

XI-1197

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: Shimoyama, Kichinosuke

HOME ADDRESS: 8377 Oster St.

REGISTRATION NUMBER 03962 SEX: M AGE: 55

OCCUPATION: Sawmill 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: Eburne Sawmill Co.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Tsuru

ADDRESS OF WIFE OR HUSBAND: 203 1/2 Alexander St.

NAMES OF ANY LIVING CHILDREN: Yukio (M) ~~Y~~ Utaka (M)

ADDRESS OF CHILDREN: Road Camp Samagua

AGE OF CHILDREN: 25 20

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

1. LOCATION AND DESCRIPTION: ✓

2. BUILDINGS AND OTHER IMPROVEMENTS: ✓

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

4. TAXES (Amount and where payable) ✓

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

6. OCCUPANCY AND LEASES (If vacant so state) ✓

filed

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ✓
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: ✓
9. IF FARM LAND STATE CROPS SOWN: ✓

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: *803 1/2 alexander st.*
2. LANDLORD'S NAME AND ADDRESS: *machida*
same address
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
\$5.00 monthly. paid to date
4. STATE WHEREABOUTS OF LEASE: ✓
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ✓
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: ✓

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: ✓
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS ✓
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY ✓

4. INSURANCE CARRIED ON ABOVE PROPERTY: ✓

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: ✓

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

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

8. BANK ACCOUNTS: ✓

9. LIFE INSURANCE: ✓

10. INTEREST IN ANY ESTATES OR TRUSTS: ✓

11. SAFETY DEPOSIT BOX: ✓

LIABILITIES:

1. PERSONAL DEBTS: ✓

2. TRADE DEBTS: ✓

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 7th day of Nov 1942.

(Signature)

Refused to sign

W. H. Lyman
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE November 26, 1942

Our File No. 12617 (now Ex. Int. 1197)

Full Name SHIMOYAMA, Kichinosuke
(Surname in Block Letters)

Registration No. 03962 Male - Female
(Check) Age November 23, 1886

Former Address 8377 Osler Street, Vancouver, B. C.

Date Evacuated Interned: Nov. 18/42 Naturalized - Canadian-Born - National
Released: July 10, 1946 (Check)

Present Address Angler-Internment Camp, Angler, Ontario.

(July-29/46: c/o Mr. Dawson, Dept. of Labour, Moose-Jaw, Sask. - -

July 29/47: c/o Moose Jaw Hostel, Moose Jaw, Sask. (R.C.M.P. advice)

Married - Single
(Check)

Name of Wife (TANIGAWA) - Tsuru #03957 (Died at
Slocan Sept. 14/46).

Name of Husband _____

Name of Mother (Nee' MACHIYAMA) Kesa Name of Father SHIMOYAMA, Shikeo (deceased)
Deceased

Names of Children under 16 Makota (M) 13 years

Requested by E. Burraston

Registered with Custodian _____
(Yes or No)

Additional Information Sawmill worker at Eburne Sawmill. Owns house and land at 8377
Osler Street, Vancouver.

32 / 240 / 7

REAL PROPERTY SUMMARY

File: Int. 1197.

JAPANESE NAME: Kichinosuke SHIMOYAMA, Reg. No. 03962.
Formerly P/W A-760, released conditionally on July 3, 1946,
and now at Moose Jaw Hostel, Moose Jaw, Saskatchewan.

PROPERTY ADDRESS: 8377 Osler Avenue, Vancouver, B. C.

ADVERTISED: In Sun, News Herald, and Province, Vancouver, on May 20th, 21st,
and 22nd, 1943.

LEGAL DESCRIPTION: Lot 18, Blocks 35 and 36, Subdivision "B", D.L. 319, 324 and
part 323, Group 1, N.W.D., Plan 4315.

TITLE: Registered in the name of Kichinosuke SHIMOYAMA

ENCUMBRANCES: None registered.

Vesting No. 35583 - January 17, 1943.

ASSESSED VALUE: 1942 - Land \$245.00
Impts. \$850.00 - \$1095.00. Taxes - \$38.67.

CLASSIFICATION: This property is in the Marpole district, six miles from the
centre of the City, where vacancies are frequent in hard times.
The lot is 33 x 122 feet with five good fruit trees, fenced by
pickets in front and wire netting at rear. The house is frame,
one storey and basement, five rooms on ground floor finished in
V-joint, and bathroom. No fireplace or furnace. Interior in
good condition and outside recently painted. Basement floor con-
crete, with laundry tubs. Construction of floor of ground floor
exceptionally strong. At rear is a garage with concrete floor,
in very poor state of repair.

**HISTORY OF
ADMINISTRATION:** The premises were rented on monthly tenure by the owner to A. T.
Nicol at \$16.00 per month. The rental from July 1st, 1942 to
June 30th, 1943, was paid to the owner's agent, J. W. Fairhall,
and remitted to the Custodian, and the total amount so received,
\$192.00, credited to Shimoyama's account. No major repairs were
made.

