowbar	2.00	2 Universal with Drive Shaft	25.00
1 Post hole shovel (7 ft. handle)	5.00	(white truck)	1.00
5 Round Shovels	3.75	1 60' 3" Rope	4.50
3 Mattock (with handles)	1.50	6 Flow Shares	3.00
1 Garden Bent Head	4.50	12 5 Gal. Oil Cans	6.00
1 Brush Scythe (with Handle)	20.00	1 Bucket pump	8.00
2 Screw Jack (ht. 18")	2.00	1 Chain Hoist	.25
Clay pick with handle	1.50	1 Oil Strainer	2.25
1 Clay pick no handle	6.00	3 Inner Tubes	5.00
5 Mattock - no handle	1.00	1 Rolling cutting wheel	10.00
1 Shingle Splitter - no handle	2.50	1 Light Blacksmith's Forge	1.00
1 Peavey - no handle	1.50	1 Rim Jack	5.00
1 Clay Pick - no handle	2.50	1 10 ft. 150 lb. Pressure Air Hose	5.00
1 24" open end wrench	2.50	1 Choker with 3/4" x 12' Cable	2.00
1 Ship Auger 2" dia. 24" long	4.50	4 Small hand scythes	5.00
1 Grass Scythe	25.00	1 Wheelbarrow	1.50
2 Horse Cultivators	5.00	1 Gas Funnel	14.00
12 Heavy Rake Teeth	40.00	14 Silo Bands	4.00
1 Grain Grinder Spout		1 20 ft. x 3 in. Belt	2.00
4 Sections Boss Harrows		1 Truck Jack 10"	10.00
1 14" Tractor plow (2 Stubble,	200.00	1 Grass seed box for Drill	2.00
(2 Breaker bottoms)	2.50	4 U Bolts 3 1/2" x 12"	.75
1 20' 2" Water hose	10.00	3 U Bolts 2 1/2" x 6"	2.00
Hot Water tank 60 Gal.	50.00	1 Shafting 2 1/2" x 3"	3.00
1 Emery Grinder (5 stones)	10.00	2 Steel Footstep Bracket for truck	5.00
1 Hay Carrier Hook	25.00	1 Potato Hiller Bottom	15.00
2 Hay Carriers	5.00	2 Ford A Motor Blocks	2.00
2 Hay Blocks	20.00	2 1/2" Gal. Water Pipe 10 ft.	.75
2 Logging Blocks	1.00	1 Galvanized sheet 28" x 28"	2.00
150 ft. 3/8" Rope	10.00	1 Ford Truck Rear Axle	2.50
250 ft. 3/8" Cable	10.00	1 Cultivator Sweep	25.50
1 Set Team Spreader	8.00	6 80 Rod Barbed Wire	20.00
4 Car Drive Shafts	10.00	4 Tire 38 x 4 1/2	2.00
2 Car Radiators	5.00	1 Pulley 9 inch	2.00
2 1/2" Gal. Water Pipe 25'	150.00	1 Camp Stove	15.00
2 Mowing Machines	300.00	1 Ream Scale	1.00
10 Walking Plows	20.00	1 Hand Buck Saw	6.00
1 Double Mouldboard Plow	80.00	1 Heavy Rope Hoist with rope	3.50
2 Set Bob Sleigh	20.00	1 Wire Stretcher with rope	1.50
2 Horse Potato Hiller		3 Hay Bale Hook	1.00
1 Ford Front Axle - 1935 complete	30.00	1 Gamble	25.00
with wheel		5 Crosscut Saw	10.00
		2 Falling Saw	

"L. A. H." "Y. Kishimoto"

"J. M. M."

I hereby certify that the foregoing words are a true copy of the original
whereof they purport to be a copy.
June 24, 1948.

C. M. S. [Signature]

Attached to 1029 - 5

1 Grinding Stone	2.00	1 Set Drag Harrows	10.00
1 Platform Scale	25.00	2 Hay Rake	50.00
1 Wooden Barrel 50 gal.	3.00	1 Wagon	25.00
1 Horse Spreader Chain	1.50	1 Front Wheel and Axle of Wagon	15.00
1 3/4" wire cable 120 ft.	20.00	1 Team Disc Harrows	25.00
1 5/8" Choker with 12' Cable	2.00	1 Horse Buggy	10.00
1 100' 3/4" Water hose	6.00	2 Gang Plow	20.00
1 DeLaval No. 15 Cream Separator	10.00	1 Hay Tedder	40.00
1 5/8" Cable 50 ft. with		12 Disc Blades	12.00
2 hooks	8.00	1 Feed Chopper	50.00
1 3/8" Loading cable with 2 hooks	2.50	1 6 H. P. Gas Engine	75.00
1 48" Shoulder Yoke	1.00	1 Team Manure Spreader	75.00
1 Blacksmith Forge (Large)	25.00	1 Wagon	75.00
1 Anvil - 200 lbs.	25.00	1 Turnip Chopper	10.00
1 Drag saw with 2 saws	50.00	1 Round Cast Feed Boiler	
1 Leg Vise	4.00	36" Dia. 24" Deep	25.00
1 Wagon Jack	2.50	1 Half round steel feed boiler	
18 Sile Bands	18.00	40" x 40" 24" deep	50.00
2 Cast Flange	8.00	1 Horse Press 18" x 24"	175.00
10 Silo Filler Buckets	10.00	91 Bundles shingles - 16,000	54.00
1 Single Donkey Drum	20.00	1 Water trough 24" x 30" x 54"	12.00
3 8 ft. Barn Door Track	2.40	1 Water Trough 24" x 4" x 48"	11.00
3 Model T Ford Rear Ends	15.00	1 Double Acting Force Pump	5.00
1 Ice Cream Freezer	25.00	1 Cast Bath Tub Trough	10.00
1 Double Gear Power Drive		1 Stump Puller with Drum and Chain	50.00
(with 36" Pulley)	25.00	2 Harrow Hitch	7.00
1 Grain Drill	100.00		
1 Land Roller	40.00		

"L. A. H." "Y. Kishimoto"

"J. M. M."

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

June 24, 1948.

McClary

SUMMARY OF GOODS FROM THE FARM OF

Yukichi KISHIMOTO

Inventory as signed	Sold at auction	Unaccounted for	Remarks
schedule A.			
Cream separator	Cream separator		
Milk cooler	Milk cooler		
Milk strainer	Milk strainer		
3 - 3 Gal. milk buckets	(6 Milk pails		
1 - 2 1/2 Gal. milk bucket	(		
1 - 10 Gal. milk can	8 Gal. milk can		
4 Steel milk crates	4 Steel milk crates		
5 Wood milk crates		5 Wood milk crates	
2 Dairy tables		2 Dairy tables	
1 Washing tub	Old bath tub		
4 Bottle brush	4 Bottle brushes		
1 Milk bottler	1 Milk bottler		
2 Milk strainer buckets	(see above)		
Quantity milk bottles	Milk bottles		
1 Circular sawing machine	Circular sawing machine		
2 Hay forks	2 Broken hay forks		
1 Manure fork	2 Old forks		
1 Grain binder	McCormick binder remains		
1 Tractor manure spreader	Tractor manure spreader		
1 Wagon	Old wagon		
Potato planter	Potato planter		
Potato digger	Potato digger		
Set drag harrows	2 Section harrows		
Grain grinder	Rapid Easy oat grinder		
2 Wheel rubber tire trailer	Tractor trailer		
1 White horse		1 White horse	
1 Collar and harness	Pieces of harness		
Row cultivator (disc & hiller)	McCormick Deering cultivator & disc.		Died - See 2/2/45
1 Red horse	1 Red horse		
1 Collar and harness	1 Collar and harness		
1 Hay carrier	Hay tedder		
3 Hay blocks	2 Hay presses	1 Hay block	
230 Ft. 1 1/2 cable	Rusty cable		
Wheelbarrow for manure	Wheelbarrow		
1 Chop truck	chop truck		
Flat shovel	Shovel		
Grain crusher	Rapid Easy oat roller		
Endless belt	Belting		
Platform scale	Platform scale		
Gas pump	Barrel pump		
Gas funnel	Funnel		
Fan mill for cleaning grain		Fan mill for cleaning grain	
Grain sifter		Grain sifter	
Beam scale	Beam scales		
1 Leg vise		Leg vise	
Post drill	Drill press & bits		
Dozen drills		Dozen drills	
Model T. Engine	Model T. Ford engine		
with pulley	Pulley		

SUMMARY OF GOODS FROM THE FARM OF

Yoshiichi KISHIMOTO

Inventory as signed	Sold at auction	Unaccounted for	Remarks
Schedule B.			
6 Manure forks	4 Old forks		Several extra forks sold
12 Garden hoes	1 Hoe	11 Hoes	
Timber carrier	Hand log carrier		
2 Hay knives	2 Hay knives		
2 Garden cultivators		2 Garden cultivators	
1 Eureka seeder		Eureka seeder	
Brush hook		Brush hook	
2 Peavies		2 Peavies	
1 Post maul		1 Post maul	
12 Hay forks		12 Hay forks	
2 Garden rakes		2 Garden rakes	
2 Warehouse trucks		2 Warehouse trucks	
1 Spade	Shovel		
4 Flat shovels and handles		4 Flat shovels and handles	
7 Crowbars		7 Crowbars	
Post hole shovel 7' handle		Post hold shovel 7' handle	
5 Round shovels		5 Round shovels	
3 Mattocks with handles		3 Mattocks with handles	
1 Garden bent		1 Garden bent	
1 Brush scythe		1 Brush scythe	
2 Screw jack 1 1/2" dia.		2 Screw jack 1 1/2" dia.	
Clay pick with handle		Clay pick with handle	
Clay pick no handle		Clay pick no handle	
5 Mattocks (no handles)		5 Mattocks (no handles)	
1 Shingle splitter (no handle)		1 Shingle splitter (no handle)	
1 Peavy no handle		1 Peavy (no handle)	
1 Clay pick (no handle)		1 Clay pick (no handle)	
24" Open end wrench		24" Open end wrench	
Ship auger 2" dia. 24' long		1 Ship auger 2" dia. 24' long	
1 Grass scythe		1 Grass scythe	
2 Horse cultivators	2 Old horse cultivators		
12 Heavy rake teeth	Rake teeth		
Grain grinder spout		Grain grinder spout	
4 Sections box harrow	4 Sets harrows		
Tractor plow (2 stubble 2 breaker bottoms)	Tractor plow and bottoms		Several misc. plows
20' of 2" water hose		20' of 2" water hose	
Hot water tank 60 gal.	Old water heater		
Emery grinder 5 stones	Emery wheel		
Hay carrier hook		Hay carrier hook	
2 Hay carriers		2 Hay carriers	
2 Hay blocks		2 Hay blocks	
2 Logging blocks		2 Logging blocks	
150 Ft. 3/8" rope		150 Ft. 3/8" rope	
250 Ft. 3/8" cable		250 Ft. 3/8" cable	
1 Set team spreader	Manure spreader		
4 Car drive shafts	Drive shafts		
2 Car radiators	Auto tank		
2 1/2 Gal. water pipe 25'	Pieces of pipe		
2 Mowing machines	Mower remains		
10 Walking plows	10 Plows (Misc.)		
1 Dble. Moldboard plow	Dble. Moldboard plow		1 Champion and 1 McCormick
2 Set Bob sleigh	Set old bob sleighs		
2 Horse potato hiller		2 Horse potato hiller	
Ford front axle	Axle		
5 Crosscut saws	2 Crosscut saws	3 Crosscut saws	
2 Falling saws	1 Drag saw	1 Falling saw	
4-12 Gal. Oil drums	Oil drums		
2-45 Gal. gas drums		2-45 Gal. gas drum	
6 Truck rims	Truck rims		
Ice cream can		Ice cream can	
Black 1" Water pipe 20'		Black 1" Water pipe 20'	
Tractor fan		Tractor fan	
Tractor exten. draw bar	Iron wheel tractor wagon		

