

767

BUREAU HASTINGS PARK

FILE No. 767

FORM 112

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: HIDAKA, KunioHOME ADDRESS: Ocean Falls, B.C.REGISTRATION NUMBER 11519 SEX: Male AGE: 23OCCUPATION: Mill worker

(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: Pacific Mills Ltd., Ocean Falls, B.C.MARRIED? NoNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION:

None

2. BUILDINGS AND OTHER IMPROVEMENTS:

None

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

None

4. TAXES (Amount and where payable)

None

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Previously bunkhouse at Ocean Falls, B.C.
Pacific Mills Ltd.
Now at 4390 Locarno Crescent, Vancouver, B.C.
2. LANDLORD'S NAME AND ADDRESS:
Dr. Norman F. Black., 4390 Locarno Crescent, Vancouver, B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
Rent free
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:
Personal belongings at 4390 Locarno Crescent, Vancouver, B.C.
in own possession
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY
None

4. INSURANCE CARRIED ON ABOVE PROPERTY: ~~None~~ None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: ~~None~~ None

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

None

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

\$50 Victory Bond, 1951 maturity, ~~XXX~~ 12-44 War Savings Certificates

All in own possession. Particulars not known

8. BANK ACCOUNTS: Canadian Bank of Commerce, 10th & Sasamat Branch, Vancouver, B.C.
About \$110.009. LIFE INSURANCE: Monarch Life Insurance Co., Vancouver, B.C. Branch, \$1,000.00,
beneficiary, father TEIZO HIDAKA. Particulars not known. In own possession

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: None

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 1st day of April 1942.

(Signature)

Teizo Hidaka

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Oct. 1/43

ir File No. 767

ull Name HIDAKA, Kunio
(Surname in Block Letters)

Registration No. 11319 ^V Male - Female
(Check) Age April 29/1918

Former Address Ocean Falls, B.C. 1723 Pandrill St., City
215 E. Cordova St., City

Date Evacuated Aug. 15/42 ^V Naturalized - Canadian-Born - National
(Check)

Present Address 29 Chestnut Park Rd., Toronto, Ontario
Collins Lane, 329 King Street, Kingston, Ontario

Married - Single ^V
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} (IHARA) Kume #13489 Name of Father Teizo #13488

Names of Children under 16 _____

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

itional Information Millworker

17
21
35 | 70 | 14

FIRE INSURANCE SUMMARY

File No. 767

25th October, 1946.

Re: Kunio HIDAHA -- Reg. No. 11319

This file reveals no fire insurance.

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


.....

WEA:HA

LIABILITY SUMMARY

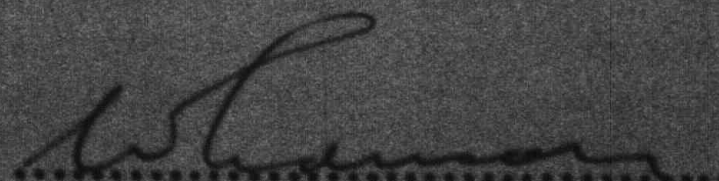
File No. 767

25th October, 1946.

Re: Kunio HIDAHA - Reg. No. 11319

This file reveals no liabilities.

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


.....

WEA:HA

SPECIFIED ARTICLES SUMMARY

Name: HIDAKA, Kunio

File No.767

Reg.No.11319

No evidence of any specified articles on
this file.

Certified Correct

W.E. Lander
.....

Aug.29/45

File No. 767.

CLAIMS DEPARTMENT

July 4th, 1944.

Kunio HIDAHA - Reg. No. 11319

CREDITORS:

NO CLAIMS ON FILE

/DE

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.28 P)

File Nos. 767/9374

Names: HIDAKA, Kunio
HIDAKA, Teizo

Reg.No.11319
Reg.No.13488

Civic Address: 3114 - 3rd Road, Whonnock, B. C.

Legal Description: Lot 39 of Lot 432, Group 1 and the North half of Section 2, Township 12, Map 1208, Municipality of Maple Ridge, District of New Westminster.

Classification: 7.35 acres all cleared and cultivated. Two room Frame Dwelling, new but of cheap construction, rough boarded inside; 2 packing sheds of little value.

Registered Owners: Teizo HIDAKA and Kunio HIDAKA, "Joint Tenants"

State of Title: Clear

Administration & Revenue:

Leased by Custodian from Sept.26/42 to Sept.25/43 \$150.00
(\$100.00 of above consideration accrued to V.L.A.)