The property was inspected for the Custodian by D. A. Reeve, who
reported on May 29th, 1943, a market value of \$1250.00.

When advertised as above the following tenders were received: from
Mrs. May C. Gibbs, June 3, 1943 - \$550.00; Mrs. Daisy N. Yewdall,
June 3, 1943, a tender of \$1650.00 conjoined with a tender of
\$2100.00 for 8821 Osler, one tender only to be accepted, and the
tender for 8821 Osler was accepted in preference; from Annie Bell
Neil, June 4, 1943, \$1500.00; from H. L. Champion, June 1st, 1943,
\$1200.00; from Mr. A. Manicowski, \$1100.00; from Mrs. Elizabeth M.
Willet, June 1st, 1943, \$1100.00; and from P. A. Young, June 5th,
1943, \$1100.00.

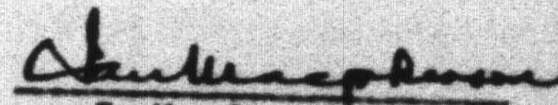
SOLD: To Annie Bell Neil for \$1500.00 as at July 1st, 1943.
Approved by The Custodian, Ottawa, as advised in letter dated June 24th, 1943.

FUNDS: Released to the credit of Kichinosuke SHIMOYAMA.
Sale price \$1500.00, plus closing adjustments - \$32.33, rental received - \$192.00, total - \$1724.33; less commission on rents - \$9.60, repairs - \$13.25, taxes - \$75.94, sundries - \$30.25, Certificate of Encumbrance - \$1.00, valuation fee - \$5.00, advertising - \$9.66, registration fee - \$10.75, total - \$155.45. Net amount released - \$1568.88.

TITLE: Deed from The Secretary of State to Annie Bell Neil registered July 7th, 1943, and Mrs. Annie Bell Neil notified that Certificate of Title was available to her on July 21st, 1943. On July 23rd Mrs. Annie Bell Neil acknowledged conveyance.

OLD TITLE: Certificate of Title 36009"I" - whereabouts unknown.

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


I. Macpherson.

January 7th, 1947.

IM/ER

XI 1197

(20)

INTERNEE FILE 1197 PWA-760

Shimoyama, Kichinosuke

8377 Osler St.

26th Feb. 1943



LIABILITY SUMMARY

File No: X.I.1197

July 29, 1947

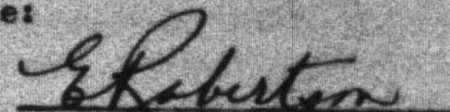
Re: Kichinosuke SHIMOYAMA, #03962
(P/W A-760 released conditionally
July 10, 1946)

The above Japanese person refused to sign our JP Declaration Form but a review of his file reveals that a claim in the amount of \$3.00 was filed against Kichinosuke SHIMOYAMA by Dr. Uchida. This claim was later withdrawn by Dr. Uchida.

On April 30, 1942, a claim of \$1.00 was filed by M. Furuya Company, but no action regarding payment of this claim appears to have been taken. This claim is now being paid from funds in Mr. Shimoyama's account and the balance of his funds remitted to him.

Tsuru SHIMOYAMA, wife of the above Japanese person, died at Slocan, B. C. on September 14, 1946. A claim was filed against the deceased for the sum of \$80.00 to cover funeral expenses paid by the Department of Labour, Japanese Division, in connection with her burial. This claim was paid from the husband's account, X.I. 1197, on December 17, 1946.

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


E. Robertson.

'AUG 26 1943

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Kichinosuke Shimoyama

Angler, Ont.

File No. *Ent* ~~12617~~ 1197

Reg. No. 03962

Company Sun Life

Agency Vancouver

Policy No. 2234167

Premium - \$ 30.70

Payable: Annually, ^XSemi-annually or monthly

Month May Day 1

REMARKS:

no form letter sent

CLAIM

CREDITOR

Dr. M. Uchida

DEBTOR

Toshinosuke Shimoyama,
8377 Osler,
Vancouver, B. C.

AMOUNT OWING

\$3.00

Withdrawn

AGENT

FILE NO.

12617

Richinosuke SUMIYAMA

File XI 1197

RE CHATTEL CLAIM:

Note remarks on list of Chattels from
A. B. Neill: "His son (Japanese?) took away a
load" of Chattels.

Note constant refusal of the internee to
co-operate: see Bradshaw notes in letter
of 13/2/43.