Inventory as signed	Sold at auction	Unaccounted for	Remarks
Schedule B.			
45 Gal. drum boiler with taps		45 Gal. drum boiler with taps	
Blacksmiths swages & cutter		Blacksmiths swages & cutters	
Blacksmiths tools	Blacksmiths tools		
Set Ferriers tools		Set Ferriers tools	
10 Lbs. cup grease		10 Lbs. cup grease	
Sheepshearing machine	Sheep shearing gear		
2 Universals with drive shaft (White truck)	2 Drive shafts		
60' - $\frac{3}{4}$ " Rope	Universals	60' - $\frac{3}{4}$ " Rope	
6 Plow shares	Plow shears	12 - 5 Gal. oil cans	
12 - 5 Gal. oil cans			
1 Bucket pump	Pump and buckets		
1 Chain hoist	Chain and windlass		
1 Oil strainer		1 Oil strainer	
3 Inner tubes		3 Inner tubes	
1 Rolling cutting wheel		1 Rolling cutting wheel	
Light blacksmiths forge	Forge and blower		
Rim jack		Rim jack	
10 Ft. 150 lb. pressure hose		10'-150 lb. pressure air hose	
Choker with $\frac{3}{4}$ "x12' cable		Choker with $\frac{3}{4}$ "x12' cable	
4 Small hand scythes		4 Small hand scythes	
1 Wheelbarrow	Wheelbarrow		
Gas funnel		Gas funnel	
14 Sile bands		14 Sile bands	
20'x3" belt		20'x3" belt	
Truck jack 10"		Truck jack 10"	
Grass seed box drill	Planet jr. seeder box		
U Belts $3\frac{1}{2}$ "x12"		U Belts $3\frac{1}{2}$ "x12"	
U Belts $2\frac{1}{2}$ "x6"		U Belts $2\frac{1}{2}$ "x6"	
Shafting $2\frac{1}{2}$ "x3'		Shafting $2\frac{1}{2}$ "x3'	
2 Footstrap brackets for truck		2 Footstrap brackets for truck	
Potato hiller bottom		Potato hiller bottom	
2 Ford A motor blocks	Old car blocks		
2- $\frac{1}{2}$ Gal water pipe 10'		2- $\frac{1}{2}$ Gal. water pipe 10'	
Galvanized sheet		Galvanized sheet	
Ford truck rear axle	Rear axles		
Cultivator sweep	Drag harrow sweep		
80' Red barbed wire		80' Red barded wire	
4 Tires 32x4 $\frac{1}{2}$	Tires		
Pulley 9"		Pulley 9"	
Camp stove	Part scales	Camp stove	
Hand buck saw		Hand buck saw	
Heavy rope hoist		Heavy rope hoist	
Wire stretch with rope		Wire stretch with rope	
Hay bale hook		Hay bale hook	
1 Gamble		1 Gamble	
Grinding stone	Grindstone		
Platform scales	Platform scales		
Wooden barrel 50 gal.	Barrel		
Horse spreader chain		Horse spreader chain	
$\frac{3}{4}$ " Wire cable 120'		$\frac{3}{4}$ " Wire cable 120'	
$\frac{3}{4}$ " Choker with 12' cable		$\frac{3}{4}$ " Choker with 12' cable	
100' - $\frac{1}{2}$ " Water hose		100' - $\frac{1}{2}$ " Water hose	
Delaval No. 15 Cream separator	Separator bowl		
$\frac{3}{4}$ " Cable 50' - 2 hooks		$\frac{3}{4}$ " Cable 50' - 2 hooks	
$\frac{3}{4}$ " Loading cable with hooks		$\frac{3}{4}$ " Loading cable with hooks	
48" Shoulder yoke		48" Shoulder yoke	
Blacksmiths forge		Blacksmiths forge	
Anvil	Anvil		
Dragsaw with 2 saws		Dragsaw two saws	
Leg vise	Blacksmiths vise		
Wagon jack		Wagon jack	
18 Sile bands		18 Silo bands	
2 Cast flangs	Iron		
10 Slide filler buckets		10 Slide filler buckets	Miscellaneous
1 Single donkey drum		Single donkey drum	
3 - 8 Ft. barn door track		3- 8Ft. barn door track	
3 Model T. Ford rear ends	Model T. Ford rear ends		
Ice cream freezer	Ice cream freezer		
Double gear power drive (with pulley)		Double gear power drive (with pulley)	

Inventory as signed	Sold at auction	Unaccounted for	Remarks
Schedule B.			
Grain drill	Moniter seed drill		
Land roller	Land packer (3 section rollers)		
Set drag harrows		Set drag harrows	
2 Hay rakes	1 Massey Harris rake		
1 Wagon	Old wagon		
Front wheel and axle of wagon	Wagon gear		
Team disc. harrows		Team disc. harrows	
Horse buggy	Canopy wagon		
Gang plow	Gang plow		
Hay tedder	Hay tedder		
12 Disc. blades		12 Disc. blades	
Feed chopper		Feed chopper	
6 H.P. Gas Engine	Remains White engine		
Team manure spreader		Team manure spreader	
Wagon		Wagon	
Turnip chopper		Turnip chopper	
Round cast feed boiler	Feed cooker		
Half round feed boiler		Half round feed boiler	
Horse press		Horse press	
91 Bundles shingles		91 Bundles shingles	
Water trough		Water trough	
Water trough		Water trough	
Whe. acting force pump		Dble. acting force pump	
Cast bath tub trough		Cast bath tub trough	
Stump puller with chain		Stump puller with chain	
2 Harrow hitch		2 Harrow hitch	

GENERAL SUMMARY

File 4822.

Yukichi KISHIMOTO

Reg. No. 06132.

This 59-year old Naturalised-Canadian Farmer from Courtenay, B. C., signed a Custodian "JP" declaration form on the 20th April, 1942. He was evacuated on the 22nd July, 1942.

His wife, Yo (File 6506), signed a Custodian "JP" form on the 28th April, 1942, declaring no chattels. She was evacuated on the 22nd July, 1942.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary dated Apr. 9/42, for particulars of Courtenay farm (253.1 acres). On the 14th June, 1944, The Director, Soldier Settlement & Veterans' Land Act advised that he had had this property appraised and made an offer of \$9,660.00, his appraised value, less 2%, or \$9,467.00. He was informed (June 30/44) that the property had been included in Custodian Catalogue (No. 529) and advertised for sale, and that the Custodian held an offer of \$10,100.00, the Director being given an opportunity to match this offer, which he did on June 30/44. Net proceeds (\$9,541.40) were credited to this account as at 30th June, 1944, a statement of the transaction being mailed to owner on June 1/45.

A Messuage Tenure interest in another property is dealt with below under "Personal Property".

Personal Property: This evacuee declared ownership of a Dwelling built on land owned by Canadian Collieries Ltd., who recognized no outside equity in such buildings, of which there were many. However, as a result of negotiations initiated by this office the Company agreed to make an ex gratia payment based on the salvage value to them of all the buildings owned by evacuees and internees. This value was established by a joint inspection by the Company's construction engineer and Matt Brown, Custodian Agent, the payment accruing to this account being \$35.00, of which evacuee was advised in our circular letter of Sept. 9/43.

Dairy and farm equipment and household and personal effects come under the following 4 headings: Those listed under Schedule "A", attached to and forming part of the lease agreement made by the owner to provide for the continued operation of his farm; those listed in Schedule "B" representing farm implements left for safe keeping in a strong locked and boarded-up barn; those left in the family home, consisting of household and personal effects; and those stored with Matt Brown. The summary attached to Mr. Green's memo of May 2nd, 1945, deals with the chattels listed in Schedules "A" & "B" and auction sheets dated March 24th, 1945, lists farm and household effects sold. Usual Chattels Schedule remains to be made.

Livestock: Of 2 horses included in the lease one died a natural death, the other being included in auction sale of farm equipment.

(Over)

File 4822.

Specified Articles: The Chevrolet Truck mentioned in late references on file refers to the "remains of Chev. Truck" sold for \$10.00.

Bills Receivable: (1) No action was taken by this office with regard to \$25,000.00 in doubtful trade accounts, declared without any details being supplied.

(2) A Promissory Note for \$800.00 dated Apr. 1/45, carrying interest @ 2%, was retired (Nov. 1/44) before due date (Apr. 1/48) by maker, L. A. Hunt, Lessee of Yukichi KISHIMOTO'S farm. Proceeds (\$800.00) and interest (\$41.33) were credited to this account Nov. 1/44.

A further list of outstanding trade accounts against fellow-countrymen, filed with Matt Brown Nov. 26/42, was dealt with as follows:

- (1) \$ 9.10 Sokichi KIYONAGA (File 7999). Balance of Milk account to Mar. 15/42. Debtor written to Jan. 28/43. There is no evidence on file of any reply having been received.
- (2) \$ 26.70 Tauchi KADOGUCHI (File 4604). Balance of Milk account to Mar. 30/42. Debtor written to Jan. 28/43. Paid direct by debtor (see Apr. 21/46).
- (3) \$110.14 Mondo ARAKI (File 5417). Debtor written to Jan. 28/43. Confirmed Dec. 7/43, but unable to pay.
- (4) \$350.94 Yaeki OBARA (File 5566). Debtor written to Jan. 28/43. No reply received and claimant advised (Aug. 29/47) that funds in hand (\$25.00) were being remitted to Yaeki OBARA.
- (5) \$ 10.05 Jukichi SORA (File 5185). Debtor written to Jan. 28/43. Questioned by Jukichi SORA and claimant advised (Sept. 23/47) that funds in hand (\$10.05) were being remitted to Jukichi SORA.
- (6) \$ 4.90 Nobuko YANO (File 5367). Debtor written to Jan. 28/43. No reply received and claimant advised (Aug. 29/47) that funds in hand (\$25.00) were being remitted to Mrs. Nobuko SHINOHARA (nee YANO).
- (7) \$358.84 Mrs. Yoshino KATO (File 4604). Debtor written to Jan. 28/43. Queried by widow Feb. 2/43.
- (8) \$125.00 Tsuneo OBARA (File 6488). Debtor written to Jan. 28/43. Questioned but not denied by debtor.
- (9) \$860.00 Ghuichi YAGUCHI (File 5569). Balance of debt, reduced by small instalments (1922-1942) from \$1,150.00. Debtor written to Jan. 28/43. No reply received.

(Over)

File 4822.

Bonds, Shares, etc.: One share in Grain Growers Company of Canada, declared in "JP" form, was received (Aug. 28/42) through Matt Brown, Cumberland Agent, for safe-keeping.

Bank Accounts: Deposits in the Royal Bank of Canada, Courtenay (\$1500.00 in his own name and \$100.00 the name of each child) did not come under our administration.

Life Insurance: None.

Liabilities: There are no outstanding claims in this file at the present time, the only debts recorded therein (2) are shown as having been liquidated.

Funds: There is a balance of \$12,018.60 standing at the credit of this account at the present time.

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

29th October, 1947.

McNeill

RCB/P.

June 11, 1945

1029

NAME KISHIMOTO, Yoshichi

REGISTRATION NO. 06132

FILE NO. 4822

The following chattels were sold by public

auction at Sutherland, S. C. on March 24, 1945.

- Hay fork and hoe ✓	✓ \$ 0.50 T
- Two broken hay forks ✓	✓ 0.50 T
- Chains ✓	✓ 0.75 <i>misc</i>
- Two old forks ✓	✓ 0.10 T
- Cross cut saw ✓	✓ 1.00 T
- Potato fork and mattock ✓	✓ 0.10 T
- Four old forks ✓	✓ 1.00 T
- Small sundries	0.50 <i>misc</i>
- Remains of Chev. truck	✓ 10.00 ✓ <i>misc</i>
- Hover pole	0.50 <i>misc</i>
- Two pieces pipe ✓	✓ 0.20 <i>misc</i>
- Ice cream freezer ✓	✓ 0.50 ✓
- Old tires	✓ 3.00 ✓
- Old water heater ✓	✓ 0.50 <i>misc</i>
- Sile buckets ✓	✓ 1.00 <i>misc</i>
- Pump ✓	✓ 1.00 ✓
- Plow (no name or number) ✓	✓ 6.50 ✓
- Plow (Fluery) ✓	✓ 10.00 ✓
- Plow ✓	✓ 10.00 ✓
- Plow ✓	✓ 5.00 ✓
- Plow (Oliver) ✓	✓ 10.00 ✓
- Plow ✓	✓ 5.00 ✓
- Plow McCormick Deering ✓	✓ 2.00 ✓
- Plow ✓	✓ 3.00 ✓
- Part Cockshut plow ✓	✓ 2.00 ✓
- Plow ✓	✓ 3.50 ✓
- Part platform scales ✓	✓ 1.75 ✓
- Old windlass ✓	✓ 2.00 <i>misc</i>
Total	80.40

Carried forward

80.40

#1

NAME KISHIMOTO, YousichiREGISTRATION NO. 06132FILE NO. 4822

The following chattels were sold by public
 auction at Cumberland, B. C. on March 24, 1945.