Sold to the Director, Veterans' Land Act for \$287.00 cash as of January 1, 1943.

Title delivered March, 1944.

Payment received May 4, 1944 and net amount of \$284.00 was credited to the account May 10, 1944. Net proceeds equally distributed to Joint Owners.

Chattels: Not involved in sale of Property.

Insurance: None carried.

Certified a Correct Summary of File

W.E. Anderson
.....

Aug.29/45

PERSONAL PROPERTY SUMMARY

File No. 767

25th October, 1946.

Re: Kunio HIDAKA - Reg. No. 11319

CHATELS: The above Japanese declared that he was leaving a quantity of personal belongings at 4390 Locarno Crescent, Vancouver, which was the home of Dr. Norman F. Black. Dr. Black was written and contacted and in his letter of the 14th September, 1945, he states he has none of these possessions and that HIDAKA took them with them when they were evacuated.

SPECIFIED ARTICLES: This file reveals no specified articles.

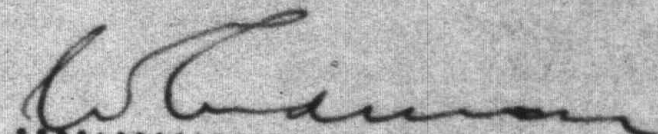
BONDS & INVESTMENTS: HIDAKA declared having a Victory bond and 12 War Savings Certificates. These were not brought under control by the Custodian.

BANK ACCOUNT: He declared having a bank account in Vancouver. This was not brought under control by the Custodian.

LIFE INSURANCE: Hidaka declared a Monarch Life Insurance policy, but this was not administered by or brought under the control of the Custodian.

This file reveals no other personal property.

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


.....

WEA:HA

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE.

Date: Sept. 22, 1942.

NAME: HIDAKA, Teizo

REGISTRATION NO. 13488.

ADDRESS: 3114-3rd. Rd., Whonnock, B.C.

PROPERTY:

ACREAGE:

KIND OF CROPS: Clover. Straws. Asparagus. Rasps.

APPROXIMATE ACREAGE OF EACH: 1. 5½. ½. 1½.

HOUSE: 1 Storey. VACANT: Yes. OCCUPIED

DESCRIPTION Frame. ROOF: Shake.

SIZE: 22 x 24. NO. OF ROOMS 2.

CONDITION: Good, new building.

OTHER BUILDINGS: 2 Packing sheds(good)18' x 12'.

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: Well. ON: OFF:

LIGHT: No. ON: OFF:

REMARKS: House is only rough boarded inside, was well locked & boarded when we arrived.

INVENTORY OF CHATTELS LEFT ON PROPERTY

See attached lists.

Signed:

J. Mayhew
W. L. Stinson

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name	Hidaka Kunio	File No.	767
		Reg. No.	
Company	Monarch Life	Agency	Vancouver
Policy No.	68407		
Premium - \$	35.90		
Payable:	Annually, Semi-annually or monthly		
Month	August	Day	30

REMARKS:

BC-28-P

BC/28-P Page 1

S.S. Form No. 49
(Sheet 1)Farm Appraisal ReportFile No. XL 124Land Description Lot 30, D.L. 432, Sp. 1, of N $\frac{1}{2}$ of Sec. 2, Tp. 12, Map 1908, T.W.R.Containing 7.35 a. or 1. AcresOwner's Name HIDAKA, T. & K. Post Office Address Whonnoek, B.C.Nearest Rail Point Whonnoek, on C.P.R. Distance 2 milesMarket Town Whonnoek 2 miles, or New Westminster Distance 27 milesChurch (give denomination) Protestant Distance Nearest School Whonnoek public, 2 miles, Hancy High, Distance 7 milesState how property was identified: Regist. Plan and boundaries shown by owner.