ADVERTISED AS FOLLOWS

The Sun May 20/43

The News Herald May 21/43

The Province May 22/43

REAL ESTATE FOR SALE BY TENDER

The Secretary of State of Canada and/or Custodian offers for sale by tender the following properties situated in Vancouver:

Lot 11, Block 22, District Lot 200A, Group 1, New Westminster District, Plan 197, known as 22 West 5th Avenue, being a seven-room frame dwelling and garage;

Lot 12, Blocks 25 and 26, Subdivision "B", District Lots 212, 224 and part of 225, Group 1, New Westminster District, Plan 4315, known as 2377 Osler Street, being a small one-storey frame dwelling;

Lot 2 of Parcel "B" of Lot 14, Block "C", District Lots 212, 224 and part of 225, Group 1, New Westminster District, Plan 5526, known as 2321 Osler Street, being a four-room frame dwelling with basement;

Lot 9, Block 51, District Lot 121, Group 1, New Westminster District, Plan 126, known as 240 East Cordova Street, being a one-storey frame dwelling and garage;

Lot 10, Block 51, District Lot 121, Group 1, New Westminster District, Plan 126, known as 240 East Cordova Street, being a one-storey frame dwelling and garage;

Lot 12, except the West 24 feet 6 inches and the West 12 feet of Lot 12, Block 25, District Lot 200 "A", Group 1, New Westminster District, Plan 197, known as 272 East 5th Avenue, being a two-storey seven-room frame dwelling and garage;

Lot 20, Block 52, District Lot 126, Group 1, New Westminster District, Plan 126, known as 261 East Cordova Street, being a two-storey eight-room frame dwelling;

Lot 24, Block 40, District Lot 126, Group 1, New Westminster District, Plan 126, known as 337 Powell Street, being a one-storey brick store building with part-basement;

South Half of the South Half of Lots 22 and 24, Block 21, District Lot 200 "A", Group 1, New Westminster District, Plan 197, known as 2040 Columbia Street, being a six-room two-storey frame dwelling;

Lot 12, Block 52, District Lot 126, Group 1, New Westminster District, Plan 126, known as 262 East Cordova Street, being a six-room two-storey frame dwelling;

ALSO

Lots 15 and 16, Block 75, Sections 21 and 22, Block 5 North, Range 6 West, Map 1555, Municipality of Richmond, known as 202-206 No. 3 Road, Lulu Island, being a one-storey frame store building and a one-storey frame shingled building, containing 5 suites;

West Half of Lot 1, Block 11 of South Half of Lot 116, Group 1, Map 2222, New Westminster District, known as 2906 Union Street, Burnaby, being a single-storey frame dwelling.

Tenders for the individual parcels will be received by and should be addressed to the Office of the Custodian, 912 Royal Bank Building, Vancouver, B.C., marked "Tender for Real Estate," up to Noon, Daylight Saving Time, on the fifth day of June, 1943, and must be accompanied by a certified cheque, payable to the Custodian, for ten percent (10%) of the amount tendered.

The assets are offered for sale without any warranty whatsoever on the part of the undersigned as to condition or state of repair of such assets, and are subject to existing leases and/or encumbrances, if any.

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

Neither the highest nor any tender will necessarily be accepted. Further particulars may be obtained during office hours any day up to Noon on the 4th day of June, 1943, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, B.C., this 26th day of May, 1943.

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

20

PERSONAL PROPERTY SUMMARY

File No: Internee 1197

December 5th, 1946

Re: P/W A-760 - Kichinosuke SHIMOYAMA - #03962
(Released conditionally July 3, 1946)

Chattels: No chattels were declared by the above Japanese as he refused to fill in or sign our JP Declaration Form. A few chattels were found on the premises and sold to the ~~the~~ purchaser of the real property. (See Chattels Summary attached).

Accounts

Receivable:

January 17th, 1946 an amount of \$3.00 representing refund of security deposit for Light and Gas from the B. C. Electric Company, was credited to SHIMOYAMA's account with the Custodian.

On July 9th, 1946 an amount of \$25.00 was credited to SHIMOYAMA's account with the Custodian, representing cash balance forwarded from Internment Camp at Angler, Ontario. At SHIMOYAMA's request and with the approval of the Department of Labour (August 5, 1946) the above amount was forwarded to SHIMOYAMA at the Department of Labour Hostel, Moose Jaw, Saskatchewan.

Specified

Articles: No Specified Articles are revealed on this file as belonging to the above Japanese person.

Life

Insurance: This file reveals that the above Japanese has a Sun Life Assurance Policy No. 2234,167 against which there will be an Automatic Premium Loan of approximately \$300.00 as at the time of the next Premium Notice in May 1947. The Sun Life advised today that this policy will lapse if outstanding premiums not paid in May of next year. No reply was received from the Japanese in reply to our letter of October 17th, 1946 in which we asked if he wished the November premium to be paid from funds in his account with the Custodian. We are writing to the Japanese again before taking any further action regarding this policy.