	Brought forward	\$ 80.40
- Hand log carrier ✓		✓ 0.25 ✓
- Bar and shovel ✓		✓ 0.50 ✓
- Grindstone ✓		✓ 1.00 ✓
- Pick and bar and small drum ✓		✓ 1.50 ✓
- Cross cut saw ✓		✓ 1.00 ✓
- Blacksmiths tools ✓		✓ 3.00 ✓
- Old wagon ✓		✓ 11.00 ✓
- Champion mower remains ✓		✓ 5.00 ✓
- McCormick mower remains ✓		✓ 25.00 ✓
- McCormick rake ✓		✓ 12.00 ✓
- Massey Harris rake ✓		✓ 10.00 ✓
- Manure spreader ✓		✓ 5.00 ✓
- Set old bob sleighs ✓		✓ 1.00 ✓
- Old drag saw ✓		✓ 32.50 ✓
- Land packer (3 section rollers) ✓		✓ 50.00 ✓
- Wagon gear ✓		✓ 1.00 ✓
- Disc. ✓		✓ 9.00 ✓
- Hay tedder ✓		✓ 23.00 ✓
- Monitor seed drill ✓		✓ 55.00 ✓
- Woodstock bob sleigh ✓		✓ 4.00 ✓
- Remains of old white engine ✓		✓ 2.50 ✓ <i>Capt</i>
- Remains of old international engine ✓		✓ 5.00 ✓
- Two model T. Ford rear ends ✓		✓ 1.00 ✓
- Old one-horse cultivator ✓		✓ 1.00 ✓
- Old one-horse cultivator ✓		✓ 3.00 ✓
- Double mold-board plow (hiller) ✓		✓ 2.00 ✓
- Gang plow ✓		✓ 8.00 ✓
Total		\$
	Carried forward	353.65
Less: Expenses		\$
Sub-Total Available		\$
Less: Commission - 10%		
Net Proceeds		

NAME KISHIMOTO, Yousichi

REGISTRATION NO. 06132

FILE NO. 4522

The following chattels were sold by public
 auction at Gumbarland, S. C. on March 24, 1945.

	Brought forward	\$ 353.65
Platform scales ✓		✓ 2.50 ✓
Iron wheel tractor wagon ✓		✓ 3.50 ✓
Four sets harrows ✓		✓ 8.00 ✓
Planet Jr. seeder box ✓		✓ 3.00 ✓
Old tires and rims ✓		✓ 1.00 /misc ✓
Heavy wheel ✓		✓ 12.00 ✓
Forge blower ✓		✓ 9.00 ✓
McCormick Deering cultivator ✓		✓ 9.00 ✓
Old wagon ✓		✓ 4.00 ✓
Tractor manure spreader ✓		✓ 20.00 ✓
Wheelbarrow ✓		✓ 1.25 ✓
Old bath tub ✓		✓ 4.00 ✓
Old milk strainer ✓		✓ 1.00 ✓
Two milk pails ✓		✓ 1.50 ✓
Two milk pails ✓		✓ 0.25 ✓
Two milk pails ✓		✓ 0.35 ✓
Four bottle brushes ✓		✓ 0.75 ✓
8 Gal. milk can (old) ✓		✓ 0.50 ✓
Two section harrows ✓		✓ 2.00 ✓
Circular sawing machine ✓		✓ 150.00 ✓
McCormick binder remains ✓		✓ 16.00 ✓
Platform scales ✓		✓ 1.50 ✓
Drill press and bits ✓		✓ 20.00 ✓
Beam scales ✓		✓ 6.00 ✓
Pieces of harness ✓		✓ 0.25 /misc ✓
Tractor trailer ✓		✓ 11.00 ✓
Rapid Easy cut grinder ✓		✓ 2.00 ✓
Total		
	Carried forward	\$ 644.00
Less Expenses		\$
Net Proceeds Credits		\$
Balance of Auctioneers Fees - Payment		
Estimated Gas Transportation - List of		
Remarks		

NAME KISHIMOTO, Youkichi

REGISTRATION NO. 06132

FILE NO. 4822

The following chattels were sold by public auction at Cumberland, B. C. on March 24, 1949.

	Brought forward	\$ 644.00 ✓
Model T, Ford engine ✓	✓	10.00 ✓
Rapid Easy cut roller ✓	✓	3.00 ✓
Canopy wagon ✓	✓	10.00 ✓
- Hay press ✓	✓	2.00 ✓
Gear and mesh	✓	7.50 ✓
Broken part scrap	✓	16.00 ✓
Anvil ✓	✓	26.00 ✓
Barrel pump and funnel ✓	✓	8.00 ✓
- Blacksmith's vice ✓	✓	30.00 ✓
- Rusty cable ✓	✓	1.75 ✓
- Barrels	✓	0.25 fine
Drag harrow sweep ✓	✓	0.25 ✓
Froes etc.	✓	0.50 ✓
- Pump ✓	✓	6.00 ✓
Grindstone	✓	0.60 ✓
- Sheep shearing gear ✓	✓	3.00 ✓
Two drive shafts ✓	✓	1.25 ✓
- Shafts ✓	✓	0.25 ✓
Small sundries	✓	1.50 fine
Old singer sewing machine	✓	2.50 ✓
Press ✓	✓	1.00 ✓
Double bed	✓	1.00 ✓
- Feed cooker ✓	✓	11.00 ✓
Rubber auto mat	✓	0.25 J & C pt
- Truck parts ✓	✓	2.00 J & C pt
Hay knife ✓	✓	0.10 ✓
- Truck ring ✓	✓	5.00 ✓
- Axle ✓	✓	0.50 J & C pt
Total		
	Carried forward	\$ 795.20
Wagon - \$100.00		\$
Box - \$100.00		\$
Truck - \$100.00		\$
Machinery - \$100.00		\$
Tools - \$100.00		\$
Feed - \$100.00		\$
Other - \$100.00		\$

NAME KISHIMOTO, YoshichiREGISTRATION NO. 06132FILE NO. 1822

The following chattels were sold by public

auction at Cumbarland, N. S. on March 24, 1944.

	Brought forward	\$ 795.20
Axle✓		✓ 0.25 <i>3 + C pts</i>
Tank auto✓		✓ 0.25 <i>Misc</i>
Separator bowl✓		✓ 0.25 <i>Misc</i>
Flaw shear✓		✓ 0.10 <i>Misc</i>
Oil drum✓		✓ 3.50
Rake teeth✓		✓ 4.50
Universals✓		✓ 0.75
Bearings✓		✓ 0.10 <i>2 + C pts</i>
Bearings✓		✓ 0.10
Scrap iron✓		✓ 1.00 <i>Scrap</i>
Pulley✓		✓ 1.00
Old car block✓		✓ 5.00
Pistons✓		✓ 3.00 <i>3 + C pts</i>
Shovel✓		✓ 0.25
Knife✓		✓ 0.25
Scrap✓		✓ 0.25 <i>Scrap</i>
Scrap✓		✓ 0.25
Scrap✓		✓ 0.25
Barrel✓		✓ 0.80
Iron✓		✓ 1.00
Four red tile		✓ 1.50
Saw filer's board		0.25 <i>Misc</i>
Tires✓		1.00
Scrap iron✓		0.50 <i>Misc</i>
✓ Cream separator✓		0.75 <i>Scrap</i>
Milk cooler✓		✓ 30.00
Four steel milk crates✓		✓ 20.00
Total		6.00
	Carried forward	\$ 577.80
Amount paid		
Net amount due		
Members of Auctioneering Staff present		
Estimated Commission		
Remarks		

NAME KISHIMOTO, Yukiichi

REGISTRATION NO. 06132

FILE NO. 4822

The following chattels were sold by public

auction at Cumberland, B. C. on March 24, 1945.

	Brought forward	\$ 877.80
Milk bottles ✓		10.00 ✓
Milk bottles ✓		3.00 ✓
Red gelding ✓		125.00 ✓
Collar and harness ✓		15.00 ✓
Shop truck ✓		2.00 ✓
Balting ✓		10.00 ✓
Potato planter ✓		35.00 ✓
Tractor plow and bottoms ✓		100.00 ✓
Potato digger ✓		60.00 ✓

Total	(Auctioneer's Fee: \$ 123.62
Less Expenses:	(Advertising: 22.52
	(Movings: 17.06

Net Proceeds Credited:

\$ 1237.80

\$ 163.20

\$ 1074.60

Members of Custodian Staff Present.

Mr. Matt Brown

Extracted from Auctioneering List No.

Cumberland 6.

Remarks.

1237.80
22.52
1266.80

NAME KISHIMOTO, Yukiichi

REGISTRATION NO. 06132

FILE NO. 4822

The following chattels were sold by public
auction at Cumberland, B. C. on December 13, 1944.

Safe
Tools

16.00 ✓
13.00 ✓

Total

Less Expenses: (Auctioneer's Fee) \$ 2.90
(Advertising) 1.16
(Moving) 3.29

\$	29.00
\$	7.35
\$	21.65

Net Proceeds Credited:

Members of Custodian Staff Present,

Mr. Matt Brown

Extracted from Auctioneering List No.

Cumberland 4.

Remarks. *not listed on inventory.*

06132

NAME

KISHIMOTO, Tokichi

FILE
NO.

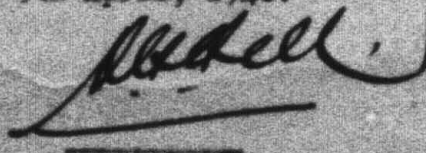
4822 ✓

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Liverpool & London & Globe	<i>Cancelled - Jan. 20/46</i> 66539	\$700.00	Dec.	17th	1944	Dist. Lt. 27, No. 5 Japton, nr. Cumberland, B. C.
Queen Insurance Co.	266979	\$3,930.00	March	28th	1945	Lt. 2 of Sec. 14, Plan 4140, Comox Dist., V.I., B. C.
Queen Insurance Company	<i>Cancelled - 11/11/46</i> 266980	\$1400.	March	28	1945	Lt. 2 of Sec. 14, Plan 4140, Comox Dist., V.I., B.C.

INSURANCE CANCELLED ON COMPLETION OF SALE.

The above summary is certified to be in accordance with the information on sale.

9th April, 1946.



RGB/P.

File No. 4822

CLAIMS DEPARTMENT

May 26th, 1941.

Mr. Youkichi KISHIMOTO - Reg. No. 06132

CREDITORS:

Nil.

DEBTORS:

1. Sodichi KIYONAGA 7989	\$9.10
2. Tuchi KADAGUCHI 4604	26.70
3. Mondo ARAKI 5417	110.14, Debt for adminto: 300.00
4. Yaoki OBARA 5566	350.94
5. Jubichi SORA 5785	10.05
6. Miss N. Yano 5267	4.90
7. Mrs. Yoshino KATO 4606	358.84
8. Tanesbe OBARA 6438	125.00
9. Chuichi YAGUCHI Note 1000. 5229 Groc. 150.	1150.00 860.00

AMCA:ND

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Yukiohi KISHIMOTO.

File No. 4822.

Amount	On	Jap. Valuation	Ass. Value	Appr. Value	Sold for	Remarks
(1) \$26,900.00	3 parcels (63.5, 81.1 & 160 acres) Farmland, near Courtenay, V.I.	\$26,900.00	Land \$12,650.00	\$7,917.75	\$10,100.00	(1) Appraiser (R. V. Hurford, Courtenay) described these 3 parcels of Land as follows: 63.5 acres: 40.0 ac. good bottom land 19.5 ac. good bench land 4.0 ac. stumps and pasture 81.1 acres: 10.8 ac. bench land 40.0 ac. stumps and pasture 30.3 ac. bush land 160.0 acres: 160.0 acres Bush land These parcels are adjoining and are well situated, close to Courtenay, V.I.
(2) \$ 4,500.00	Buildings on above land	\$ 4,500.00	Imp: \$ 650.00	\$1,200.00		(2) The large barn, and other buildings were in active use by owner, and could have so continued but are described by appraiser as old and in poor to very poor condition.
		\$31,400.00	\$13,300.00	\$9,117.75		(3) (4) & (5) All personal property was sold, realizing \$1,266.80, as shown on claim sheet. Theft and normal wear and tear account for a substantial list of articles in "No account, Theft &c" column but not to the value of \$3,521.60 (net amount of personal property claim). In this connection it should be stated that while values given in Schedule "A" were agreed between claimant and his tenant (L. A. Hunt) as representative of actual values at date of Lease Agreement (Apr. 1/42), those in Schedule "B" were, as stated thereon, "Values set by the Lessor for his own use for fire insurance purposes."
\$31,400.00	Correct total					
\$ 1,000.00	Claimant's mistake in addition					
\$30,400.00	Claimant's Real Property total					
\$10,100.00	Acknowledged Custodian Credit					
\$20,300.00	Amount of Real Property Claim					
(3) \$ 4,538.40	"Group A" - Farm Equipment as per Schedules "A" & "B"					
(4) \$ 100.00	"Group B" - Tools, etc. left with Matt Brown as per Schedule "D"					
(5) \$ 150.00	"Group C" - Household chattels left in Dwelling as per Schedule "C"					
\$ 4,788.40	Personal Property total (gross)					
\$ 1,266.80	Acknowledged Custodian Credit					
\$ 3,521.60	Amount of Personal Property Claim					
\$23,821.60	Total amount of Claim					

Vancouver, B. C.
3rd April, 1948.