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

Lies in at the end of a dirt road about 800' in from a fair gravelled road
(No. 3 Rd.)Is this district a good one? No. Sparsely settled, hilly bush in early stages of development.Employment opportunity Very limited.EXHIBIT No. 1063-2Predominating Nationality and religion: Japanese and Finns largely. DATE 20 May 1948Describe Fencing and its condition: Unfenced FILED BY J. W. G. J. J. Value \$ Water supply: Adequate from a spring down slope about 200' south of dwelling. Value \$

BUILDINGS ON FARM

9374

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 24	rough lbr.	8'	shk	new	post	fair	200.00
Shed	12 x 16	" "	8'	"	2 yrs.	"	"	20.00
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 220.00Total Value Buildings add to farm \$ 150.00Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Owner just completing small house. States he has bought doors and windows but not yet installed. \$ Describe the basement and chimneys: No basement or cellar, and stove pipe chimney.No. rooms downstairs? 3 Upstairs? How finished Are buildings painted? No Condition of paint Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.50	sloping south <i>1.50 acres</i>	lt. loam 8" to 10"	edy. and clay	1st & 2nd crop straw- berries, good quality and condition	75.00	112.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
3.00	sloping south <i>3.00 acres</i>	lt. loam 8" - 10"	edy. & clay	clear scrub bush and stumps	125.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
2.85	ravine or banks, too steep for cultivation <i>2.85 acres</i>			scrub bush & stumps unmarketable	-	

Total value of Land \$ 142.50

Total added by buildings to value of farm \$ 150.00

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

Total value of farm \$ 292.50

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

Ppty. acquired in bush 2 - 3 years ago and the 1½ acres since cleared
and in strawberries in good tillage.

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

Subsistence farm and not well adapted for small fruit or specialized farming.

Noxious weeds: New land and fairly clean but thistle and other noxious weeds
on adjacent lands.Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:1942 Taxes \$8.17
Mun. Maple Ridge.

Date: May 26th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 20th day of May, 1942.

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

Remarks 7.55 acre property with only 1½ cleared. About half the remainder is ravine or banks too steep for cultivation or worth clearing. The neighbourhood is not well adapted for small fruit or specialized farming and likely to revert more to larger acreage and mixed farming in my opinion.

(FOR ORCHARD LANDS ONLY)

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

Lies on a rolling south slope about a mile north of the Fraser River, at an elevation of about 400' above latter. Fairly fertile virgin soil with fairly good natural drainage down slope.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

1½ ac. 1st & 2nd crop strawberries in good condition

\$

Included in land value.

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$



Scale 200' = 1 inch

outlined in Red.

Diagram of Property - T. & K. Hidaka

Lot 39, D. L. 432 G. 1, N. 1/2 of Sec 2,
Tp. 12 N. R. 12 W. 8, N. M. D. - 733 A.

No. 3 Road - Gravel.

Lot 37 - 10-27 A. 1

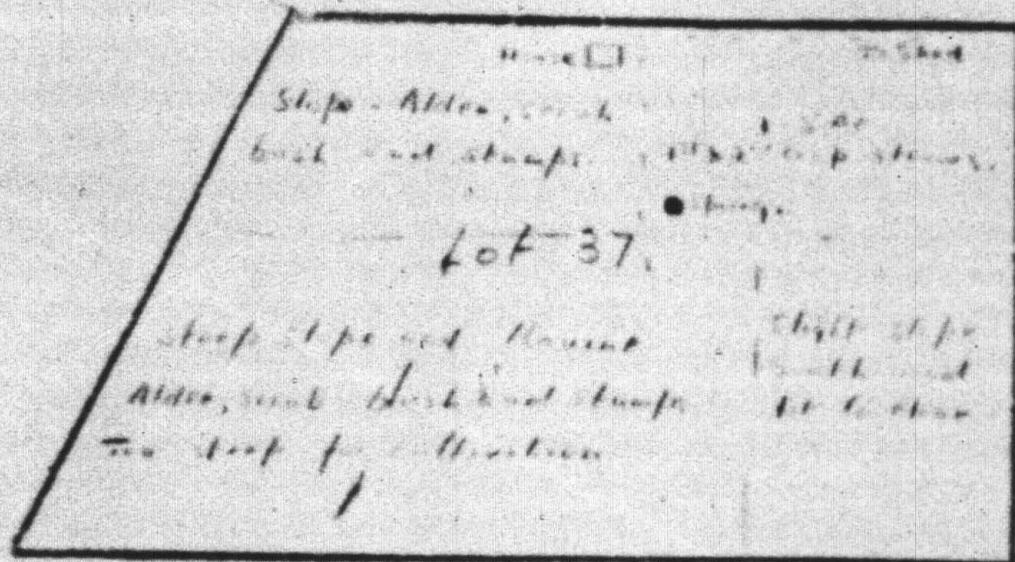
K. & P. Nabuta property

M. Uyeno property

(North 2 corners of Lot 36)

Lot 36

Indian Reserve



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

value is \$ 300.00

Date 1st June, 19 42.

"I. T. BARNET"

District Superintendent.

