

2312

Powell Street Branch

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

2312

EXHIBIT NO.

1219-5

DATE

NOV 5

FILLED BY

1943

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

PERSONAL INFORMATION

NAME: SHIRAZE, MiyoshiHOME ADDRESS: Davis Road, Dewdney, B.C.REGISTRATION NUMBER 13653 SEX: Male AGE: 36OCCUPATION: Small fruit farmer.

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

EMPLOYER: "Self"MARRIED? YesNAME OF WIFE OR HUSBAND: Yoko 5431ADDRESS OF WIFE OR HUSBAND: Davis Road, Dewdney, B. C.NAMES OF ANY LIVING CHILDREN: Kimihiro (M), Kazuki (M)ADDRESS OF CHILDREN: Davis Road, Dewdney, B. C.AGE OF CHILDREN: 5 and 4 respectively.

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

1. LOCATION AND DESCRIPTION: Davis Rd., Dewdney, B. C.

Lot 11 of the North West Quarter of Section 30 Township 20
Map 3317 in the District of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling house 6 rooms 28x34
wood shed 12 x 28, garage 18 x 24, hot house 25 x 50, barn 20 x 25
Bunk house 18 x 24.

3. INSURANCE (Give particulars; state where policies are) \$1500.00 on Dwelling
Policy No. 6255194 with New England Fire Insurance Co. in owner's
Agents - Reed, Phipps & Davies Ltd., Vanc'r, B. C. possession.

4. TAXES (Amount and where payable) Land tax \$14.55 per anum New Westminster
paid up to 1942. Dyking tax \$10.50 per anum paid up to 1940.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Leased to John Foisy from
March 3, 1942 to March 3, 1943. Contract with the Pacific
Co-Op. Union and the rent received through them.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owners possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: Strawberries 2 acres; Rasberries 4½ acres; Blackberries 1½ acres; Rhubarb 1 acre.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Davis Rd., Dewdney, B. C. ---Lot 10 of subdivision 2 of the North West Quarter of Section 30 Township 20 Map 3317 Bd. 36.
2. LANDLORD'S NAME AND ADDRESS: E. Buchan - 677 W. Monticite St., Sierra Madre, California, U. S. A.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Particulars of lease ath the back of this sheet.
4. STATE WHEREABOUTS OF LEASE: in owner's possession.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) John Foisy - Davis Rd., Dewdney, B. C. \$500.00 yearly including the adjoining property of Miyoshi Shikazi, \$250.00 of this sum has been paid.
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: 2 acres of Strawberries and 1 acre Rhubarb.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Electric Water System Pump; 5-cooking stoves; 1-boiler stove; 1-scythe; 3-hoes; 2-axes; 2-blocks; 200ft. cable; 1-iron bar; 1-mattock; 5-small scythes; 1-5ft. buck saw; and 12 ft. logging chain. - Davis Rd., Dewdney, B. C.
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
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom): None

Note R.C. Union Shares on back of declaration

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
1-\$50.00 Victory Bond K-4 H273320; 1-\$50.00, 1-\$25.00, 1-\$10.00 and 3-\$5.00 War Saving Certificates...in owner's possession. List of shares on back of sheet.
8. BANK ACCOUNTS: Savings account with The Canadian Bank of Commerce Mission, B. C. about \$500.00
9. LIFE INSURANCE: \$2,000.00 Policy No. 2321366 with Sun Life Assurance Co. of Canadabeneficiary- Yoko Shikaze (wife)
10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

REMARKS: N. B. back of sheet.

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 30th day of March 1942.

(Signature)

Mr. Shikaze

V. H. Stevenson
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Nov. 16/43

r File No. 2312

ull Name SHIKAZE. Miyoshi
(Surname in Block Letters)

Registration No. 13653

^V
Male - Female
(Check)

Age Sept. 18/1905

Former Address Davis Road, Dewdney, B.C.

Date Evacuated April 24/42

^V
Naturalized - Canadian-Born - National
(Check)

Present Address 589 Jamison Ave., East Kildonan, Manitoba.