Lewis Farm 1908 - 1931

Lessee - Yukichi Kishimoto

1908 - 5 year lease of farm which included implements, 47 milking cows, 17 yearling calves, 6 heifers, 1 sow with a litter of 10, 70 sheep and 35 chickens.

Lease agent - William Duncan, Sandwich, B. C.

Particulars

1908	rent	\$ 1,000.00		
	tax	250.00		
	1 team and harness cost	600.00		
		\$ 1,850.00	\$ 1,850.00	
1909	rent	\$ 1,000.00		
	tax	250.00		
		1,250.00	\$ 1,250.00	
1910	Same as 1909		1,250.00	
1911	" " "		1,250.00	
1912	" " "		1,250.00	
	Total 1908 - 1912	\$ 6,850.00		\$ 6,850.00

1913 April 1st, 6 year lease

Lease Agent - Thomas Morgan, Nanaimo, B.C.

Particulars

1913	rent	\$ 1,500.00		
	stock and equipment cost	6,500.00		
		\$ 8,000.00	\$ 8,000.00	
1914	rent	1,500.00	1,500.00	
1915	same as 1914		1,500.00	
1916	" " "		1,500.00	
1917	" " "		1,500.00	
1918	" " "		1,500.00	
	Total 1913 - 1918	\$ 15,500.00		\$ 15,500.00
	Total 1908-1918			\$ 22,350.00

Lewis Farm 1908 - 1931

1919 - 6 year lease

Lease Agent - Thomas Morgan,
Nanaimo, B.C.

Particulars		Carried forward	\$ 22,350.00
1919	Rent	\$ 1,500.00	
1920	rent	1,500.00	
1921	rent	1,500.00	
1922	rent	1,500.00	
1923	rent	1,500.00	
1924	rent	<u>1,500.00</u>	
Total 1919 - 1924		\$ 9,000.00	\$ 9,000.00

1925 - 12 year lease

Lease Agent - Thomas Morgan,
Nanaimo, B.C.

1925	Rent	\$ 1,500.00	
1926	rent	1,500.00	
1927	rent	1,500.00	
1928	rent	1,500.00	
1929	rent	1,500.00	
1930	rent	1,500.00	
1931	rent	<u>1,500.00</u>	
Total 1925-1931		\$ 10,500.00	\$ <u>10,500.00</u>

Total expenditure
1908 - 1931 \$ 33,700.00

Note : In 1931 Mr. Lewis died leaving farm to Mr. Griffiss

ENEMY SECTION	
Rec'd	AUG 23 1944
File No.	
Ans'd	
Refer'd	

MEMORANDUM

File No.: 4522

August 23rd, 1944.

To: Mr. Wright

From: Mr. Green

Re: Catalogue Number 529
Gumperland
Yasukichi KISHIMOTO
Property sold to Director of
The Veterans' Land Act

Re Mr. Peter's of July 28th to Mr. Todrick asking him to call on you, the following information may be of assistance to you. As I suppose the Director of the V.L.A. is not interested in the contents of this farm, it is particularly important that we should be informed when the tenant is given notice or vacates in order that we may hold an auction. The effects consist of the following.

(1) Schedule 'A' to the lease being dairy equipment and farm implements leased to the tenant including two horses.

(2) Schedule 'B' being farm implements left for safekeeping.

(3) Household furniture as per the Japanese list attached to the "JP". This is apparently not in use.

(4) Finally, stored with Matt Brown as per the fourth sheet of list in "JP".

All the above should be disposed of on the premises at the same time.

MEMORANDUM

File No. 4822

February 8th, 1945.

TO: Mr. Wright

FROM: Mr. Green

RE: Yonkichi KISHIMOTO

ENEMY SECTION	
Rec'd	FEB 20 1945
File No.	
Ans'd	
Refer'd	

As you have had something to do with this file I am addressing this memo to you and request that you put the matter before the Rural Advisory Committee at their coming meeting.

Perhaps you would begin by reading my letter to Mr. Matt Brown of January 22nd, which gives him instructions as to the method of disposal of the equipment on this farm. As you are aware the farm itself has been sold to the Director of the Veterans Land Act, and the present tenant, Mr. Hunt, is the operator with whom the evacuee made his original lease agreement.

The lease includes two schedules, one, Schedule A, covering items leased to the Lessee, and stating as follows:

"The lessee shall return the said implements to the lessor in as good state of repair as present, reasonable wear and tear and damage by fire and tempest excepted, at the expiration of the term hereby created or replaced or pay the value set on any implements in said Schedule A not so returned."

In accordance with our usual arrangement I have had Mr. Felix Thomas, appraiser and auctioneer at Courtenay, value certain of these articles which Mr. Hunt wishes to purchase. These are set out below. You will see that they include one item from Schedule B with which I deal later.

		Sch'd:	
Cream separator	25.00	"A"	100.00
Milk cooler	20.00	"	48.00
Four steel milk crates	6.00	"	12.00
Milk bottles	10.00	"	-
Milk bottler	3.00	"	20.00
Red horse (Spark)	100.00	"	150.00
Collar and harness	15.00	"	35.00
Chop truck	2.00	"	7.50
Endless (?) belt	10.00	"	25.00
Potato planter	35.00	"	50.00
Tractor plow and bottoms	100.00	"B"	200.00
Potato digger	60.00	"A"	100.00
	<u>\$386.00</u>		<u>\$747.50</u>

COPY

MEMORANDUM

File No. 4822.

TO: Mr. H. F. Green.

FROM: Mr. R. G. Bell.

February 16, 1945.

Re: Youkichi KISHIMOTO - #06132.

Your memorandum of the 8th instant to Mr. Wright has been perused with interest. As I do not see eye-to-eye with you on the question of values, I would like to make the following comments:

(1) Schedules "A" and "B" were attached to and formed part of the original Lease Agreement. Both schedules are signed by both parties to the Agreement. Values in Schedule "B" (Equipment left for safe-keeping, not for use) are qualified by the sub-heading "Values set by the Lessor for his own use for fire insurance purposes", whereas Schedule "A" (Dairy Equipment and Farm Implements leased to Lessee) carries no such qualification and confirms my understanding that the values listed in Schedule "A" were mutually agreed and accepted as the proper and correct values at that time (1/4/1942).

(2) Also, my understanding is that the Lessee was expected, and in fact did himself expect, at the time we called on him in October, to pay for anything taken over from Schedule "A" at the price listed therein.

(3) The appraisal of Mr. E. Felix Thomas (Auctioneer and Notary Public of Courtenay), i.e. \$386.00, against \$747.50 shown in Schedule, appears to me much too low, and this would appear to be confirmed by a recent appraisal which we are fortunate in having on another file.

(4) The other appraisal referred to is by Mr. A. H. McPherson, well-known Live Stock Auctioneer and appraiser of Victoria, who writes (5/1/1945 on File 651):

"I also went through all the implements and valued them at the same figures as previously as implements are harder to get than heretofore and even with a few years wear are still worth as much".

His original appraisal (\$1,096.00) formed part of the Schedule attached to the Lease Agreement dated 11/4/1942 covering the Rinzo ONO farm at Saanich (near Victoria), which is very similar to the Youkichi KISHIMOTO farm near Courtenay.

"R. G. B."

RGB/GH

February 23rd, 1945

MEMORANDUM

TO: MR. F. C. SHEARS
FROM: MR. E. W. WRIGHT
RE: Youkichi KISHIMOTO,
Lot 2, Section 14, Comox District, Map 4140,
Section 15, containing 93.1 acres, and Section 159,
containing 160 acres

The property above described was owned by Youkichi KISHIMOTO and was sold to the Director, Veterans' Land Act for the sum of \$10,100.00. The Advisory Board approved the sale on July 5, 1944.

Prior to evacuation, the owner leased the premises to Mr. L. A. Hunt and you may remember that Messrs. Green and Bell attended Mr. Todrick, Solicitor for the Soldier Settlement Board with me on the 28th of September, 1944, and it was arranged that the Soldier Settlement Board Representative would meet Messrs. Bell and Green when they visited Vancouver Island last October. Mr. Green tells me that they included this case in their general report and I think it would be advisable to take the report before the Advisory Committee as this matter should be dealt with by them at the next regular meeting.

Messrs. Bell and Green arranged with Felix Thomas, Appraiser and Auctioneer, at Courtenay, to value certain articles which Mr. Hunt, the tenant, desired to purchase. These items are listed in the lease and valued at \$747.00, whereas the appraisal fixes the present value at \$386.00. Mr. Hunt is willing to pay \$386.00, and Mr. Green recommends that the offer be accepted. This recommendation is included in a memo from Mr. Green addressed to me on the 8th instant.

Accompanying Mr. Green's memo, however, is a memo from Mr. Bell, indicating, as he puts it, "I do not see eye to eye with you on the question of value". Mr. Bell suggests that the valuation of Thomas is much too low and refers to a report by Mr. A. H. McPherson, (see File No. 651). I will take this file along to the Board Meeting, though at the moment cannot see how such evidence is admissible, as this is evidently a report on chattels located on a different property.

I am concerned about paragraph 2 of Mr. Bell's report to Mr. Green, as follows:

"Also, my understanding is that the Lessee was expected, and in fact did himself expect, at the time we called on him in October, to pay for anything taken over from Schedule 'A' at the price listed therein".

In this connection, please note letter from Mr. E. F. Thomas to Matt Brown, dated February 2nd, 1945, in part as follows:

"Since our visit to the farm, I have had two sessions with Mr. L. A. Hunt and now list hereon below a number of articles upon which Mr. Hunt has agreed to accept at their various appraisals. I may say that Mr. Hunt's offer was, in a number of

MEMORANDUM

TO: MR. F. O. SHREVE

February 23rd, 1943

instances, below that of my valuation; but Mr. Hunt decided to agree to our price rather than have the articles concerned go to auction. There are also a number of other articles upon which Mr. Hunt tells us he intends to bid at the auction".

The question of missing articles also enters into this case and for this reason I suggest that Mr. Green attend the Board Meeting as he has first hand information and is therefore in a much better position to answer questions the Committee will raise.

One cannot overlook the final paragraph in Mr. Thomas' letter of February 2nd, 1943, as follows:

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

If you think we should have someone else appraise these articles, I will ask Mr. Green to wire Matt Brown today.

K. V. WRIGHT

KVW/JF

March 7th, 1945

MEMORANDUM

TO: MRS. HARNOP

FROM: MR. K. W. WRIGHT

RE: Minutes of Board Meeting, March 2nd, 1945
Yukichi KISHIMOTO

Mr. Wright reported that the property owned by the above named in the Camex District, containing about 250 acres, was sold to the Director, Veterans' Land Act for \$10,100.00, sale having been approved by the Committee, July 5, 1944.

Prior to evacuation, the owner leased the premises to Mr. L. A. Hunt and arrangements were made for him to carry on the operations of the farm by the Director, Veterans' Land Act. Certain articles were required and Messrs. Bell and Green attended with a representative of the Director, Veterans' Land Act, and agreed that essential articles would be sold with the approval of the Advisory Board and the remaining chattels should be disposed of by Auction Sale and that this sale would take place on the property.

An appraisal of the essential items was obtained indicating that the present value amounted to \$386.00, and Mr. Hunt was willing to pay this amount. Mr. Bell felt that the valuations placed on the implements were somewhat low and in view of this, Mr. Green arranged with our Agent, Mr. Matt Brown, to secure a second appraisal from Messrs. F. C. & K. L. Pearce. Their report, dated 23rd of February, 1945, was read, fixing the price of the items to be sold to Mr. Hunt at \$416.00.

The Committee approved the sale to Mr. Hunt, provided he would pay the amount indicated in the higher appraisal, \$416.00.