25th October, 1946.

REGISTERED

Mr. Kunio HIRAKA,
Registration No. 11319,
Collins House,
329 King Street,
Kingston, Ontario.

Dear Sir:

Your file has now been reviewed at this office, and you will find attached Custodian cheque in the amount of \$159.00, being your credit balance at this office. These funds were derived from the sale of property, which was registered in the names of yourself and your father, in accordance with the detailed letter sent to you 8th June, 1944. Legal fees in connection with this sale were \$15.00. After charging this amount to the joint account the funds were equally distributed between yourselves and the enclosed cheque is your proportion.

Although you declared you were leaving a quantity of personal belongings in the care of Dr. Black, he informs us that you took them with you.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WLA:HA
Encl. 2 (cheque)

File No. 767

SUMMARY RELATIVE TO CLAIM OF
Kunio HIDAHA - Registration No. 11319
Joint tenant with Teiso HIDAHA - Regn. No. 13488

7th April, 1948.

REAL PROPERTY:

Lot 39 of Lot 432, Gp. 1, and N $\frac{1}{2}$ of Sec. 2, Tp. 12, Map 1208,
Municipality of Maple Ridge, D.N.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>	
Land	\$200.00	\$142.50		\$1800.00	7.35 acres
Improvements	<u>100.00</u>	<u>150.00</u>		<u>800.00</u>	
	\$300.00	\$292.50	\$287.00	\$2600.00	
		Purchase price (nett)		<u>268.00</u>	<u>(\$287.00)</u>
		Total amount of claim		\$2332.00	(2313.00)
		Claimants $\frac{1}{2}$ share		<u>\$1166.00</u>	(1156.50)

MLB:HA

KUNIO HIDAKA

Economic & Legislative Consultant

200 Bay St.,
November 25, 1950.

Office of the Custodian,
Department of the Secretary of State,
Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

C O P Y
Original on Claim File 1064

Dear Sir:

Re: Case No. 1063, Teizo Hidaka, Reg. No. 13488
and Kunio Hidaka, Reg. No. 11319; and Case No. 1064,
Teizo Hidaka, Reg. No. 13488

I am enclosing completed releases for the above-stated
two cases.

Authority to pay fees to the Co-operative Committee on
Japanese Canadians is not given as payment has been made directly
to the committee.

Yours truly,

"KUNIO HIDAKA"

Kunio Hidaka.

November 28, 1950.

Mr. Kunio Hidaka,
Economic & Legislative Consultant,
200 Bay St.,
Toronto 5, Ont.

Dear Sir:

Re: Japanese Property Claims Commission
Cases 1063 & 1064

We are in receipt of your letter of the 25th instant enclosing forms of Release signed by yourself and Teizo Hidaka, covering the above claims.

We note that you have made certain deletions in the wording of the Releases, and as such, they will not satisfy the requirements necessary for payment of the awards.

We are returning the Releases herein, and enclosing new Release forms, so that you may have another opportunity of completing these Releases, otherwise the award will not be available for payment, and it can be assumed that in due course the opportunity will be withdrawn.

In regard to the payment of fees to the Co-Operative Committee, while the amounts are not very large, the information received from that Committee is that the following balances are payable to them, namely,

Case 1063 - \$.65
" 1064 - 4.98

so we are also enclosing Authorization to Pay Legal Fees, for signatures.
Yours truly,

F. G. Shears,
Director.

FGS/GH

767 & 9374.

April 9th, 1951.

Mr. Kunio HIDAHA,
200 Bay Street,
Toronto 5, Ontario.

Dear Sir:

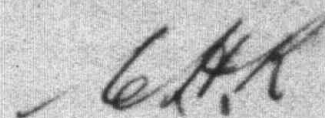
Re: Case 1063 and 1064.

Replying to your letter of the 3rd instant, the Custodian mailed to the Co-Operative Committee on Japanese Canadians cheque for \$5.63 on the same date that the cheques were mailed to you in payment of your awards. We regret that these deductions were made but as you have stated in your letter the Co-Operative Committee did not advise us that these fees had already been paid.

We are today writing to Miss Boos, Secretary of the Co-Operative Committee on Japanese Canadians, asking her to please refund this \$5.63 direct to you and should you not receive same, in the course of the next few days, we shall be glad if you will please advise us and we will then correct the matter from this end.

Your receipt No. 827 of November 30th, 1950, for \$5.63 is returned herewith.

Yours truly,



C. H. Reed,
Office of the Custodian.

CHR/jc
encl.