^V
Married - Single
(Check)

^{nee}
Name of Wife (NISHI) Yoko #13654

Name of Husband

^{nee}
Name of Mother (TERAZONO) Haru (Japan) Name of Father Kisaemon (Japan)

Names of Children under 16 Kimihiro(M) 17/11/36

Kazuki(M) 31/1/38

Requested by N. Donaghy

Registered with Custodian yes
(Yes or No)

Additional Information Strawberry Grower. Owner of 6 acres & house, 1 ton truck Lic. 13478Y

53/119/10

Inventory of Property. SHIKAZE. Miyoshi, # 13653.

1 Electric water pump.

4 Book stoves.

Quantity of cable.

1 Length logging chain.

Stored in house on Davis Road, Dewdney, B.C.

Property leased to John Folsy through Pacific Co-operative Union.

LLB

REPORT

ON EVACUATED JAPANESE PROPERTY

MUNICIPALITY: Dewdney.

DATE: May 4th. 1942.

NAME: SHAIKAZE. Miyoshi,

REGISTRATION NO. 13653.

ADDRESS: Davis Road, Dewdney, B.C. HOUSE NO. None.

PROPERTY.

ACREAGE: 10.

KIND OF CROPS: Strawberries. Rasberries, Blackberries. Rhubarb.

APPROX. ACREAGE OF EACH: S. 2. Rasb. 4 $\frac{1}{2}$. Black. 1 $\frac{1}{2}$. R. 1 acre.

HOUSE.

VACANT:

OCCUPIED: Yes.

DESCRIPTION: Dwelling house

ROOF: Shingle.

SIZE: 28x34

NO. ROOMS: 6.

CONDITION: Fair.

OTHER BUILDINGS: Woodshed. Hothouse. Garage. Barn. Bunkhouse.
12x28 25x50 18x24. 20x25 18x24

NAME OF LESSEE OR RENTOR: Leased to John Foisey from the declarant through the Pacific Co-operative Union, and which includes the adjoining property of Miyoshi Shikazi the declarant.

TERMS: \$500.00 Yearly . \$250.00 of this sum has been paid to the Pacific Co-operative Union.

REMARKS: Inventory of chattels attached.

He Bander

BC/610-P
Farm Appraisal Report

Page 1

S.S. Form No. 43
(Sheet 1)File No. **JL-407**Land Description **Lot 11, Subdiv. of H.W.-30-20, Map 3317.**Containing **6** AcresOwner's Name **SHIKAZE, Myoshi**Post Office Address **Dowdney, B.C.**Nearest Rail Point **Dowdney and Hatzic equidistant** Distance **1½ miles**Market Town " " " Distance **1½ "**Church (give denomination) **All denominations at Mission** Distance **4 "**Nearest School **Dowdney** Distance **1½ "**State how property was identified: **Map and road corners.**EXHIBIT No. **1219-2**DATE **Nov 5-1948**Roads: State whether property has access to main road, the kind of road and its condition **By K. A. Christie****On Eagle road, near corner of Davis Road. Gravelled to Hatzic Prairie Road, gravelled to Main Highway - ½ mile.**Is this district a good one? **Yes.**Employment opportunity **Local in berry season; nearby in mills; remote in logging camps.**Predominating Nationality and religion: **British. All sects. None predominant.**Describe Fencing and its condition: **Two sides-4 wires. Fair repair** Value \$ **Inc. in land**Water supply: **Sand point in building shown as rhubarb house. Value \$ " " "**
Electric pump forces water to henhouse overhead, & to other bldgs.**BUILDINGS ON FARM**

2312

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 34	Lumber	12' studs	Shgl.	Old	Cedar posts	Good	850.00
Garage	18 x 18	"	8'	"	"	Blks.	"	30.00
Wood shed	13 x 27	"	7'	Shks.	"	"	Fair	30.00
Hen hse.	12 x 14	"	7'	Shgl.	10	"	Good	40.00
Rhubarb hse.	24 x 46	"	12'	Shks.	Old	"	"	400.00
Shed Add'n	16 x 24	"	8'	"	"	"	"	
Shed Add'n	16 x 24	"	8'	"	"	"	"	
GRANARY	x							
	x	(NOTE:- Rhubarb house described as hen-house upstairs, which is served with water from pump below. Valuation is placed on ability of buyer to convert the lower floor into further henhouse, making it a 2 storey henhouse)						
	x							
	x							
	x							

Electric lighting established.