K. W. WRIGHT

KWW/JF

MEMORANDUM

File No.: 4822

May 2nd, 1945.

To: Mr. Bell

From: Mr. Green

Re: KISHIMOTO, Youkichi

Auction results of the farm equipment belonging to this evacuee have now been received and compared with Schedules attached to the original lease. I have made three copies of this comparison in case you feel that the matter should be taken further with Mr. Brown or Mr. Felix Thomas and comment as follows.

Schedule A. (to be returned in as good state of repair as present, fair wear and tear excepted or to be replaced or paid for as per value set thereon). As far as can be seen, most items have been accounted for. The horse died and correspondence on file indicates that this happened in the course of nature.

Attached I have shown a recapitulation of the value as originally set as compared to the proceeds of sale at auction. You will see that the proceeds of auction sales are a little over one-third of the original valuation. While this is not altogether satisfactory, I very much doubt if the matter can be pursued any further with success.

Schedule B. (These were to be stored and the values set on them were for fire insurance only. Reasonable means were to be taken to see that they were not lost). From the attachment you will see that the picture here is not so good, since a considerable number of items appear to be missing. The comparison between the original valuation and the actual money received, shows that the latter is only about twenty-five percent of the former. Here again, however, I do not know that anything can be achieved by following this matter further. Perhaps the first step would be to report these transactions to the Japanese and see what his reaction is as the preliminary to discussing this question further with Messrs. Brown and Thomas.

BFG:IF

MEMORANDUM

File No. 4822.

TO: Mr. H. P. Green.

FROM: Mr. R. G. Ball.

May 28th, 1945.

Re: Yonkichi KISHIMOTO - Reg. No. 06132.

Thank you for your Memorandum regarding the liquidation of the Farm Equipment, etc., on the above Evacuee's farm near Cumberland, V. I. (69.5, 93.1 and 160 acres sold to S.S. & V.L.A.).

Responsibility for the loss of goods listed in Schedule "B", which the owner stored in a strongly built, locked barn on the farm, is a question that must be decided by our seniors. The values shown being for insurance purposes may have been somewhat on the high side. It is noted that proceeds of sale is about 25% of total (insurance) value.

In the case of Schedule "A", I consider results less than the best that could have been done in owner's interest. In this case the goods listed formed part of the lease, the value of each article being established by the joint signatures on the lease agreement, of which this schedule formed an integral part.

It is noted that the sale of these goods realized about one-third of listed value and, in view of our experience with File 651 (where increase in current value of similar equipment was accepted as counter-balancing "fair wear and tear" and original list values paid in full), I do not think the settlement effected with Lessee through the services of Mr. Felix Thomas to be satisfactory.

I do agree with you, however, that there is little that can now be done through Mr. Felix Thomas, Mr. Matt Brown (our Agent) or Mr. L. A. Hunt (Lessee).



RGB/P.

MEMORANDUM

File 4822.

TO: Mr. J. W. G. Hunter.

FROM: Mr. R. G. Bell.

April 3rd, 1948.

Re: Yukichi KISHIMOTO - Reg. #06132.

This claimant's "JP" declaration of Chattels consisted of the following schedules:

"A" totalling \$1,648.75, being agreed value of Farm Equipment, the use of which formed part of lease agreement between Yukichi KISHIMOTO and his tenant.

"B" totalling \$2,915.65, being owner's value, for Insurance, of Farm Equipment stored in locked and boarded-up barn (which was subsequently broken into).

\$4,564.40 Total of "A" and "B" listed as "Group A" in claim, where total is shown as \$4,538.40.

"C" totalling \$ 712.50 being Household furniture and effects, unknown quantities of which are assumed to have been sold and/or shipped. This item is listed, in detail, in claim as "Group C" for a total of \$150.00.

"D" totalling \$ 877.50, representing Yukichi KISHIMOTO'S idea of the value of Tools, etc., left with Matt Brown, Cumberland. Most of these items are believed to have been shipped to him. Total amount claimed under this heading, as "Group B", is \$100.00.

Attention is drawn to office memorandum of May 28th, 1945, on the subject of values.

Total value (owner's figures) of goods shown as "Sold with Real Property" is \$379.40.

RGB/P.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE J.L. 753

518 Rogers Building,
Vancouver, B.C.
June 14th, 1944.

The Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

Rec'd	JUN 14 1944
File No.	
Ans.	<i>Grant</i>
Returned	

Dear Sir:

Re:-(1) Lot 2, Sub.Div.of Pt.of Sec.14,
Comox Dist., Plan 4140.
(2) Section 15, except Plans 3827 and
4090, Comox Dist.
(3) Lot 159(exc.E.& N. Rly.Reservations)
Comox Dist.
(Yukichi KISHIMOTO Property)

529

The above mentioned properties were not included
in our original offer for properties on Vancouver Island.

We now have an appraisal of these holdings and
they are valued at \$9,660.00. They have been considered by our
Regional Advisory Committee in Victoria and it has been decided to
offer you the appraised value of \$9,660.00 less 2% which was the
basis your Committee agreed to accept for Vancouver Island and Gulf
Island properties.

*9660
193
9612*

Our information is that the property is rented
on a month to month basis. If this is correct we would be prepared
to take an assignment of the lease.

Kindly advise if this offer meets with your
approval.

Yours truly,

I.T. Barnet
(I.T. Barnet)
District Superintendent.

ITB/GW



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE **JL 785**

Rec'd	JUL 20 1944
File No.	489-2
Ans.	
Referred	

518 Rogers Building,

Vancouver, B. C.

July 19, 1944

529.
Calderon No. 529

F. G. Shearn, Esq.,
Director, Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I am instructed to complete the purchase from the Secretary of State at a price of \$10,100.00 of the following lands of Yukichi Kishimoto, an evacuated Japanese, viz:

- (1) Lot 2, Subdivision of Part of Section 14, Plan 4140, Comox District
- (2) Section 15, except parts shown on Plans 3827 and 4090, Comox District
- (3) Lot 159, Comox District

The purchase price is to be paid upon production to me of Certificates of Indefeasible Title in the name of "The Director, Veterans Land Act" free of encumbrances. I shall therefore expect to hear from you in due course when title has been obtained in the Director's name.

My instructions are that it is a further condition of the purchase of the said lands by the Director that any lease or leases in existence in respect of any part of the lands will be assigned to us and the rentals payable thereunder will be adjusted pro rata as of the 30th ultimo, the date on which the District Superintendent accepted your offer to sell.

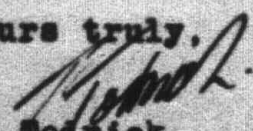
P. G. Shears, Esq.

-2-

19/7/44

If, therefore, there are any written leases affecting the property I would be glad if you would send me copies thereof at your early convenience so that I may draw the requisite assignments. If there are any parole leases affecting the properties I would be glad if you would advise me of the terms and conditions thereof.

Yours truly,


T. Todrick
DISTRICT SOLICITOR

TT/MM

4822.
Cat. No. 529.

October 25th, 1944.

REGISTERED MAIL.

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

Dear Sir:

Re: Yukichi KISHIMOTO - Reg. No. 06132.

When we visited the Kishimoto farm on the 10th instant among the subjects discussed with Mr. L. A. Hunt was that of his Promissory Note for \$800.00.

This Note is not due until the 1st April, 1945, but it was arranged between Mr. Hunt and the undersigned that this Note would be forwarded to you and that Mr. Hunt would pay it on presentation, plus interest @ 2% to date of payment, i.e.,

\$800.00 Principal of Note dated 1/4/1942

\$41.33 Interest @ 2% from 1/4/1942 to 31/10/1944

\$841.33 Total required to retire Note on or before the 31/10/1944.

We enclose the Promissory Note herewith, together with duplicate of this letter for Mr. Hunt, the former to be turned over against payment as arranged.

With the writer's best wishes and thanks to Mr. Hunt and yourself for courtesies and co-operation received during his recent visit.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

c.c. to Mr. L. A. Hunt,
Courtenay, B. C.

January 22nd, 1945.

Mr. Matt Brown,
P. O. Box 431,
Cumberland, S. C.

Dear Sir:-

Re: Youkichi KISHIMOTO

We regret that we have been so long in dealing with the effects on the property of the above Japanese but we are now advising you the way in which we should like it handled.

There are two schedules to the Lease and we are attaching a copy of these to the duplicate copy of this letter which we suggest that you hand to Mr. Felix Thomas as his instructions for action. We deal with these Schedules as follows.

(1) Schedule A. This covers items leased to the lessee and calls for the following comments.

(a) The tenant wishes to buy some which are in actual use by him.

(b) The Lease states "The lessee shall return the said implements to the lessor in as good state of repair as present, reasonable wear and tear and damage by fire and tempest excepted, at the expiration of the term hereby created or replaced or pay the value set on any implements in said Schedule A not so returned."

(c) Some items may reasonably be regarded as fixtures, e.g. the hay carriage which would be included in the sale of the real property.

(d) Some items may be missing or valueless and the question of payment for these may arise.

Under these circumstances, we suggest that Mr. Thomas should act as follows:

(1) He should have Mr. Hunt point out to him the items that he, the tenant, wishes to buy. Mr.

Thomas should appraise these items, find out whether Mr. Hunt is willing to pay the appraisal and then refer to us a list of the items together with the prices set by him. We will then get this approved by the Rural Advisory Committee and the sale of these items may be completed. In this connection, we would ask that Mr. Thomas bear in mind the prices shown on Schedule A. If it appears that they were reasonable in the first place (which may or may not be the case) but that depreciation has been unduly heavy, allowance should be made for this in his appraisal and the appraisal increased somewhat in order to take care of the the lease provision quoted under (b) above. We quite understand that this will be difficult but ask that Mr. Thomas does his best.

We recall that one of the horses died and has been replaced by Mr. Hunt with another animal. Having regard to the age of the deceased horse as confirmed by neighbours, Mr. Thomas might recommend whether the replacement provided by Mr. Hunt should be charged to him (i.e. added to the appraisal total) or whether the death of its predecessor may be reasonably attributed to "fair wear and tear", in which case, no further action is called for.

(2) The remaining items in Schedule A may be offered for auction together with items under Schedule B below. As a preliminary, we think that Mr. Thomas should examine these items and compare the approximate present valuation with the prices shown in the Lease; if it appears that these original prices were reasonable and that undue depreciation has taken place, and if furthermore, this is confirmed by low prices obtained by auction, we may consider whether there will be any claim against Mr. Hunt when the actual auction prices are to hand.

(2) Schedule B. The prices on this Schedule may be ignored since they were set for fire insurance purposes by the lessor. All that it will be necessary to do will be to prepare them for auction, first appraising and making provisional arrangements for sale to Mr. Hunt of any items in use by him on the same lines as given in the first part of our instructions under Schedule A.

Date and Method of Auction. We will, of course, leave to Mr. Thomas the decision as to when the auction should be held having regard to the arrangements that he may

Mr. Matt Brown

- 3 -

Jan. 22nd, 1945.

make with Mr. Hunt and the best time for neighbouring farmers. We request that Mr. Thomas makes a special endeavor when preparing for this auction to list the items in the same order and under the same description as shown in the attached schedules. Any items which he considers too old or otherwise not worth offering for auction might be mentioned with explanatory remarks. Mr. Hunt should also be queried and an explanation obtained for any missing items.

We realize that the above is a very considerable assignment but we believe that with your assistance, Mr. Thomas will be able to arrange things satisfactorily. Finally, we should mention for our own records, that we do not recall any articles of value at all on the residence belonging to this Japanese but if any can be found, they should, of course, be included in the auction.

Yours truly,

H. F. Green
Protection Department

HFG:IF

P. O. Box 431,
Cumberland, B. C.,
Feb. 3/45.

Mr. R. G. Bell,
Administration Dept.,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	FFB 6 1945
File No.	4822
Ans	Green
Referred	

Dear Sir:-

Re: Youkichi Kishimoto. File #4822

Kindly find enclosed letter received from Mr. Felix Thomas, Courtenay, B. C. as to results from our visit to Kishimoto Farm. On checking the misc. equipment we found same in very poor condition as mentioned in Mr. Thomas' letter.

When this equipment is segregated and placed out in separate lots it will look much better. Mr. L. A. Hunt hopes to buy further articles, other than those he has listed, at the time we hold the Auction.

Waiting your instructions at an early date.

Yours truly

Matt. Brown

Matt. Brown
Custodian Agent

MB/GB
Encl.

Lot 6 File #4822 June 4, 1945.