July 29/47: No response from either Kichinosuke Shimoyama or or his son, Yuk, the beneficiary under above policy and consequently no further action being taken by this office in regard to life insurance. Sun Life advised April 23/47 to contact Mr. Shimoyama direct regarding premium and Loan due.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

E. Robertson
E. Robertson.

20

CHATELS SUMMARY

Internee File No. 1197

December 6th, 1946

Re: Kichinosuke SHIMOYAMA
Reg. No. 03962
(former P/W A760, released
conditionally July 3/46.)

The above Japanese person refused to sign the Custodian JP Declaration Form and at no time declared chattels as being left in the protected area of British Columbia. His wife, now deceased, also refused to sign the above-mentioned form and nothing was declared by her either.

However, at the time the real property was sold, the purchaser, Mrs. A. B. Neil, stated in a note attached to her letter to us dated July 23, 1943 that there were some chattels on the premises and she wished to know if she could buy same. She stated, also, that the above Japanese person's son had called some time ago and taken away a load, including a large radio. *She called these chattels "junk".*

At Mr. Shear's request a representative of the Protection Department was sent out to 8377 Osler Street, Vancouver, to investigate the matter of chattels and an inventory of the chattels, with approximate values set opposite each item, was prepared by Mr. D. A. Smith, the total value being \$65.75. (See inv attached)

Mr. Wright's memo on file dated August 11th, 1943 states that Mrs. A. B. Neil offered \$50.00 for the chattels on the premises and a subsequent memo on file dated August 13th, 1943 reveals that this offer was accepted by the Custodian. (Custodian receipt No. 734 on file dated Aug. 17/43 for above amount, representing purchase price of chattels by Mrs. Neil).

It is noted that Mr. Smith stated at the foot of his Inventory of the chattels at 8377 Osler that one dresser was in the possession of the tenant's (Mr. A. T. Nicol) sister who agreed to pay about \$5.00 for it, she having made repairs on same. Mr. Wright, in his letter to Mr. Nicol dated August 13th, 1943, stated that all chattels on the inventory, with the exception of one dresser at the bottom of the list, were sold to Mrs. A. B. Neil, purchaser of the property. There is nothing on file to indicate that the \$5.00 was collected from the tenant's sister and no further reference to the dresser is made on file. A check has been made of the son's file and also the wife's (now deceased) but no mention of the dresser is made on either file.

Sept. 5/47:

On two occasions Mr. Nicol was written in an endeavor to obtain his sister's address in order that the matter of the \$5.00 for the dresser might be cleared up. No reply was received and the matter was not pursued further.

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

E. Robertson
E. Robertson.

(NOTE: A COPY OF MR. SMITH'S INVENTORY IS ATTACHED HERETO)

Inventory of Chattels at 8177 Osler Avenue.Basement

✓2 Bed Springs	@ 50¢	\$1.00
10 Chairs	@ 50¢	5.00
✓1 Mattress		1.00
1 Small Table		.50
✓1 Kitchen Table		1.00
1 Gate Leg Table		2.00
✓1 Clothes Basket (books)		1.00✓
✓3 Lunch Kits	@ 25¢	.75
✓Misc. Kitchen Utensils		2.00
✓1 Box P. A. & Blankets		1.00
✓1-4 Gallon Can Dishes		1.00
✓1-4 Gallon Can Utensils		1.00
✓2 Boxes Preserving Jars	@ 50¢	1.00
1 Small Bamboo Table		1.00
1 Pair Boys Ice Skates		2.00
✓1 Small Tool Chest (dishes and utensils)		1.50
1 Radio Cabinet (Homemade)		.50
✓1 Lawn Mower		4.00
1 Step Ladder		.50
✓3 Shovels	@ 50¢	1.50
✓2 Rakes	@ 25¢	.50
✓1 Hoe	@ 25¢	.25
✓1 Fork		.50
✓1 Pick		.50
1 Screened Cupboard		.25
✓1 Kitchen Cabinet		3.00

1st. Floor

1 Hall Table (homemade)	2.00
✓1 Combination Findley Range	25.00

Outside

✓1 Wheel Barrow	.50
✓1 Fawcett Heater	3.00
✓1 Double Bed	1.00
	<u>\$65.75</u>

✓1 Dresser in possession of tenant's sister who will pay about \$5.00 for it. She has made repairs.

August 5, 1943.

(Sgd) D. A. Smith

FILE NO. 1197

Kichinosuke SHIMOYAMA

P/W A-760.

ADDRESS - 8377 Osler Street, Vancouver.

LEGAL DESCRIPTION - Lot 18, Blocks 35 and 36, Subdivision "B",
D.L. 324 and part of 323, Group 1, N.W.D.,
Plan 4315.

DESCRIPTION - Small, 1 Storey Frame Dwelling.

TITLE - Clear - Certificate of Encumbrance on file. Vested.
Certificate of Title delivered to owner Dec. 31/17.

ANNUAL TAXES - \$38.67. ARREARS - Nil

ASSESSED VALUE - Land \$245.00. Buildings \$850.00.