767 & 9374.

April 5th, 1951.

Miss Boes,
Secretary,
Co-Operative Committee on Japanese Canadians,
Apartment 28,
94 Homewood Avenue,
Toronto, Ontario.

Dear Madam:

Re: Case 1063 and 1064

On March 22nd we mailed to you Custodian cheque in the amount of \$5.63 which represented Counsel fees in the above two cases - \$0.65 on Case No. 1063 and \$4.98 on Case No. 1064.

We are today in receipt of a letter from Mr. Kunio HIDAKA enclosing a receipt dated November 30th, 1950, for the said \$5.63 and duly signed by you showing that these fees had been paid. Would you be good enough to refund these Counsel fees direct to Mr. Kunio HIDAKA under advice to us. If this is not possible please advise us and we will forward a refund cheque to Mr. HIDAKA deducting same from our next remittance to you.

Yours very truly,



C. H. Reed,
Office of the Custodian.

CHR/js

THE CO-OPERATIVE COMMITTEE
ON
JAPANESE CANADIANS

TORONTO, ONT.

EVACUATION SECTION	
Rec'd	APR 13 1951
File No.	767-9374
By	<i>Reed</i>
Ex-104	

94 Homewood Ave., Apt. 28,
Toronto 5, Ont.,
April 10th, 1951.

Mr. C. H. Reed,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Reed:

Re Cases #1063 & 1064 - File 767-9374.

A refund of the \$5.63 deducted in error from Mr. Hidaka's award has already been made; this seemed to be the simplest method of adjusting his payment. Since he had advised last November that he was forwarding Releases directly, I just assumed that he would not include the authorization to deduct this amount, and regret that my failing to advise you of his paying the balance directly to us has caused inconvenience.

Yours sincerely,

M. K. Boos

(Miss) M. K. Boos,

Secretary.

MKB.

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Toronto, Ontario,
May 20th, 1948.

IN THE MATTER OF THE CLAIM OF
KUNIO HIDAKA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HINTER, Esq.,

appearing for the
Dominion Government.

F.A. BREWIN, Esq.,

appearing for the
claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30

MR. BREWIN: I have a letter saying that this case should be heard together with the case of Mr. Teizo Hidaka. This is a joint claim in regard to this item here, and there is a small separate claim for personal chattels for Mr. Teizo Hidaka.

THE COMMISSIONER: Where is Teizo Hidaka's claim?

MR. BREWIN: It apparently wasn't on this list at all.

THE COMMISSIONER: Was it heard elsewhere?

10 MR. BREWIN: No. I imagine it is one of the cases that normally would be heard by a special Commissioner here.

THE COMMISSIONER: Have you the main list, Mr. Secretary?

MR. BREWIN: It is file No. 9374.

THE SECRETARY: No. 225 on the long list.

THE COMMISSIONER: The other joint claimant filed Claim No. 225 on the Toronto long list, a claim for \$2,332.00 in relation to real property and \$142.50 in connection with personal property. So that we will take the claim of Kunio along with that of Teizo, treating the two as a joint claim.

20 MR. BREWIN: Actually, my lord, they both made exactly the same claim as far as real estate is concerned. As far as chattels are concerned, Kunio makes no claim at all, but it is a very small item.

THE COMMISSIONER: I appreciate that. Will Kunio present the chattel claim now?

MR. BREWIN: No. I think he knows nothing about it. I think if we might proceed with the real estate, Kunio will present that.

3
K. Hidaka,
In Chief.

KUNIO HIDAKA, the claimant herein, being first
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q Now, Mr. Hidaka, is this your signature on this
form under the heading "Real Estate, farm land"?

A Yes.

Q And I take it that is your father's signature,
too? A: Yes.

Q And the information contained on that form was
10 supplied by you and by your father?

A Yes, it was, after discussion with both of us.

Q After discussion with myself? A: Yes.

Q Is the information contained in it correct?

A Yes, I would say it is correct.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. BREWIN: Perhaps, my lord, it might be convenient
at this stage to have a copy of the farm appraisal
report filed.

MR. HUNTER: I file the S.S.B. appraisal as Exhibit 2.

20 (APPRAISAL MARKED EXHIBIT NO. 2).

MR. BREWIN: Q Now, Mr. Hidaka, I notice that the
assessed value of this property was somewhat lower
than one might expect having regard to the amount
of your claim. I think the assessed value was
\$300.00.