CUMBERLAND AND DISTRICT STORAGE AND SALES

PERSONAL AND HOUSEHOLD GOODS, ETC.

I, the undersigned, ^{To} ~~Office of Custodian~~
of ~~Vancouver, B. C.~~ have stored my personal goods, as listed, in
care of Matt. Brown, Cumberland, B. C. The listed goods are stored at the owner's
risk, which will be properly taken care of, as to any regulations, Dominion or Provincial,
under the evacuation orders.

No. of Packages:

.....1.....

...KISHIMOTO...Y.....

Registration No. Q6314.....

Agent
~~Witness~~ Matt. Brown.....

Matt. Brown, Agent
P. O. Box 431

Shipped Freight Prepaid to Vancouver, B. C.,
for Future Storage.

1 Trunk Effects #8 146 lbs.

P. O. Box 431,
Cumberland, B. C.,
June 15/45.

Mr. R. G. Bell,
Administration Dept.,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd.	JUN 18 1945
File No.	4822
Ans.	MB
Referred	Bell

Dear Sir:-

Re: 1930 Chevrolet Truck. File #4822.

upto Matheson
Mc Pherson

In reply to your letter of June 7/45
on the above truck. Mr. W. R. Cresswell
is a farmer in the Sandwick district.
Having no phone I called on Mr. Felix
Thomas, Auctioneer, Courtenay, B. C. to
get his remarks. He states that the truck
that Mr. Cresswell bought at auction for \$10.
was in very poor shape. The only value
being the engine. As far as we know this
party is remaking a truck for farm use.

Anything further kindly advise.

Yours truly

Matt. Brown

Matt. Brown
Custodian Agent

MB/GB

*This letter not seen by me
until Aug 10/45
Matheson*

August 10, 1945.

Your File NVR/115080
ACCOUNTS

Motor Vehicle Branch,
Victoria, B. C.

Dear Sirs:

In reference to your letters of May 31st, August 2nd and 9th, we wish to advise that the Custodian sold to Mr. W. R. Gresswell, Sandwick, B. C., at auction on March 24th, 1945, the remains of a Chevrolet truck.

As these "remains" were in such condition as to be classified as junk, we would appreciate your advice as to whether it would be in order for this office to issue a Notice of Transfer for a motor-vehicle. This department did not sell Mr. Gresswell a motor-vehicle.

It is possible that Mr. Gresswell has incorporated the parts purchased from this office into a vehicle which he has built. Is it not possible for Mr. Gresswell to obtain a new registration for a rebuilt vehicle?

Unless your department has some form of transfer that would cover the transfer of motor-vehicle parts, we do not see how we can sign a transfer to Mr. Gresswell.

We would appreciate your advice in regard to this.

Yours truly,

F. Matheson,
Specified Articles Department.

Please address all communications to:
SUPERINTENDENT OF MOTOR VEHICLES
Motor-vehicle Branch
Victoria, B.C.



Please mark reply for attention of

Accounts
Division.

TELEPHONE - EMPIRE 1111 (Local) 392

Your File No. 4822

MOTOR-VEHICLE BRANCH
VICTORIA

In reply quote File No. MVR/115080

SUBJECT: Notice of Transfer

August 14th, 1945.

EVACUATION SECTION

Re AUG 16 1945

File No.

Ans.

Referred

F. Matheson, Esq.,
Specified Articles Department,
Dept. of the Secretary of State,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

I am in receipt of yours of the 10th instant and in reply wish to advise you that according to a letter dated May 18th last, received from W. Cresswell, Sandwick P. O., Vancouver Island, B. C., he stated he had purchased a Chevrolet Truck formerly owned by a Japanese and requested that the vehicle be transferred and registered in his name.

According to our records the vehicle in question is registered in the name of Yuichi Kishimoto, Courtenay, B. C. and last licenced in 1942 under #CE-829.

Subsequently, on request, a transfer was forwarded to this office by Mr. Cresswell and the signature of the Transferor was as follows: "Yuichi Kishimoto per Matt Brown, Custodian Agent". On May 31st last, a letter was forwarded to your office inquiring if Matt Brown was entitled to sign the transfer on behalf of your Department and in your reply of June 2nd last, you stated that Mr. Brown did not have authority to sign the transfer in question.

On August 2nd, in communication with you, requested a reply to your letter of June 2nd last, and in reply, dated August 7th, you stated you were unable to locate the file and as requested the file number was forwarded in my letter of the 9th instant.

According to your letter of the 10th instant, you state that the remains of the truck could only be classified as "junk" but apparently Mr. Cresswell requests that the vehicle be transferred to his name and also wish to add that to keep our records in order, it would appear that this vehicle should be transferred as requested by Mr. Cresswell.

I am, therefore, enclosing herewith Notice of Transfer form and I shall be pleased if you will kindly have this signed and return the same to me at your earliest convenience.

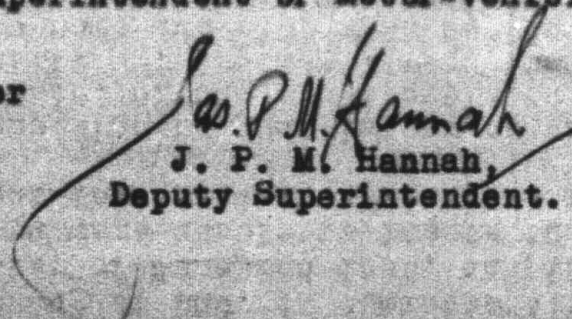
(over)

The sum of \$1.25 forwarded by Mr. Cresswell
is being held at this office in the meantime.

Yours truly,

GEORGE A. HOOD,
Superintendent of Motor-Vehicles.

per


J. P. M. Hannah,
Deputy Superintendent.

JPMH:IC
Enc.

4822.

mailed 3/1/48

January 29th, 1948.

REGISTERED MAIL.

The Manager,
The Royal Bank of Canada,
St. Thomas, Ontario.

Dear Sirs:

Re: Yukichi KISHIMOTO - Reg. No. 06132.

We enclose herewith our cheque for \$12,018.60 in favour of "The Royal Bank of Canada, for credit of Yukichi KISHIMOTO, Reg. No. 06132" and would be obliged if you would place these funds to the credit of Mr. Kishimoto's account (No. 2392) with you, advising him in due course that you have done so.

Yours truly,

R. G. Ball,
Office of the Custodian.

RGB/P.
Encl.

c.c. to Mr. Yukichi KISHIMOTO,
R. R. No. 5,
St. Thomas, Ont.

T.R. No. 5.
St. Thomas, Ont.
Feb. 9th, 1948.

Mr. R. S. Bell,
Office of the Custodian,
Dept of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Bldg
Hastings & Sunnyside Sts.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	FEB 14 1948
File No.	4822
Ans.	
Referred	Bell

File
R

Dear Sir: Re: Funds
File No. 4822.

I received your letter of the 29th
Ultimo together with the copy of your letter
addressed to the manager, the Royal Bank of
Canada, St. Thomas Branch with many
thanks.

I, also received a letter dated this
instant from Mr. J. H. Fletcher, the manager of
the Royal Bank of Canada, St. Thomas Branch,
and I have been advised that the Bank

-2-

has received a cheque for the sum of
\$12,018.60 from your office for
credit to my account.

Therefore, today I called the
said Bank, and I have opened a
special account for the \$12,018.60
that you have sent, in order to
keep the account clear until
such time of the judgement on my
claim against the Federal Government
recently filed.

I understand that there is no balance
in my account at your office ^{my money} and accordingly
which will be closed, although the case
between the Federal Government and myself
shall be continued.

I thank you for your past favor and
courtesy.

Yours very truly
Y. Kishimoto

Y. KISHIMOTO JAR REG. NO.
06132

EVACUATION SECTION	
APR 28 1949	
Rec'd	2822
File No.	1/10
Att.	
Referred	Bell

P. O. Box 431,
Cumberland, B. C.
April 26th, 1949.

Mr. R. G. Bell,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:-

Re: Yukichi KISHIMOTO
Reg. # 06132

In reply to your letter of April 11th,
pertaining to 3 crates of books.

I have checked our files and cannot
find these listed. All of Kishimoto's
effects that we had in storage were shipped,
including 1 box of school books shipped to
Masso Kishimoto, c/o Hastings Park Clearing
Station, Vancouver, B. C. on May 3, 1942.

Enclosed is a letter I have sent to
Mr. Kishimoto, and if any further information
turns up I will let you know.

Yours very truly

Max Brown
Matt Brown

MB/mab
enc.

C
O
P
Y

P. O. Box 431,
Cumberland, B. C.
April 26th, 1949.

Mr. Y. Kishimoto,
R. R. # 4,
St. Thomas, Ont.,

Dear Sir:-

I have received a copy of your letter written to the Custodian Office, Vancouver, B. C. enquiring about 3 crates, containing encyclopedia sets, books, photographs and various other sundries.

Upon checking my files, I cannot find these 3 crates listed. Would you let me know if you left these with any person, or left them in your farm house.

Hoping to hear from you soon.

Yours very truly


Matt Brown.

MB/mab

File No. 4822

30th June, 1944.

I. T. Barnet Esq.,
Soldier Settlement and Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Dear Sir:

- Re: (1) Lot 2, Sub.Div. of Pt. of Sec.14, Comox
Dist., Plan 4140.
(2) Section 15, except Plans 3827 and 4090,
Comox Dist.
(3) Lot 159 (exc. E. & N. Rly. Reservations
Comox Dist. (Yukichi KISHIMOTO Property)
Catalogue No. 529

I am in receipt of your letter of June 14th in which you make an offer of \$9,660.00 less 2%, net amount of \$9,467.00.

As you are aware, it was our understanding that after your last group offer you would not likely be interested in any further Custodian properties. This information was also given to me at Ottawa when Mr. McPherson and myself interviewed your Mr. Murchison.

Subsequent to that time we issued a further catalogue of properties for offering to the general public and the parcels in question were included. Several tenders were received, the most acceptable of which was an offer of \$10,100.00. *July 2/44*

I have placed this matter before the Advisory Committee and suggested that it would be desirable to give preference to an offer received from the Director, the Veterans' Land Act. After consideration they have advised me they would recommend that the Custodian should give an opportunity to your Director to revise his offer to the amount of \$10,100.00. We are therefore asking if you are prepared to revise your offer to this amount.

In view of the fact that we must advise the parties interested the result of their tenders it would be appreciated if you would kindly give this matter your immediate attention and let us have an early reply.

Yours truly,

F. G. Shears,
Director

FGS/PME

4822.

Mailed 3/11/47

November 3rd, 1947.

REGISTERED MAIL

Mr. Yukichi KISHIMOTO,
Registration No. 06132,
c/o Bannockburn Farms,
R. R. #5,
St. Thomas, Ontario.

Dear Sir:

We are in the process of closing accounts that have become inactive and as your account is in that category your file has been under review and we are taking advantage of the opportunity thus presented to give you a brief resume of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

Real Property: As advised you at the time, your Courtenay farm property was purchased by The Director, Soldier Settlement & Veterans' Land Act, the price being \$10,100.00. Net proceeds (\$9,541.40) were credited to your account on the 30th June, 1944, a statement of the transaction being mailed to you on the 1st June, 1945.

Personal Property: You also declared ownership of a dwelling built on land owned by Canadian Collieries Ltd., who recognized no outside equity in such buildings. However, as a result of negotiations initiated by this office the Company agreed to make an ex gratia payment of the estimated salvage value to them of all such buildings. In the case of your building this amounted to \$35.00, which was duly credited to your account.

In the Custodian "JP" form signed by you on April 20th, 1942, you declared ownership of a substantial quantity of chattels under the following headings: (1) Dairy and Farm Implements as per Schedule "A", the use of which was included in your lease agreement with the tenant of your farm (L. A. Hunt); (2) Farm Implements as per Schedule "B" placed for safe storage in a locked and boarded-up barn on the premises; (3) list of household effects in dwelling; and (4) list of articles stored with Mr. Matt Brown.

According to our records eleven items from (1) and one from (2) were sold to your tenant for the sum of \$416.00, the value placed on them by a qualified independent appraiser, other articles having any sale value being included in a large well advertised auction held on the premises on March 24th, 1945. Some

(Over)

November 3rd, 1947.

of the articles not accounted for in this way had lost their sale value by the natural process of normal wear and tear, and others, including some of those stored in the barn, are believed to have been stolen as that building was broken into--a contingency that it is not always possible to prevent, even when an owner is living on the premises.

Livestock: One of the 2 horses left for the use of your tenant died a natural death. The other was included in the auction sale of farm equipment.