VALUATION - May 2nd, 1943 - Johnson, Reeve & Watson .. \$1250.00.

FINANCIAL POSITION

Monthly Rental \$16.00. Mr. A.T. Nicol.

Annual Income		\$192.00
Taxes	\$38.67	
Water Rates	14.00	
Agent's fees	12.00	64.67
		\$127.33
Annual repairs	\$25.00	
Depreciation at 5%	50.00	75.00
		\$ 52.33

Balance at Credit \$61.38.

REASONS FOR SELLING - Surrounding houses all small. Building in
good condition. Garage in poor condition.
No immediate repairs needed.

TENDERS RECEIVED

<u>NAME</u>	<u>AMOUNT</u>	<u>TERMS</u>
Mrs. May C. Gibbs, 313 East 8th Ave., Vancouver, B.C.	\$550.00	Reject Cash
Mr. P. A. Young, Morrow Realty Co. Ltd., Broadway at Granville, Vancouver, B. C. (Agents acting for Mr. Joe Bragg).	\$1100.00 less Comm. of \$55.00 1045.00	Cash Reject
Mrs. Elizabeth M. Willett, Eburne P.O. B. C.	\$1100.00	Reject \$210.00 down payment - terms to be arranged.
Mrs. A. Manicowski, 1228 - 77th Ave. West, Vancouver, B. C. (Query figure \$1200.00 mentioned in letter)	\$1100.00	Reject Cash

PLEASE SEE REVERSE SIDE FOR
FURTHER TENDERS.

File No. 1197

July 17th, 1943.

MEMORANDUM

TO MR. L.W. WRIGHT

FROM MR. D.A. GARDNER

With reference to your memo of July 7th, 1943
the following property has been recorded in the Vancouver
Land Registry Office:

Lot 18, Blocks 35 and 36, Subdiv. "B", D.L. 319, 324
and 323, Qp. 1, N.W.D., Plan 4315.

We enclose herewith the following documents in
connection therewith:

1. Copy of application No. 88143-L dated July 7th, 1943
registering property in name of Custodian (Transmission).
2. Copy of application No. 88149-L dated July 7th, 1943
registering property in name of Annie Bell Neil, wife of
Thomas Alexander Neil.
3. Copy of requisition for cheque \$10.75 showing the
distribution of Land Registry Office fees.
4. ~~Copy of requisition for cheque \$10.75 showing the
distribution of Land Registry Office fees.~~
5. Duplicate of Deed dated 24th June, 1943.
Secretary of State to Annie Bell Neil.
6. Post Card dated July 14th, 1943 from Land Registry
Office confirming registration of above documents.

D. Gardner

DAG:PB

December 3, 1947

Re: Kichinosuke SHIMOYAMA, Reg. 03962.
 8377 Osler Street, Vancouver, B.C.
 Lot 18, Blks. 35 & 36, Subd. "B",
 D.L. 319, 324 and pt. 323, Group 1,
New Westminster District, Plan 4315.

Advertised - May 20, 21, 22, 1943. (Tenders closed June 4, 1943).

Appraisal - 1 only. May 28, 1943- \$1250.00. Made by D. W. Reeve of
 Johnson, Reeve & Watson.
 (Original document on Claim File).

Tenders - \$1100.00 - June 1/43. E.M. Willett. Rejected.
 \$1200.00 - June 1/43. H.L. Champion. Rejected.
 \$1100.00 - Undated. Mrs. A. Manecowski. Rejected.
 \$ 550.00 - June 3/43. May C. Gibbs. Rejected
 \$1650.00 - June 3/43. Daisy N. Yewdall. This offer rejected
 as it was a second choice and her offer
 (preferred) on another property accepted.
 \$1100.00 - June 5/43. Morrow Realty Co. on behalf of Mr. Bragg.
 - Rejected.
 \$2100.00 - June 3/43 Annie Bell Neil. Withdrawn and offer of
 \$1500.00 made June 4, 1943 by Annie Bell Neil, which was accepted.
 (See our letter to Mrs. Neil, June 30/43,
 re acceptance. On Claim File).

Sold by Custodian- \$1500.00 to Mrs. Annie Bell Neil. Adjustment date June 30/43 as
 per statement of adjustments on Claim File.

NOTE: Estimated value of property
 given by Japanese \$3,800.00
 Less amount he states we
 sold property for and
 credited to his account 1,621.88 (This is a balance
 which stood in his
 a/c as per letter
 we forwarded to him
 Dec. 9/46. Copy of
 above letter now on
 Claim File.)

AMOUNT CLAIMED - - 2,178.12

CONDITION OF PROPERTY -

House in pretty good condition according to D.W. Reeve's report
 of May 28, 1943. (Appraisal Report referred to above). Mr.
 Reeve stated the garage in bad state of repair.