A: The assessed value is
\$200.00 for land and \$100.00 for improvements. I
think there is a very good explanation for the
low assessment. The property had been there for
a number of years and my father first moved into
30 the area in 1923, and the area was developed very

4
K. Hidaka,
InChief.

little and he had other land in the area and in 1937 bought this property. The property is approximately 800 to 900 feet from the larger road and that 800 to 900 feet of road was built by himself. That includes a bridge and a gravel fill. When he approached the Municipality to have this road put in, he was told to do it himself and in return there would be a nominal assessment on this property, and for that reason the assessment is lower than usual.

10 THE COMMISSIONER: The municipality in that way gave him credit by way of taxes, I take it. That is what it comes down to.

A Yes, and I would say that the low tax is a point in favour of higher valuation.

MR. BREWIN: Q: Now you say, or I understand you to say here the property had an outstanding aesthetic value. I don't want you to go too far into it, but what is the reason?

20 A The property is located on a plateau between 300 and 400 feet above the Fraser River and at a distance of approximately within one mile of the Fraser River. To the east there is a range of mountains.

THE COMMISSIONER: I know the country well.

A Yes. It is scenic country and it is the type of place where a person retired or a person passing middle age would like to go and live quietly and enjoy a good many years of life.

30 MR. BREWIN: Q: I take it from your form you had just

built this house and not quite completed it at the time of evacuation, is that right?

A The house was built during the summer of 1942. The main purpose of building it at that time was in order to have a place to return to after the evacuation period. The house was completed in a hurry. It wasn't finished in first-class condition. It wasn't plastered and all the rest, but it was thoroughly liveable and comfortable.

10 Q Now, I suppose you have read the Soldiers Settlement Board appraisal. I don't know whether there is anything that you particularly want to comment upon. It see it refers to some of the property that wasn't under crops. It refers to the crops being in good quality and condition, that is the strawberries, and I notice you say they are in a location where they mature two weeks in advance of the area generally, is that correct?

20 A Yes, I would say two weeks in advance of the area generally. First of all, it has a gentle southward slope and the land dries in the spring sufficiently so that first of all a person is able to get in to work the ground, and also the southward slope allows that much more sunshine and the rest of the crops do mature fast.

30 Q Yes, I see. Now then, he goes on to refer to three acres which he says is clear scrub bush and stumps, and 2.85 acres of ravine or banks, too steep for cultivation; scrub bush and stumps unmarketable. \$10.00 an acre is the value for the three acres

K. Hidaka,
In Chief.

sloping south and no value at all for the 2.65 acres of ravine or banks. What do you say about that?

10 A: The first portion that you mentioned, I would call semi-cleared with the larger trees removed. Whatever was left was just stuff that could be pulled out by hand and that land I would say could be cleared very easily, and the value certainly was much more than \$10.00. There had been a good deal of work already put into that portion and that corresponded very closely with the land already cleared and which would bring in considerable revenue when planted in crop. Now, as for the section as it were a ravine, there is very good alder and maple there, or there was very good alder and maple on that section of the property, which could be used for wood, and furthermore that land, although it wasn't as level as the other portion, would be very good for certain types of crops which
20 would mature very quickly because of the slope, and certainly it wasn't unmarketable land. It had certain very good features that could be used to advantage.

Q I see there is a statement further in your report that it was a subsistence farm and not well adapted for small fruit or specialized farming. What do you say to that statement?

A First of all, I would say my father has been in small fruit growing since about 1914, I don't know, you can ask him, but I think it was at least
30

K. Hidaka,
In Chief.

between 1910 and 1914 when he first went into this type of work, and he does know good properties and he wouldn't have bought this place had he thought it was only a subsistence farm.

MR. HUNTER: My lord, the report doesn't say that this farm is not well adapted for small fruit; it says the neighbourhood is not well adapted.

THE WITNESS: Well, I would like to at least describe this farm.

10 MR. BREWIN: It doesn't seem to me to say that.

THE COMMISSIONER: Well it says the neighbourhood is not well adapted.

MR. BREWIN: I was reading from the previous page, my lord, "state most suitable type of agriculture for farm bearing in mind the district's limitations, if any", and it says, "subsistence farm and not well adapted for small fruit or specialized farming".

Q However, have you told us all you want about that,
20 Mr. Hidaka? A: Well, I don't think it is for me but probably I could describe this farm and say it is exceptionally fine for small fruit growing. The area generally is much the same.