Total present day value \$ **1370.00**

Total Value Buildings add to farm

\$ **900.00**Is dwelling habitable without repairs? **Yes.** If not what is your approximate estimate of cost to make it habitable?

\$

Describe the basement and chimneys: **No basement. Space below used for rhubarb production. Cement chimney on bracket.**No. rooms downstairs? **5** Upstairs? **2** How finished **V. Joint**Are buildings painted? **No.** Condition of paintDistance from nearest bush **No bush.**

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6	Level	8" clay loam	Clay	Rasps; blacks; & orchard.	65.00	390.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE

Total value of Land \$ 390.00

Total added by buildings to value of farm \$ 900.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 150.00

Total value of farm \$ 1440.00

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

Fully occupied. Owner evacuated. Lessee John Faisey, now in residence.
Good shape throughout.

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

Fruit, with added effort in chickens, due to limited acreage.

Noxious weeds:

None in evidence.

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

Municipal & School-\$4.05. -
Prov. Gov't.,
New Westminster, B.C.

Capital-\$8.82
Dyking -Maint'ce-\$9.00
\$17.82

Class "B"

Date: 23rd May 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 22 day of May 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

JL-407 - M. SHIKAZE

Farm Appraisal Report

Remarks: Due to the limited acreage, and no other land readily available within reasonable distance, this can only be considered as a fruit unit. The rhubarb house with henhouse upstairs, would, in the hands of a white man, be altered into a two storey henhouse, thus intensifying his effort into what might be a successful small unit. Place has heretofore been operated along with a leased acreage adjoining on the north. The latter acreage belongs to a white owner, and probably is not available for anything other than rental.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Orchards consist of:-

Present Value

60 Italian prunes, around east and south, and across the place near the lake on west end. \$150.00
20 varied fruit trees near buildings----- \$

Small fruits:-

Raspberries----- 4 1/2 \$
Blackberries ----- 1 1/2 \$

Raspberries among the prune orchard completes the full acreage into small fruits. \$

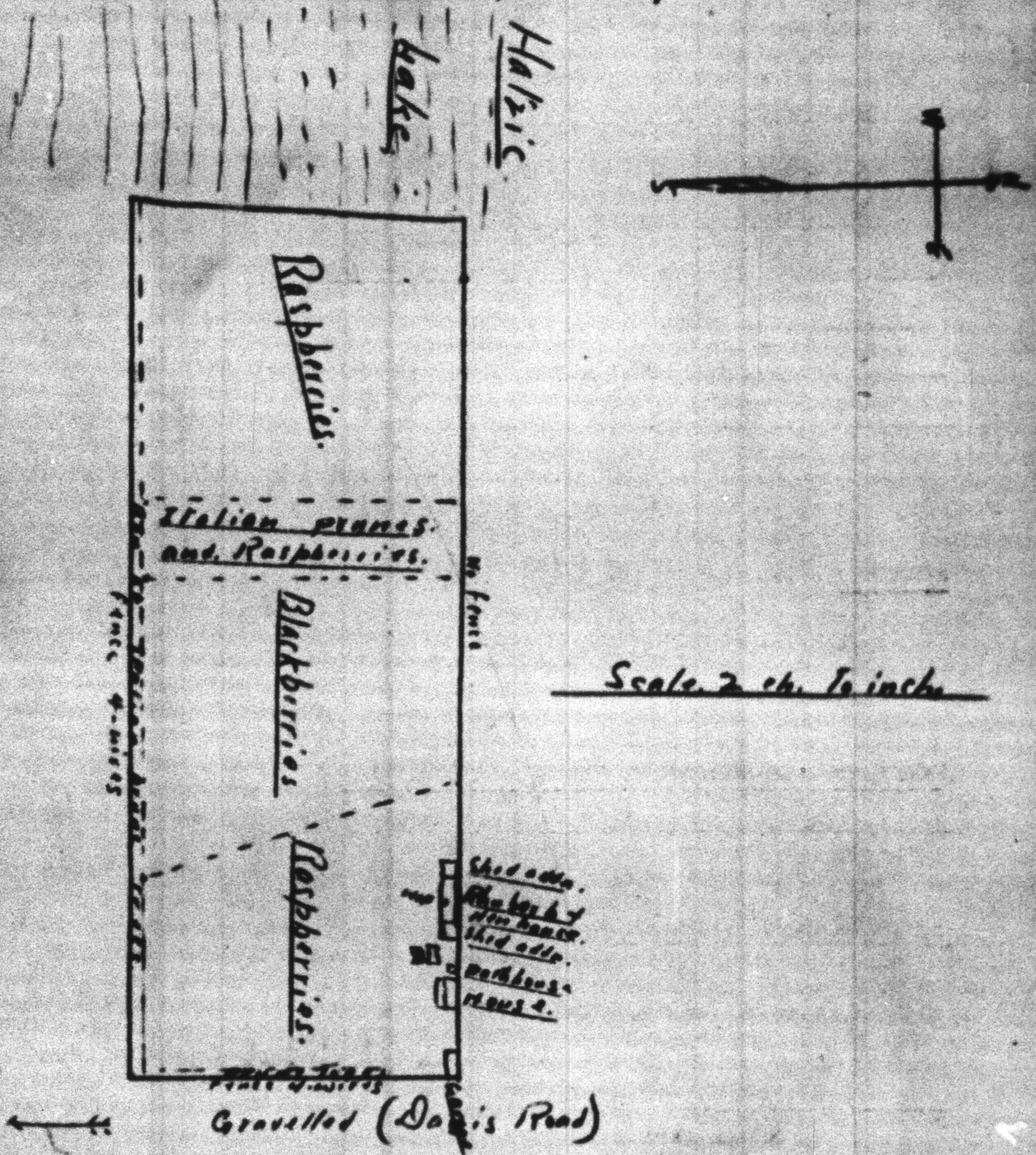
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Shikaze