Bills Receivable: (1) A Promissory Note for \$800.00 drawn in your favour by your tenant was retired by the maker, Mr. Hunt, before due date, principal (\$800.00) and interest @ 2% (\$41.33) being credited to your account on the 1st November, 1944.

(2) You declared you had \$25,000.00 outstanding in doubtful trade accounts, but supplied no particulars and this office took no action in this connection.

(3) A further list of outstanding trade accounts against fellow-countrymen, filed through Mr. Matt Brown Nov. 26/42, was dealt with as follows:

\$ 9.10	Sokichi KIYONAGA (File 7999). Referred to debtor for confirmation but no reply received.
\$ 26.70	Tsuehi KADOGUCHI (File 4604). Referred to debtor for confirmation. No reply received by this office but settlement effected with you direct April, 1946.
\$110.14	Hondo ARAKI (File 5417). Referred to debtor, who confirmed the debt but stated he was unable to pay. No further action was taken by this office.
\$350.94	Yaeki OBARA (File 5566). Referred to debtor for confirmation but no reply was received and you were advised (Aug. 29/47) that funds in hand (\$25.00) were being remitted to Yaeki OBARA.
\$ 10.05	Jukichi SORA (File 5185). Referred to debtor who questioned the claim. You were advised (Sept. 23/47) that his funds in our hands (\$10.05) were being remitted to him.
\$ 4.90	Nobuko YANO (File 5367). Debtor was duly advised of this claim but again no reply was received and you were advised that his funds (\$25.00) were being remitted to him.
\$358.84	Mrs. Yoshino KATO (File 4604). We wrote to this debtor and received an acknowledgment from his widow who questioned the debt, and no further action was taken by this office.
\$125.00	Tsunee OBARA (File 6488). Debtor was advised of this claim which he questioned but did not deny. No further action has been taken by this office.

(Over)

November 3rd, 1947.

\$860.00 Chuichi YAGUCHI (File 5569). This represents the balance of a claim totalling \$1,150.00, which debtor had reduced by small payments over a period of years. We have had no reply to our letter to him on the subject of his debt.

Bonds, Shares, etc.: A Share Certificate in your name, representing one share in the Grain Growers Company of Canada was received by this office through Mr. Matt Brown, and is held in safe-custody for your account, together with your Will, etc.

Bank Accounts: The Bank Accounts declared by you (one in your own name and one in the name of each of your children) did not come under our administration.

Liabilities: There are no outstanding liabilities recorded against you.

Funds: There is a balance of \$12,018.60 standing at the credit of your account at the present time, made up as follows:

Apr.	19/45	Balance as per last statement		\$12,025.96
June	22/45	L.D. telephone calls--Gumberland	\$ 2.70	
July	16/45	Certificates of Encumbrance	\$ 2.00	
Oct.	30/45	Matt Brown--services re Chevrolet truck	\$ 2.00	
Apr.	26/46	Land Registry Office--information fee	\$.66	
Today		Balance at your Credit	\$12,018.60	
			\$12,025.96	\$12,025.96

This balance is available to you and if you will let us know the name and address of your Bank we will remit the money to them for the credit of your account. If we do not hear from you within a reasonable time, say within two weeks, we propose remitting to you direct to enable us to close your account, as desired.

For your convenience in replying we enclose a stamped addressed envelope and will appreciate a prompt acknowledgment of this letter.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl.

File 4822

Courtenay, B. C.

June 13th. 1944.

The Custodian,
506 Royal Bank Bldg.,
675 West Hastings Street,
Vancouver, B. C.

529

Dear Sir:

I hereby tender the sum of Ten Thousand One Hundred Dollars
(\$10,100.00) for the following described property, being Item No.
529 in your Catalogue:

Lot 2, of Section 14, Map 4140, Comox District.
Section 15 except Plans 3827 and 4090, Comox District &
Section 159, Comox District.

Certified cheque for One Thousand and Ten Dollars (\$1010.00)
being 10% of tender, is enclosed herewith as deposit. *OK*

Yours truly,

Fred Sick, Jr.

Fred Sick, Jr.,
Courtenay, B. C.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

EVACUATION SECTION	
Rec'd 30	3 1944
File No.	4822
Ans.	
Referred	<i>Shane</i>

YOUR FILE NO.

PLEASE QUOTE JL-755

Vancouver, B.C., June 30th, 1944.

The Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

Catalogue # 829

Dear Sir:-

Re: (1) Lot 2, S/D of Pt. Sec. 14, Comox Dist., Plan 4140.
(2) Sec. 15, exc. Plans 3827 & 4090, Comox Dist.
(3) Lot 159 (exc. E. & N. Rly. Reservations) Comox Dist.
(Yukichi Kishimoto Property)

Receipt is acknowledged of your letter of June 30th in which you state that your Advisory Committee is prepared to recommend that the Custodian should give an opportunity to The Director, The Veterans' Land Act, to make an offer of \$10,100 on this property.

The matter has been given further consideration and it has been decided to make you an offer of \$10,100 cash for clear title in the name of The Director, The Veterans' Land Act, taxes to be adjusted to the date of sale.

It is assumed that any lease which may be in existence expires within twelve months of the date of this offer and you will be prepared to assign the lease and adjust the revenue from it, either paid or to be collected, on a pro rata basis effective at the date of sale. Your decision in due course will be appreciated.

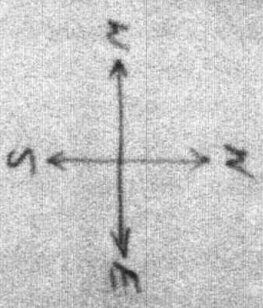
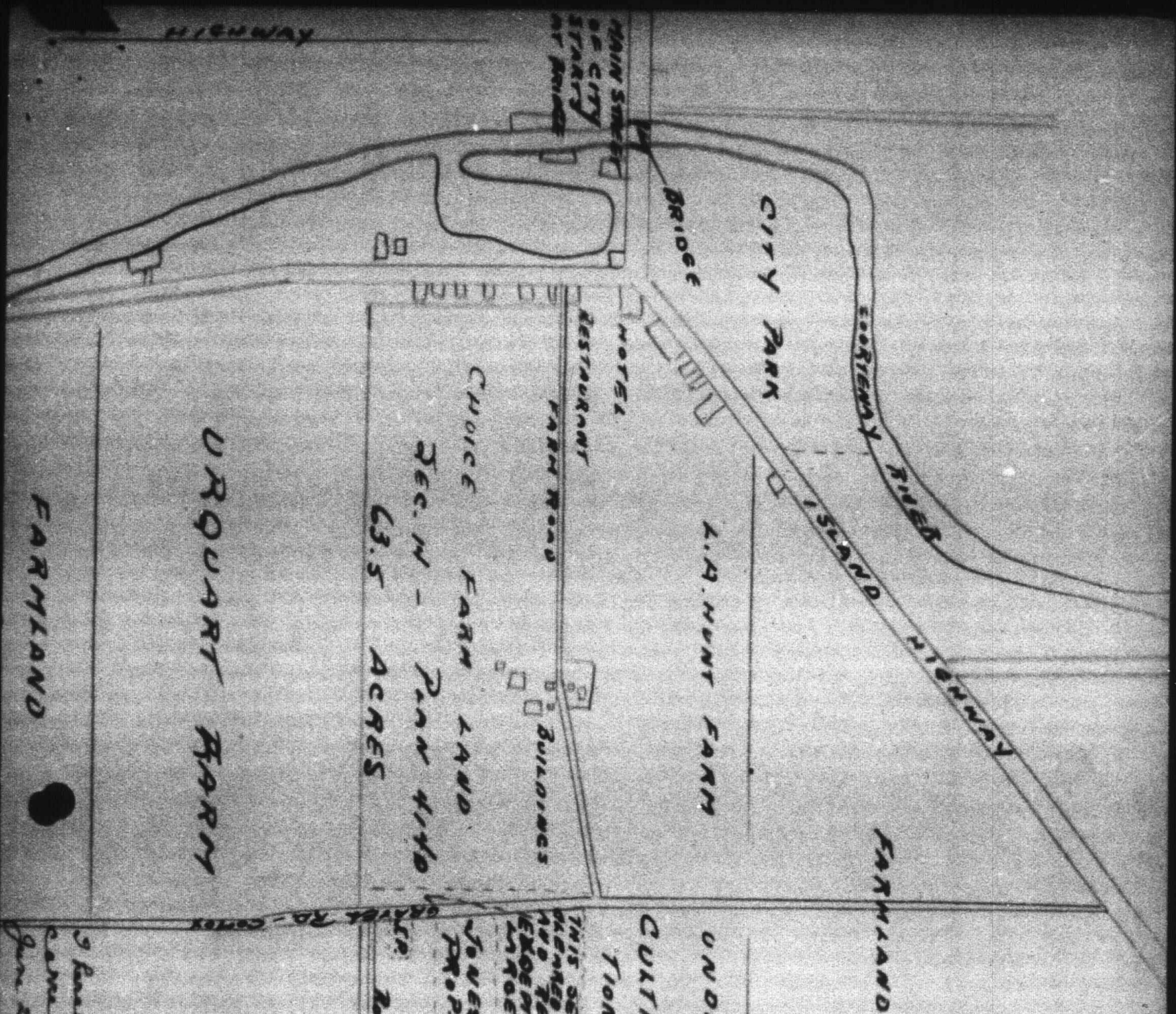
Thanking you for giving your kind consideration to our offer.

Yours truly,

I. T. Barnett

(I. T. Barnett)
District Superintendent

ITB/CH



UNDER CULTIVATION
THIS SECTION HAS GOOD GROWTH SUITABLE FOR PINE TIMBER AND WOOD

THIS SECTION GROWN AND READY FOR PINE LOGS FOR LARGE STUMPS.
JONES PROP.
Sec. 15 ACRES
ROAD LADING
Sec. 159 160 ACRES

URGUART FARM

FARMLAND

EXHIBIT No. 10229-2
DATE 11 20 1948
FILED BY R. O. 13001
to be
J. R. 23/48
L. R. 23/48

August 18, 1948.

Mr. Matt Brown,
Cumberland, B.C.

Dear Mr. Brown:

Re: Lot 2 of Sec. 14, Plan 4140, Comox Dist.
Sec. 15 (excl. Plans 3827 & 4090) Comox Dist., Lot 159.

You are doubtless aware that claims of Japanese who contend that their property was sold at less than fair market value, are being heard at various places across Canada.

Mr. Yukichi KISHIMOTO's claim for the above property was heard at Toronto. Our defence in regard to same will be presented in Vancouver this fall. This property was appraised by Mr. R.U. Hurford of Courtenay, B.C. The claimant indicated in his evidence that Mr. Hurford was a local farmer and had had little experience as a qualified valuator, and Commissioner Bird indicated that he would expect us to prove his qualifications when presenting our defence.

To be perfectly frank, I cannot find the source from which Mr. Hurford was recommended to us as an appraiser, or why he was chosen to appraise this and some six other properties. I am wondering whether the recommendation came from you, and I would be glad if you would look up your records and see if you can supply us with any information in this regard.

Should it be decided that it will be necessary or desirable to have another appraisal made, what qualified appraiser would you suggest would be in a position to view this property at the present time and from his knowledge or from information which he can gather, be in a position to appraise it in the condition in which it was at the time of evacuation?

Yours very truly,

F.G. Shears,
Director.

FCS/GN



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE

P.O. Box No. 1059,
Vancouver, B.C.
7th September, 1949.

Attention of Mr. James A. Macdonald

Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sirs: Japanese Property Claims Commission
Case No. 1029 - Yukichi Kishimoto
Our Files: BC/746-P, BC/747-P &
BC/748-P.

Lot 2 of Section 14 Plan 4140 Comox
District Sect. 15 and 159 Lot 159
Comox District.

With reference to your letter of the
30th ultimo in the above case and our telephone
conversation of this date in regard thereto, as
arranged I enclose herewith individual appraisal
reports of the three parcels previously owned by
the above-named Japanese. As you were informed
over the 'phone, we no longer have a supply of
these particular appraisal forms. The appraisal
reports forwarded herewith, therefore, are our
office file copies and, as agreed upon, are to
be returned to me as soon as possible.

Yours very truly,
H. Allam
A/DISTRICT SUPERINTENDENT.

Per

JDP.A
Encls.

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

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

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

Toronto, Ontario,

May 11, 1948.

IN THE MATTER OF THE CLAIM OF

YUKICHI KISHIMOTO

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

R.A. BEST, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.