THE COMMISSIONER: Q: Was this land uncleared, Mr. Hidaka, when your father bought it in 1937?

A It was uncleared.

Q And was that part of the area around about Whonnoek developed for agricultural purposes in 1937?

30 A Oh yes, it was fully developed with good marketing

K. Hidaka,
In Chief.

facilities.

Q You must have made a very cheap buy then?

A Yes. I think there is another explanation for that; the previous owners were Hood Brothers and, Mr. Commissioner, you may know Robert Ellison Hood who had this property for a long time. He wasn't a farmer by any means and it wasn't bringing him any revenue.

Q I see.

A: So the price was low.

10 THE COMMISSIONER: Is that all?

MR. BREWIN: Q: Is there anything further, Mr. Hidaka, that you want to say?

A I think there are possibly a few things that I might like to touch on. First of all, the revenue from this property was exceptionally high. The crops were very good.

Q Have you and your father worked out what the revenue was for the last year you were there?

A In 1942 we had at least a thousand crates of
20 strawberries and the price was between \$2.50 and \$3.00 a crate. Now the price in 1943 and 1944 was approximately double that, and the prospective earnings from this property were very high.

THE COMMISSIONER: Q: You produced a thousand crates of berries in 1942?

A: Yes.

Q That is from what acreage?

MR. HUNTER: An acre and a half.

A An acre and a half, and also a half acre of road allowance that brought in revenue to this
30 property.

K. Hidaka,
In Chief.

Cross-Exam.

MR. BREWIN: Q: Your father and you were utilizing the road allowance, although it wasn't part of your property?
A: That is right. It is a dead end road and no one else was using it and we had full use of it. We had approximately 15,000 plants and I think a good estimate would be something close to 30 cents a plant in value.

Q Unless you have something else, that is all.

A That is all for now.

10 MR. BREWIN: Mr. Hunter may want to ask you some questions.

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

CROSS-EXAMINATION BY MR. HUNTER:

Q Are you a farmer by the way, Mr. Hidaka?

A I was a farmer until I was 18 years old.

Q How old are you now? A: I am 30 years old.

20 Q I see. I am interested in what you say about this; the appraisal says, "Ravine or banks, too steep for cultivation". You say it wasn't too steep for cultivation, in fact it had some very good features. I would like to find out what those features are and how you produce them?

A The features are there with the land. It would be a matter of land use and the use of the land for the best crop would be a crop which would produce the best revenue.

Q That would have to be berries?

30 A You wouldn't have to have berries. It wasn't that

K. Hidaka,
Cross-Exam.

steep.

Q You would have erosion otherwise?

A There could be a certain amount of erosion, but not to any great extent.

Q There is erosion on any slope which is steep, isn't there?

10 A: There is erosion on almost any piece of land. There are a good many types of erosion and I wouldn't say that this land was so steep that there was marked erosion of any kind.

Q When you bought this property in 1937, I notice you said none of the land was clear but that the timber was standing. It had timber on it, did it?

A There were alder trees standing on it. There was a certain number of second-growth Douglas fir. The alder wasn't very large. It was mainly, oh, something in the nature of six inches in diameter over the greater portion of the land and it is easy to clear.

20 Q You cleared an acre and a half and you used it for berries? You used the road allowance as well which, of course, didn't belong to you. Then there were three acres which I understand you say were partially cleared?

A: That is true.

Q What the appraiser says is, "Clear scrub bush and stumps". Now is that correct or isn't it?

A Well, it is very difficult for me to picture exactly what "clear scrub bush and stumps" would be.

30 Q I take it there were stumps from the timber that had been there. Had you pulled all the stumps?

K. Hidska,
Cross-Exam.

A No, I hadn't pulled all the stumps.

Q You say there is some bush, that is scrub bush,
I take it, so it is an accurate picture, isn't it?

A Yes, I would say it is satisfactory.

Q Scrub bush and stumps in the ravine is an accurate
picture, too.

A: There are some standing

trees in the ravine.

Q You said there was some alder and maple, I think?

A Yes.

10 Q But on the whole, aside from the value with which
you disagree, this seems to be an accurate report?

A I think the general impression of that report isn't
true. I think the marketing facilities are much
better than are mentioned there. There are certain
very significant omissions in that report.

Q Such as?

A: Such as the scenic

qualities of the place and certain things with re-
gard to school facilities. There is a high school
bus service within about I would say a quarter of
20 a mile of this farm and hydro and telephone could
easily be brought in to this property. The lines
were within 800 feet.