Le 111 Subdiv. of ~~Map~~ 30. Tp. 20. Map. 3317. - 6 acres.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1500.00

Date 3rd July 1942.

"I.T. BARNET"

District Superintendent.

REAL PROPERTY SUMMARY

File 2312

V.L.A. B.C. 610-P
EXHIBIT No. 1219-8

DATE NOV 5 - 1948

FILLED BY
K.A. B. Wink

JAPANESE NAME: Miyoshi SHIKAZE - - Reg. No. 13653.

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

PROPERTY ADDRESS: Davis Road, Dewdney, B. C.

LEGAL DESCRIPTION: Lot 11 of the N.W. $\frac{1}{4}$ of Sec. 30, Twp. 20, Map 3317, New Westminster Assessment District in the District of New Westminster.

TITLE: In name of Miyoshi SHIKAZE.

ENCUMBRANCE: Certificate of Vesting in the Custodian filed December 10th, 1942, as No. 25101.
No other known encumbrance.

ASSESSED VALUE: 1944 -
Land \$360.00
Improvements \$1000.00, Total \$1360.00, Taxes 1944 - \$4.45.

CLASSIFICATION: Berry farm with buildings, no dwelling. The Custodian's representative on 4th May 1942 reported that the property consisted of 10 acres of which $7\frac{1}{2}$ acres were in berries and 1 acre in rhubarb, with a 6 room dwelling. 28 x 34, a woodshed 12 x 28, a hothouse 25 x 50, a garage 18 x 24,, a barn 20 x 25 and bunkhouse 18 x 24. Condition fair. Insurance of \$1500.00 on buildings and contents were transferred.

HISTORY OF
ADMINISTRATION:

1. Administered by Custodian, subject to leases noted below:
1. Shikaze lessee of the property, Lot 10, adjoining his own from Mrs. E. Buchan for 5 years from the 8th January, 1940, with no monetary consideration for the first three years if the land was cleared and prepared for cultivation. The rent for the last two years was to be \$75.00 per year.
2. Shikaze leased Lot 11, owned by him and Lot 10, leased by him, to John Foisy on 3rd March 1942, for one year from 1st March 1942 at a rental of \$500.00, which Shikaze acknowledged by letter of 13th March, 1943, as having been paid in full. This lease was renewed for one year from 1st March, 1943 for \$200.00, plus the \$75.00 payable to Mrs. Buchan, as consideration on the leased land. The \$200.00 was collected by the Custodian, while the \$75.00 was paid direct to Mrs. Buchan's credit at the Bank of Commerce, Mission.
3. At the expiration of this lease renewal, Mr. Foisy entered into an agreement direct with Mrs. Buchan, completing the term of her lease with Shikaze and no objection was taken by the Custodian, in view of the desirability of relieving Shikaze of the covenants.