E. Robertson

December 3, 1947

Re: Kichinosuke SHIMOYAMA, Reg. 03962.
 8377 Osler Street, Vancouver, B.C.
 Lot 18, Blks. 35 & 36, Subd. "B",
 D.L. 319, 324 and pt. 323, Group 1,
New Westminster District, Plan 4315.

Advertised - May 20, 21, 22, 1943. (Tenders closed June 4, 1943).

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 Reeve stated the garage in bad state of repair.

Mr. Reeve

MEMORANDUM

TO: Int. File 1197

December 5th, 1946

FROM: E. Robertson

Re: Kichinosuke SHIMOYAMA - Reg. No. 03962
(former P/W A-760 - released conditional-
ly on July 3, 1946.)

According to information received by this office the above Japanese is resident at the Moose Jaw Hostel, Moose Jaw, Saskatchewan.

SHIMOYAMA has a Sun Life Assurance Company Policy, No. 2234167, against which there is an Automatic Premium Loan which the Sun Life advised today would be approximately \$300.00 by the time the next premium falls due in May, 1947. The Sun Life also advise that this Contract will lapse some time after May of next year unless this Loan is paid, and that if the Japanese were to Cash Surrender his policy now it would net him, over and above the amount owing against it, approximately \$10.00 or \$15.00.

SHIMOYAMA is 60 years of age and the beneficiary under the above Contract is Yukie, a son, who is now 29 years of age. The son had no real property in the protected area and has no account with the Custodian. His file has been closed (File 529). Tsurue SHOMIYAMA, wife of the insured, is now deceased.

The above policy was taken out in 1937, is a 24-year Endowment Policy for \$1000.00. It has 15 years still to run before being fully paid up, that is, if the Japanese wishes to keep it in force.

On writing to SHIMOYAMA when he was interned at Angler, Ontario, he refused to sign any statement and told the Camp Commandant, as per letter on file dated April 10, 1945, that "he did not wish to pay any of this Insurance Premium." When the November 1946 Premium Notice was received by this office, SHIMOYAMA was again written, this time at the Moose Jaw Hostel, and was asked if he wished the premium paid from funds standing to his credit with this office. To date no reply has been received from him.

On telephoning Mrs. Scobie, Department of Labour, she advised that this man was being retained at their Hostel until they could find something for him to do and that they had no objection to the sum of \$300.00 being remitted to the Sun Life Assurance Company. She advised that she would make a check to see if this man were a hospital case, and if so would let me know.

Dec. 6/46- No reply received.

E. Robertson

I.I.1197

REGISTERED MAIL

July 30, 1947.

Mr. Kichinosuke SHIMOYAMA,
Reg. No. 03962,
c/o Moose Jaw Hostel,
Moose Jaw, Sask.

Dear Sir:

We are enclosing herewith Custodian cheque in the sum of \$1540.88, being funds derived from sale of Lot 18, known as 8377 Oaler Street, Vancouver, and sale of chattels. This cheque represents your entire credit with this office.

A statement of your general account is enclosed showing a credit balance of \$1540.88, the amount of the enclosed cheque.

On reviewing your file we find that we do not appear to have received Certificate of Title No. 36009'I' relating to 8377 Oaler Street, Vancouver, B. C. If this Title is still in your possession we now ask you to send it to this office without delay, as ownership of this document is in the Custodian.

It would now appear that we have accounted for all the property left by you in the protected area which came under the control of the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Enc. - Custodian cheque \$1540.88
- Statement of Account
- Return envelope

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
VICTORIA BLDG., 7 O'CONNOR STREET
OTTAWA, CANADA

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)

FORM "D"

Ref. No. Assurance
From the Sun Life . . . Insurance
Company of Canada
Date of Discovery. July, 1943 .

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy
or annuity contract for each "enemy."

Policy No. 2,234,167

Life Insured - Name Shimoyama, K.
Born Sept. 19, 1886
Address Vancouver, B.C.

Owner - if third
party insurance - Name
Address

Beneficiaries - Names Yukio Shimoyama
Addresses
Relationship to Son
Life Insured

Record of Current Assignments
(other than to company for
policy loan)

- give names and addresses -

Date of Policy (i.e. due date of first
regular premium) May 1, 1937
Plan of Policy Endowment 24 years

Sum Assured or
Amount of Annuity Can. \$ 1,000

Premium - Amount \$30.70
How Payable Semi-annually
Due Dates May 1st & Nov. 1st.

Policy Loans (automatic or otherwise) \$80.89

Approximate Cash Value, if any, including
dividends, after deducting all policy
indebtedness \$103.57

Nature of Automatic Non-forfeiture
Provision Automatic premium loan.

Approximate Cancellation Date under
Automatic Non-forfeiture Will carry approx. to May, 1946

Special Notes:

MEMORANDUM

Re: Claim made by Mr. Shimoyama for chattels.