D.J. RANDFORD, Esq., Official Interpreter.

A.G. WHITCH, Esq., C.S.R., Official Reporter.

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

5 THE COMMISSIONER: Very well.

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

8 THE COMMISSIONER: Proceed.

9
10 MASAO KISHIMOTO, being first duly sworn,
11 testified as follows:

12 DIRECT EXAMINATION BY MR. BEST:

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

14 A. Yes.

15 Q. And was that claim prepared upon the instruc-
16 tions of your father in your presence?

17 A. Yes.

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

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

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

26 A. That is right.

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

A. That is correct.

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

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

7 A. Yes. That is correct.

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

10 A. Oh, in 1908.

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

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

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

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

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

25 Q. Is that the situation? A. Yes.

26 Q. Well now, most of it was cleared or at least
27 40 acres of it was cleared when it was purchased
28 and the balance I notice according to your claim
29 was cleared later. Is that the situation?

30 A. Yes.

1 THE COMMISSIONER: When did your father buy the land?

2 Was it in 1932?

3 THE WITNESS: Yes. He began to buy it.

4 MR. BEST: 1932 and 1934.

5 THE COMMISSIONER: So that the dwelling had been

6 erected prior to 1932?

7 THE WITNESS: Yes. They were both there but he made

8 additions to one of them.

9 THE COMMISSIONER: I see. Thank you.

10 MR. BEST: I think that was the only - according to

11 the claim - building on the premises at the

12 date of purchase in 1932.

13 THE COMMISSIONER: So I observe.

14 MR. BEST: Q. And let me ask you, according to your

15 claim the smaller house was repaired in 1933

16 and it seems according to the information you

17 have given me that actually an addition to the

18 house was built. It was not a question of

19 repairing an existing building, it was a question

20 of enlarging the whole building?

21 A. Yes.

22 Q. And how big was that addition to the smaller

23 house?

A. Well, it was

24 four rooms. Do you want the exact size?

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

26 house.

27 THE COMMISSIONER: It is all set out here on your

28 Exhibit No. 1.

29 MR. BEST: Is this sketch not attached to the

30 appraisal?

1 MR. MONTAG: No, not here.

2 MR. BEST: I see.

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

8 THE COMMISSIONER: Have you a copy of it?

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

11 I have just given him one, my lord.

12 THE COMMISSIONER: All right; let us get on.

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

19 A. Yes.

20 Q. Is that the situation?

A. Yes.

21 Q. And 19½ acres at \$75 per acre. That is the
22 bench land?

A. Yes.

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

27 A. Yes.

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

1 which is bush. Is that correct?

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

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

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

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

10 MR. BEST: I see, my lord.

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

14 Do you say that is correct, or not?

15 A. No, I disagree with that.

16 Q. What sort of timber is there on this?

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

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

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

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

30 THE WITNESS: Yes.

1 THE COMMISSIONER: Have you any idea of the measure-
2 ment of it?

3 THE WITNESS: Well, two million running feet.

4 THE COMMISSIONER: Two million lineal feet?

5 THE WITNESS: Yes.

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

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

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

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

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

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

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

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

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

24 Q. It would be seasonal? A. Yes.

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

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

27 THE COMMISSIONER: Have it identified and put it in.

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

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

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

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

A. Yes.

Q. And was that form prepared on his instructions?

A. Yes.

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

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

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

THE COMMISSIONER: Yes. You may do so.

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

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

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

THE COMMISSIONER: Excuse me one moment.

MR. BEST: Yes, my lord.

THE COMMISSIONER: Q. The highway shown here is the
main Island highway going through to Campbell
River?

A. Yes. That goes
to Campbell River from this direction.

Q. All right, thank you.

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

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

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

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

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

A. Yes.

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

THE COMMISSIONER: Yes; very well.

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

A. That is correct.

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

A. Yes.

Q. Is that correct? A. Yes.

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

A. Yes.

THE COMMISSIONER: Is this all expressed in the document?

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

1 like it in as an exhibit.

2 THE COMMISSIONER: It will be quicker.

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

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

9 A. Yes, sir.

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

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

12 THE COMMISSIONER: Very well.

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

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

20 A. That is correct.

21 Q. Were they locked in a room?

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

24 Q. Did Hunt use the house?

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

27 Q. What buildings on the farm did Hunt use?

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

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

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

1 A. Yes.

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

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

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

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

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

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

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

19
20 MR. HUNTER: It is submitted, my lord, the real
21 property was sold for its fair market value.

22 It is submitted that the personal property
23 sold was sold for its fair market value and that
24 the claims made for personal property not sold
25 by the Custodian are exorbitant.

26 I would file a copy of an extract of seven
27 valuations made by R. B. Harford, Courtenay,
28 British Columbia.

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

going over it pretty carefully.

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

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

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

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

The lease was marked as Exhibit No. 57

MR. BEST: Yes.

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

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

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

The milk cooler, for which \$40 is claimed,
he appraises at \$20.

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

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

I would tender that as Exhibit No. 7.

Chattel Tender

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

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

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

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

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

THE COMMISSIONER: Perhaps this would dispose of it.

How were the purchasers found, by advertisement?

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

THE COMMISSIONER: That gives me the information I wanted.

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

"Acknowledging receipt of instructions,

"under letter from the Protection Department

"dated January 22nd, together with copies

"of farm lease schedules "A" and "B" and

"confirming our conversation and visit to

"the Kishimoto farm earlier this week.

"Firstly, the farm machinery etc.,

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

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

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

28 THE COMMISSIONER: Yes.

29 MR. HUNTER: Continuing:

30 "Will you please advise me at your earliest

1 "convenience if you agree to call the
2 "above list to Mr. Hunt.

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

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

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

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

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

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

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

1 to Exhibit No. 7.

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

6 (ADVERTISEMENT FOR SALE, MARKED EXHIBIT NO. 8)

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

15
16 CROSS-EXAMINATION BY MR. HUNTER:

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

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

21 MR. HUNTER: My lord, under the "Statement of per-
22 sonal property owned" it says:

23 "Dairy equipment and farm implements as

24 "per attached list leased to L.A. Hunt.

25 "Farm implements left at farm for safe-

26 "keeping, with Hunt, as per attached list.

27 "Coal stove, kitchen utensils, kitchen

28 "tables and chairs, one three-piece bedroom

29 "suite, nine beds, all household furniture

30 "left at house on Section 14, Courtenay;

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

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

5 Q. That is your brother? A. Yes.

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

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

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

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

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

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

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

19 A. Yes. That is right.

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

22 A. No, I do not think so.

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

25 There are no further questions, my lord.

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

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

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

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

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

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

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

10 Q. For discrimination against Japanese?

11 A. Yes; Orientals.

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

16 A. Yes.

17 Q. Do you know Fred C. Pearce?

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

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

21 A. Yes. I think he is.

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

25 A. Yes.

26 Q. Because his name is familiar to me.

27 A. Yes.

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

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

M. Kishimoto
Cross-Exam.
Discussion.

1 asking father that?

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

4 Has counsel any re-examination.

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

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

12 I would ask you to call the claimant.

13 MR. BEST: Yes, my lord.

14
15 YUKICHI KISHIMOTO, the Claimant herein, being
16 first duly sworn, testified through
17 the Interpreter as follows:

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

21 MR. BEST: I understood your lordship asked the
22 question of the man having regard to your lord-
23 ship's observation, or purpose.

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

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

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

A. Yes.

1 Q. He was a neighbour?

2 A. Three doors away.

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

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

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

8 Q. Do you know Fred G. Pearce, of Courtenay?

9 A. Yes.

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

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

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

15 Q. You are confusing him with Thend Pearce; the
16 man to whom I refer is Fred G. Pearce. Perhaps
17 you do not know him. That is all, thank you.
18 That is all I require.

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

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

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

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

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

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

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

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

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

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

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

THE COMMISSIONER: Thank you.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch
"A.G. VEITCH"
Official Reporter.

TORONTO
11 May 1948

Defence Brief
Yukichi KISHIMOTO
File No. 4822
Case No. 1029

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1

Lot 2 of Section 14 Plan 4140 Comox District
Sect. 15 and 159 Lot 159 Comox District.

Claim

\$31,400.

Appraised at

\$9,117.75

Sale Price

\$10,100.00

Witness: Appraiser R.U. Hurford (Courtenay)

Question of valuation only.

The original claim was cast incorrectly
by \$1000. and adds up to \$31,400.

It is submitted that the real property
was sold for its fair market value.

Appraiser (Hurford) reports - Two houses
on property over 50 years old and badly
dilapidated. Large barn and other buildings
old and in very poor condition. No saleable
timber left.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2

Furniture & Farm Equipment

Claim

\$4638.40

Sold for

\$1682.80

(a) Goods value	\$2538.25	Sold by auction for \$2666.00 ^{850.80}
(b) " "	747.50	Sold by Tender \$ 416.00
(c) " "	156.40	Sold with real property. <i>as fixtures</i>
(d) " "	1196.25	Recorded now missing.
	<u>\$4638.40</u>	

Appraiser (E. Felix Thomas) reports -
Machinery in much poorer condition than
he had hoped. The white horse (Frank)
died and the Appraiser thinks it would be
reasonable to suppose that it had died from
wear and tear as it was over 30 years of
age and had not been overworked.

Tenant was allowed to have use of certain chattels. Other chattels claimant stated were locked in his house at Section 14, Courtenay and he gave the key to his brother who still has it in his possession.

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

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

Summary of Defence Witnesses

Where required

R. U. Hurford	1	Appraiser
Mr. Matt Brown	2 (a)	Staff
E. Felix Thomas	2 (a) (b)	Auctioneer & Appraiser
F. E. Pearce	2 (b) (c)	Appraiser

NOTE

Commissioner wondered if it would not be possible to get another valuation of the farm from some other man who is engaged in the sale of farm lands on Vancouver Island. Mr. Hunter said he would write to the Custodian and ask him to do that.

Name of Claimant

KISHIMOTO, Takichi

Case 1029

Custodian File

4222

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Amount Total	Sale Price	Total Award 80% of all Sale Prices: % of Amount Total		
		10100		905.00						2500.00
			1010	12.50						157.50
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								Total
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	Total
MISCELLANEOUS CHATELS										
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			Total
TOTAL RECOMMENDATION										4917.70

4822

November 16th, 1950.

Mr. Yukiichi KISHIMOTO,
R. R. #4,
St. Thomas, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1029

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 ... **\$4,917.78.**

Cheque in your favour is enclosed for **\$4,633.31**
and we have paid the Co-Operative Committee .. **\$ 284.47**
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

CLAIM NO. 1029 - YUKIHI KISHIMOTO

This refers to a 300 acre farm situate on the outskirts of Courtenay B.C. on Vancouver Island, of which approximately 66 acres are cleared, 43 acres partially cleared and the balance in second-growth bush and timber.

Three appraisals of this property have been made, as follows:

Soldiers Settlement Board - at \$9565.75
J. U. Hurford - at \$9117.75
(a local farmer)
F.M. Clement, formerly Dean
of Agriculture, University
of British Columbia - at \$15,798.00

The appraisals, each of which is made in considerable detail, have been filed as exhibits.

The property was assessed for taxation purposes in 1942 at \$13,950.00. It was sold to a veteran, by the Custodian, in 1944 at the sum of \$10,100.00, the sale having been negotiated with the assistance of the D.V.L.A., although the latter did not purchase the property from the Custodian.

This farm had been purchased by the claimant in 1932 at \$7850.00. He subsequently did considerable clearing and erected thereon various barns, dairy and other buildings.

Counsel have made a joint proposal for payment of \$3510.00 additional award, together with charges of \$517.50 made in relation to the Custodian's sale and charged to the account of the claimant, i.e. \$4027.50. The recommendation so made, in my opinion, is supported by Dean Clement's appraisal, which I prefer to that of the other two Appraisers. In the result the fair market value at the date of sale is fixed at a figure approximately equivalent to the assessed value.

In the circumstances I adopt the proposal made, and
THEREFORE RECOMMEND payment to the claimant of the sum of
~~\$3510.00.~~ 4027.50.

A further claim is made in respect to chattel property, Counsel's proposal providing for payment to the claimant

*I have examined the
proposition and
judge that
it is fair
and reasonable
at 5/13*

of the sum of \$890.28 in lieu of the application of the over-all recommendation.

I concur in this proposal and THEREFORE RECOMMEND payment to the claimant in respect of chattels in the sum of \$890.28.

H. J. Bond

Commissioner.

January 11th 1950.