SOLE:

To The Director, The Veterans' Land Act for \$1414.00 as at 1st January 1943.

Approval of Advisory Committee 1st June 1943.

In view of rent collected by the Custodian covering rentals for 1943 an adjusting credit of \$200.00 was allowed to The Director, The Veterans' Land Act.

FUNDS:

Released to the credit of Miyoshi SHIKAZE on 22nd May 1944. Net amount after adjustments, \$1415.43, less Certificate of Encumbrance \$1.00, Taxes \$3.23, registration fee \$3.00, legal fee \$15.00 and plus refund on insurance of \$7.66, Net \$1399.43.

TITLE:

Included in No. 171262-E in the name of The Director, The Veterans' Land Act and consideration received by the Custodian 19th May 1944.

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

NOTE:

Shikaze's letter of May 20th, 1944 does not object to sale of his land if it is law but does object to the price obtained as being too little.

DATED October 23rd, 1945.

Lawrence P. Thomas

IM:ML

EXHIBIT No. 1219-PDATE NOV 5 - 1946

FILLED BY

PERSONAL PROPERTY SUMMARYKA Christie

File No. 2312

1st November, 1946.

Re: Miyoshi SHIKAZE - Reg. No. 13653

CHATELS: The above Japanese registered with this office on the 30th March, 1942, and declared a quantity of chattels being left on his property at Dewdney. He was evacuated on the 24th April, 1942. Our fieldmen inspected the property on the 4th May, 1942, and inventoried the chattels left there. When arranging for liquidation of chattels in that district, it was considered that the chattels were not worth the expense of handling and they were abandoned on the property. The electric pump was considered a fixture and was sold with the property to the Veterans' Land Act.

SPECIFIED ARTICLES: Correspondence on file refers to a truck which according to a letter from the Pacific Co-operative Union dated 4th June, 1942, was sold by the Japanese to John Foisy for \$500.00 which sum was received direct at the time.

ACCOUNTS RECEIVABLE: The Pacific Co-operative Union forwarded to this office the sum of \$12.40 being a credit on their books, in the name of the Japanese, which sum was credited to his account here.

BONDS & INVESTMENTS: The above Japanese declared having a quantity of Victory bonds, War Savings Certificates. These were not brought under control by the Custodian.

SHIKAZE also declared a share interest in the Pacific Co-operative Union, which according to their records amounted to \$690.00 in Non-redeemable shares and \$410.00 in redeemable shares. These latter issued in the years 1937- 1940, were redeemed from time to time when due, at par and the proceeds amounting to \$270.00 were credited to his account as received, together with \$15.05 interest on same.

His \$140.00 worth of 1941 shares should be redeemed early in 1947.

He also had a \$10.00 United Farmers Co-operative share. This was sold by the Custodian for \$65.00 which sum was credited to his account here together with \$2.40 interest on same.

He also declared 7 shares in the Pacific Fraser Co-operative Union. This was not brought under control by the Custodian.

BANK ACCOUNT: SHIKAZE declared having a bank account at Mission, but this was not brought under control by the Custodian.

LIFE INSURANCE: Shikaze declared a Sun Life Insurance policy. This was not brought under control by, or under administration of the Custodian, and neither was a New York Life policy which they informed us he had in their letter of the 28th May, 1943.

This file reveals no other Personal Property assets.

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

WEA:HA

W.E. Dawson

File No. 2312

CLAIMS DEPARTMENT

June 18th, 1943.

Miyoshi SHIKAZE - Reg. No. 13653

CREDITORS:

1. Valley Radio & Electric, Mission, B. C.
(Valley Credits Ltd.)

\$1.00

paid

/ND

Claims closed

30-8-43

D

LIABILITY SUMMARY

File No. 2312

30th October, 1945.