No chattels were declared by Mr. Shimoyama, nor were any declared by his wife. Mr. Shimoyama refused to sign our JP Declaration Form while in the Immigration Building, Vancouver (see memo Aug.9/43) and according to the copy of letter of Feb.15/43 on file from the Commandant of Angler Internment Camp, Shimoyama refused to sign any statement of assets and liabilities.

The Information contained on the R.C.M.P. Information Sheet reveals that this Japanese person was interned November 18, 1942.

Mr. Shears' unsigned letter of October 14, 1942, which apparently was not sent to Shimoyama, indicates that this Japanese person made his own arrangements with J. W. Fairhall, real estate agent, to manage his property at 8377 Osler Street, and the tenant, A. T. Nicol, was in possession July 1, 1942 and remained there until time of sale.

In reply to our inquiry of July 21st, 1943, regarding any chattels left on the premises by the Japanese, Mrs. A.B.Neil (purchaser of the real property) advised in a note attached to her letter of July 23, 1943 that there were some chattels on the premises and wished to know if she could purchase them. She stated that Shimoyama's son had called "some time ago and taken away a load, including a large radio (boxed)". These goods were described as "junk" by Mrs. Neil.

Custodian representative, D.A.Smith, on August 5, 1943, inventoried the chattels found at 8377 Osler Street and placed a total value of \$65.75 on them. Mr. Smith reported that ONE DRESSER was in possession of the tenant's sister who made some repairs on it and had offered to pay \$5.00 for it. Nothing further appears on file regarding the dresser and we have no record of a payment having been made or of the dresser having been recovered, although letters were written to Mr. Nicol (July 29 and Aug.20/47) for his sister's address but no reply was ever received.

All chattels inventoried by Mr. Smith, with the exception of the above-mentioned dresser, were sold to Mrs. A. B. Neil for \$50.00.

H. Robertson

1197
+1
CASE NO: 100.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kanloops, B.C.

May 10th, 1948.

IN THE MATTER OF THE CLAIM OF
NICHINOSUKE SHIMOTAMA.

PROCEEDINGS AT HEARING.

Copy, F. G. Shears, Esq.

CASE NO: 100.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE J. R. ARCHIBALD, SUB-COMMISSIONER.)

Kamloops, B.C.

May 10th, 1948.

10

IN THE MATTER OF THE CLAIM OF

NICHIMOSUKE SHIMOYAMA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

T. G. BOWEN-COLTHURST, Esq.,

appearing for the
Dominion Government.

A. E. CORUS, Esq.,

appearing for the
Claimant.

J. R. COLLYN, Esq.,

Secretary to Kamloops
Sub-Commission.

G. H. R. UPTON, Esq.,

Official Interpreter.

30 MRS. M. TONKS,

Official Reporter.

K. Shimoyama,
In Chief.

MR. COBUS: This is Case No. 100, being 118 on the list,
your Honour.

KICHINOSUKE SHIMOYAMA, the Claimant, herein
first being duly
sworn, testified
through the Official
Interpreter as
follows:

10 MR. COBUS: Your Honour, I would ask leave to amend the
claim for realty by reducing the total value to
\$3250.00, crediting the Custodian with \$1500.00,
leaving a net claim of \$1750.00.
The claim for personal property is being abandoned
entirely.

DIRECT EXAMINATION BY MR. COBUS:

Q Witness, I produce to you a statement concerning the
real estate for which you are claiming, did you in-
struct Mr. Leckie to prepare this statement for you
and is that your signature? A Yes.

Q And are the statements contained therein true to the
best of your knowledge and recollection?

20 A Yes, it is true.

MR. COBUS: I would ask to file that as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

Q Witness, where was your property located?

A Osler Avenue, 3877.

Q Do you mean 8377 Osler?

A Yes.

MR. COBUS: The subject matter of the claim your Honour,
is a dwelling which is located at the address as
stated by the witness and consisted of a four room
dwelling with bath (tub and toilet). It was a one-
storey building with a basement and on the premises

30

K. Shimoyama,
In Chief.

was also a garage. It was purchased in 1917 at a cost price of \$350.00, as a vacant lot, that is there were no improvements on the property when he bought it. The witness then lists six major improvements which have been made by him on this property, totalling in all \$4625.00. He estimates the value at the date of sale as being \$3250.00 for the land and improvements. The Claimant says that in addition to the improvements to which reference has been made, that he did all necessary ordinary repairs as they became required.

10

Now, with respect to the Appraisers report, he says the garage was in quite good shape when he left the property. He considers the valuation of \$1250.00 to be very much under the fair value of the property. He adds that he instructed Mr. Fairhall to rent the property at \$15.00 per month, that he had fixed this figure on the basis of Mr. Fairhall's obtaining a responsible tenant who would care for the property rather than holding out for a higher rent, which the property was worth. He closes by saying that the property would be worth at least \$3250.00 when sold by the Custodian for \$1500.00 in June 1943.