THE COMMISSIONER: Q: Within what distance of the River
Road were you?

A: The Loughheed Highway?

Q You were closer to the Loughheed Highway, were you?

A Yes, that is true.

Q How far away?

A: We were about I would

say within 200 yards, possibly more -- 300 to 400
yards.

30 Q Does the property lie north or south of the highway?

K. Hidaka,
Cross-Exam.

A The property was north of the highway.

MR. HUNTER: Q: At the end of a dirt road about 800 feet in from a fair gravelled road, is that correct?

A A good portion of that dirt road had rock ballast, at least 200 feet of that, and that is the road which my father put in the bridge and filled one of the ravines.

Q How did you try and sell this property before you left? A: No. The idea

was to retain the property to have a place to return to after evacuation.

Q Did you have any offers?

A No offers.

Q Have you ever been in the real estate business?

A I haven't been in the real estate business but at the present time I am setting up a business as a consulting economist.

Q But you weren't in the real estate business out there?

THE COMMISSIONER: The witness does not pretend to qualify himself as a real estate expert. At least I did not understand him to say so.

MR. HUNTER: I just wanted to be sure that it was only his opinion, my Lord.

THE COMMISSIONER: That is what I take it to be.

MR. HUNTER: That is fine.

THE COMMISSIONER: Q: Where were you educated, Mr. Hidaka?

A: I was educated at the University of British Columbia where I took an honours degree in economics and political science.

K. Hidaka,
Cross-Exam.
T. Hidaka, In Chief.

Q When did you graduate?

A I graduated in 1940 and took politics and public administration at Queens University, that was in 1945, and got a Master of Arts degree. During 1946 and 1947 I took a graduate work in economics at the University of Toronto where I got a Master Arts degree in economics and one year and two years credit requirements for a Doctor of Philosophy degree.

10 THE COMMISSIONER: Thank you very much.

(Witness aside)

TEIZO HIDAKA, a witness called on behalf of the claimant herein, being first duly sworn, testified through the Interpreter as follows:

THE COMMISSIONER: Are you now presenting the chattel claim?

MR. BREWIN: Yes. I thought I would ask him if he was satisfied with his son's evidence.

20 THE COMMISSIONER: Very well.

DIRECT EXAMINATION BY MR. BREWIN:

Q Mr. Hidaka, I take it you are the father of the last witness?

A: Yes.

Q And you are satisfied to leave your claim in regard to the property in the form in which your son has presented it?

A: Yes.

Q In regard to personal chattels --

THE COMMISSIONER: Just before we go on with that, we

30 will have to treat this as a separate claim. So

T. Hidaka,
Dismissed.

the chattel claim, Mr. Secretary, will be Claim
106, as made by Teiso Hidaka.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE)

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

J. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

DEFENCE BRIEF

Kunio HIDAHA
and
Teizo HIDAHA

File No. 767

Case No. 1063

Toronto
20 May 1948
V.L.A.
Sheet A.10-2

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$2,600.	\$392.50	\$287.00

Witness - Appraiser, J.D. Patterson.

Property is held jointly between these two parties.
Net proceeds of sale being equally distributed
between them.

Appraiser (Patterson) reports - New house not yet
completed. Property
acquired in bush 2 or 3
years ago, 1½ acres since
cleared. Subsistence
farm and not well adopted
for small fruit farming.

Appraiser (~~Sutton~~) reports - Only 1½ acres cleared,
about half the remainder
is ravine or banks too
steep for cultivation or
worth clearing. Lies on
a rolling south slope
about 400' above Fraser
River. Fairly good natural
drainage down slope.

Teizo HIDAHA also has a separate claim for
Personal Property (Case No. 1064)

Claimant also claims as improvements \$2200. for
fruit trees and strawberries.

BMP/mw

Name of Claimant **HYDAKA, Kunie**Case **1063**

Custodian File

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<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
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 125% of all Sale Prices: % of Amount Total		
					267.00	463.89			463.89	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
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	
<u>MISCELLANEOUS CHATTELS</u>										
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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										463.89

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9374

March 22nd, 1951

Mr. Kunio HIDAKA,
Mr. Teiso HIDAKA,
Huttonsville, Ontario.

Dear Sirs:

Re: Japanese Property Claims Commission

Case No. 1063

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 ... \$ 463.89.

Cheque in your favour is enclosed for \$ 463.24
and we have paid the Co-Operative Committee .. \$.65
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS: BK
Encl.