Re: SHIKAZE, Miyoshi - Reg.No.13653

The above Japanese declared no liabilities.

The following however were lodged with this office against him:

Valley Radio & Electric \$1.00

(This was acknowledged on June 21, 1943 and paid from his account.)

Pacific Co-operative Union ... \$108.90

(This was reduced prior to evacuation as a small balance of \$17.04 was deducted from funds representing redemption of 1939 shares on March 20, 1945.)

Canadian Indemnity Company \$41.47

(This was an electric light contract which was assumed by the tenant and paid in full.)

On 3-12/46 the Valley Credits Ltd filed a claim on behalf of the War Relocation Authority for \$6.44 however no amount was to be paid as the claim was not settled.
This file reveals no other liabilities.

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

Dated: 30th October, 1945
WEA:EH

W.E. Anderson

REAL PROPERTY SUMMARY

File 2312

V.L.A. B.C. 610-P

JAPANESE NAME: Miyoshi SHIKAZE - - Reg. No. 13653.

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

PROPERTY ADDRESS: Davis Road, Dewdney, B. C.

LEGAL DESCRIPTION: Lot 11 of the N.W. 1/4 of Sec. 30, Twp. 20, Map 3317, New Westminster Assessment District in the District of New Westminster.

TITLE: In name of Miyoshi SHIKAZE.

ENCUMBRANCE: Certificate of Vesting in the Custodian filed December 10th, 1942, as No. 25101.
No other known encumbrance.

ASSESSED VALUE: 1944 -
Land \$360.00
Improvements \$1000.00, Total \$1360.00, Taxes 1944 - \$4.45.

CLASSIFICATION: Berry farm with buildings, no dwelling. The Custodian's representative on 4th May 1942 reported that the property consisted of 10 acres of which 7 1/2 acres were in berries and 1 acre in rhubarb, with a 6 room dwelling. 28 x 34, a woodshed 12 x 28, a hothouse 25 x 50, a garage 18 x 24,, a barn 20 x 25 and bunkhouse 18 x 24. Condition fair. Insurance of \$1500.00 on buildings and contents were transferred.

**HISTORY OF
ADMINISTRATION:**

1. Administered by Custodian, subject to leases noted below:
1. Shikaze lessee of the property, Lot 10, adjoining his own from Mrs. E. Buchan for 5 years from the 8th January, 1940, with no monetary consideration for the first three years if the land was cleared and prepared for cultivation. The rent for the last two years was to be \$75.00 per year.
2. Shikaze leased Lot 11, owned by him and Lot 10, leased by him, to John Foisy on 3rd March 1942, for one year from 1st March 1942 at a rental of \$500.00, which Shikaze acknowledged by letter of 13th March, 1943, as having been paid in full. This lease was renewed for one year from 1st March, 1943 for \$200.00, plus the \$75.00 payable to Mrs. Buchan, as consideration on the leased land. The \$200.00 was collected by the Custodian, while the \$75.00 was paid direct to Mrs. Buchan's credit at the Bank of Commerce, Mission.
3. At the expiration of this lease renewal, Mr. Foisy entered into an agreement direct with Mrs. Buchan, completing the term of her lease with Shikaze and no objection was taken by the Custodian, in view of the desirability of relieving Shikaze of the covenants.

13653

NAME

SHIKAZE, Miyoshi

FILE
NO.

2312

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
New England Fire Ins. Co.	<i>Policy transferred to V.L.A.</i> 6255194	\$1,500.	June	10	1944	Lot 11, Subdiv. of NW 1/4 Sec. 30, Twp. 20, Mun. of Deedney BC
New England Fire Insurance Company	<i>Cancelled April 17/45</i> 6252812	\$700.00	June	22	1947	Lt. 11, Subdiv. of NW 1/4 Sec. 30, Twp. 20, Mun. of Deedney, B.C.

October 30th, 1945

FIRE INSURANCE SUMMARY

The original policy as shown above expiring June 10, 1944 covered \$800.00 on buildings and \$700.00 on Household effects.

The portion covering the buildings was transferred to the Veterans' Land Act and a refund of premium amounting to \$7.66 was credited to the account.