20

I would ask my learned friend to produce the appraisal on this property.

MR. COLTHURST: (Producing).

MR. CONUS: I have a document here which purports to be an appraisal made by Johnson and Reeve, Vancouver, dated 28th May 1943, which I ask to be filed on

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E. Shimoyama,
In Chief.

behalf of my learned friend.

APPRAISAL MARKED EXHIBIT NO: 2)

Now, would my learned friend advise me whether there were any tenders received for this property.

MR. COLTHURST: Yes, in this case two tenders made by Annie Bell Neil; one here for \$2100.00. There is one dated June 3rd. and one dated June 4th, 1943.

10 MR. CORUS: Your Honour, I have here two tenders by one Annie Bell Neil, the first being dated 3rd. June 1943, signed by her and addressed to the Custodian of Enemy Property. I would point out that on June 3rd. she was prepared to and in fact did, offer \$2100.00 and accompanied her tender with a deposit of \$210.00 and then on June 4th of the same year there was a second tender by the same individual addressed to the Custodian of Enemy Property, now tendering \$1500.00 cash. There is no reason given for withdrawal of the first one. There is no reason given in the Custodian's file as to why the original offer was allowed to be withdrawn. Apparently it had no effect on the deposit of \$210.00.

20 I would file both tenders as the next exhibit.

(TWO TENDERS BY ANNIE BELL NEIL MARKED EXHIBIT NO: 3)

My friend has also produced your Honour a tender made by Daisy A. Yewdall on June 3rd. 1943, in which she tenders in accordance with the advertisement respecting several properties, giving as a preference a certain residence on Osler Street, but not the one in question and showing as second preference this property at 8377 Osler Street and tenders

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E. Shimoyama,
In Chief.
Cross-Exam.

\$1650;00 therefor.

(TENDER BY DAISIE H. YEWALL MARKED
EXHIBIT NO: 4)

CROSS-EXAMINATION BY MR. COLTHURST:

This is a case your Honour of straight valuation
and the defence will be that the property in question
was sold for its fair market value.

I wonder if my learned friend would admit that in
1942 the land was assessed at \$245.00 and the im-
provements at \$850.00, making a total assessment
of \$1095.00.

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MR. COBUS: Has my learned friend the Assessment Notice?

MR. COLTHURST: No, I haven't, it doesn't appear to be
on file.

MR. COBUS: It appears to be correct your Honour,
subject to proof.

MR. COLTHURST: Q When was the garage built, Mr.
Shimoyama?

A I think 1926.

20

Q And between that time and the time of your evacua-
tion, which I understand was in 1942, what did you
do, if anything, by way of repairs to that garage?

A When I made the garage originally I put down a
cement floor and there was no necessity for any
further repairs to it.

Q You have had no experience, I take it, as an
appraiser of real estate of any kind?

A I have no experience.

THE COMMISSIONER: That is all witness.

(Witness aside.)

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(PROCEEDINGS ADJOURNED SINE DIE)

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

(over)

"M. Tenks"
Official Reporter.

6
K. Shimoyama.

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

J. R. Archibald
Sub-Commissioner.

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DEFENCE BRIEF

Kichinosuke SHIMOYAMA

File No. XI/1197

Case No. 100

Urban land & Bldgs. Only
Kamloops, B.C.
10/5/48

- Ex. 1 - Statement of Real Estate
- Ex. 2 - Appraisal of Real Estate
- Ex. 3 - Tenders by Annie Bell Neill.
- Ex. 4 - Tenders by Daisy H. Yewdall

REAL PROPERTY CLAIM

Claim for personalty has been withdrawn - See transcript P. 2 line 11.

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
\$3250.	\$1095.	\$1250.	\$1500.

Appraised by: D. W. Reeve.

Advertisement 20/21/ and 22/5/43 in
"Sun" & "Province" brought 8 tenders
ranging from \$550. to \$2100. (withdrawn).
See Memo Dec. 3/47.

This case is a question of value only.

Witnesses:

Mr. Shears - prove advertisement and
tenders received.

D. W. Reeve - appraised Real Estate.

The tender for \$1650. was not accepted
because it was a 2nd preference and the
1st preference tender was accepted. The
tender for \$2100. was not accepted
because the tenders were still being
considered when it was withdrawn.

HAI/mw

Name of Claimant **SHIMIZU, Kichinosuke**
 Custodian File **XI/1197**

Case **100**

<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			
1500.										Sp.	

<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											225.
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XI 1197

April 14th, 1951

Mr. Kichinosuke SHIMOYAMA,
157 Victoria St.,
Kamloops, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 100

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 ... \$225.00.

Cheque in your favour is enclosed for \$217.48 and we have paid the Co-Operative Committee .. \$ 7.52 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS:RK
Encl.