The portion covering household effects was renewed for 3 years and a premium of \$14.00 was charged to his account. This renewal was cancelled on April 17, 1945 and refund of unexpired portion amounting to \$7.90 was credited to his account.

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

Dated: 30th October, 1945
WEA:EH

W.E. Anderson

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Miyoshi Shikaze

Morris, Man

File No. 2312

Reg. No. *13658*

Company Sun Life

Agency Vancouver

Policy No. 2321366

Premium - \$75.60

Payable: ^X Annually, Semi-annually or monthly

Month October Day 16

REMARKS:

Given

Letter sent 26/8/95

C O P Y

THIS INDENTURE

Made the Eighth day of January in the year of Our Lord one thousand nine hundred and Forty

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between MRS. EDITH M. BUCHAN of 677 W. Monticito St.

Sierra Madre, California, U. S. A.

hereinafter called the Lessor of the First Part

And MIYOSHI SHIKAZE of Dewdney in the Province of
British Columbia, Farmer,

hereinafter called the Lessee of the Second Part:

Witnesseth, that in consideration of the yearly rents, covenants and conditions hereinafter respectively reserved and contained the said Lessor doth demise and lease unto the said Lessee executors, administrators and assigns All and Singular that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster and Province of British Columbia and more particularly known and described as Lot TEN (10) of Subdivision of the North West Quarter of Section Thirty (30) Township Twenty (20), Map 3317, Bd. 30.

Together with all erections and buildings thereon erected, standing and being or hereafter during the said time to be erected, standing and being and together also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the same premises belonging or otherwise appertaining.

To have and to hold the same unto the said Lessee, his executors, administrators and assigns for the term of Five (5) years to be computed from the First day of January in the year of Our Lord 1940, yielding and paying therefor yearly and of lawful money of Canada, payable as follows:

First THREE (3) years rent free, subject to the following conditions as stated on the next page of this Lease, and SEVENTY-FIVE DOLLARS (\$75.00) a year for the balance of the term, namely Two (2) years, during the said time without any deduction, defalcation or abatement throughout on any

account whatsoever; the first of such payments to become due and to be made on the 1st. day of January, 1943.

The said Lessee covenant with the said Lessor to pay rent; AND to repair; AND that the said Lessor may enter into and view state of repair; AND the said Lessee will not carry on any business that shall be deemed a nuisance on the said premises; AND that he will leave the premises in good repair; AND will not cut down timber without leave and will leave the premises clear of rubbish and old vegetation.

IT IS HEREBY AGREED between the parties hereto that the lessee is to have the premises rent free for the first three (3) years, namely from January 1st. 1940 to January 1st. 1943, providing all the Six acres is cleared ready for cultivation, or is partly under cultivation by Jan. 1st. 1943.

During the said Three (3) years the Lessee may crop any portion as he clears it.

The fourth and fifth year's rent is to be paid on the 1st. day of January in each of the respective years.

This Lease expires January 1st. 1945.

The Lessee agrees not to sub-let the property.

And also that if the terms hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or assigns, or if the said Lessee or assigns shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any act that may be in force for bankrupt or insolvent debtors and then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

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 her executors, administrators or assigns of his intention to remove such fixture; AND at any time before the expiration of the notice of removal the Lessor by notice in writing to the Lessee may elect to purchase such fixtures at a fair value; AND thereupon the same shall be left by the Lessee and become property of the Lessor.

Canada

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

JAPANESE EVACUATION SECTION

File No. 2312
Reg. No. 13653

506 Royal Bank Building,
Vancouver, B. C.

Mr. Miyoshi SHIKAZE,
589 Jamison Avenue,
Winnipeg, Manitoba.

JUN 7 - 1944

Dear Sir:

Re: Davis Road, Dandney, B. C.
Lot 11 of the N.W. $\frac{1}{4}$ of Sec. 30, Tp. 20, Map 3317,
District of New Westminster, C. of E. 50733.

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

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

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

Sale price of above described property	\$ 1414.00
Add:	
Unexpired insurance premium as at January 1st, 1943	7.66
	<u>1421.66</u>
Less:	
Tax arrears to December 31st, 1942	\$ 3.23
Registration fee	3.00
Encumbrance—Principal	
—Interest	6.23
Net proceeds of sale	\$ <u>1415.43</u>

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

Yours truly,

F. G. SHEARS,
Director.

R

1943

		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Balance brought forward		\$ 12.40	\$ 12.40 CR
	Credit re Sale of Property		1415.43	
	Land Registry Office C/E	\$ 1.00		
Mar. 19	P. C. U. Shares redeemed		50.00	
June 9	Cheque to you	50.00		
Aug. 28	Valley Radio & Electric a/c Paid	1.00		

1944

Jan. 20	Cheque to you	10.40		
Mar. 8	P. C. U. Interest on Shares		8.20	
	" " " " " "		.69	
	" " " " " "		.80	
29	" " " Shares redeemed		70.00	
Sept. 6	Cheque to you	87.35		

\$149.75	\$1557.52	CR\$1407.77
----------	-----------	-------------

File No. 2312

June 3rd, 1943.

MEMORANDUM FOR FILE

Re: Truck T204 and Hiroshi SHIKANE

Letter dated May 29th, 1943, from Mr. J. B. Shimek states that
truck T204 quoted "W. Shikane truck" was bought by J. Foley.

AM

RPA/EN

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Seizure No.

FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No. **269-0-13-3**

Detachment
Sub-Division
Division
Date

(E)
March 19

1942

RE:

Miyoshi SHIKAZE Davis Lake Rd Box 115 Dewdney B C

On

March 19

1942, 1

Goodfellow K. H. (SEIZER'S NAME)

Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. P.C. 1496

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		-6200 (41) CX 540
		TIRE NUMBERS
		LICENSE NO.
		MAKE & MODEL
		SERIAL NO.
		ENGINE NO.
		SPEEDOMETER READING
		CONDITION
		Pair 45967
		N11
		EXTRA EQUIPMENT
		Fenders Scratched and Dented
		DESCRIPTION & CONDITION
		VERIFIED
		X M. Shikaze
		Signature of Owner
		Japanese Registration No. 13653
		Handed over to representative of
		Custodian whose signature in receipt
		thereof appears hereunder
		March 19/42
		DATE:
		SIGNATURE OF MEMBER SUBMITTING REPORT

File No.

2312

DEFENSE BRIEF

Miyoshi SHIKAZE,
Reg. No. 13653

File #2312

Case #1219

Toronto, Ont.
Nov. 5, 1948

Case #1219

*Case 1219
File 2312*

REAL PROPERTY CLAIM - GROSS-

Gross Claim

\$6000.00 Total
original claim
Nov. 19/47
Reduced by
\$1000.00
as Exhibit #1
making Revised
Claim \$5000.00

Appraisal

\$1440.00
re Soldiers
Settlement
Board
Exhibit #2

Sold for

\$1414.00
re Director
Veterans
Land Act
as
Jan 1/43
as Claim file

Witness: 1. B.C. Wormworth,
Inspector.
2. F.G. Shears
re appraisal
and
sale

Submissions:- Summary of original claim, Aug. 5, 1948
on claim file shows comparative figures re
this Realty. As shown above the Claim was
reduced by Claimant to \$5000.00 (Exhibit #1)
in respect to Realty.

There is a very noticeable variation be-
tween the assessed valuation, namely \$1300.00
and Claimant's revised claim valuation of
\$5000.00; and not much variation between
assessed valuation and sale price, namely
\$1414.00.

NOTE: Pump system to the Claimant's value
of \$130.00 is reported on Exhibit #4 as
"sold with Realty".

PERSONAL PROPERTY CLAIM - GROSS -

Gross Claim

\$230.00 Total
as original
and
Revised Claim
Exhibit #3

Appraisal

Sold for

(a) 130.00
Exhibit #4

Sold with
Realty
noted on Realty brief

File No.
2312
Miyoshi SHIKAZE,
Reg. No.13653

- 2 -

Case #1219

(b) \$100.00
Exhibit #4

Abandoned

\$230.00
as above

Witness:- 1. John Foisy,
Tenant
Dewdney
2. I.C. Bardwell
Staff
Dewdney

Submissions:-

It is said on Exhibit #8 "It was considered that the Chattels were not worth the expense of handling and they were abandoned on the property. The electric pump was considered a fixture and was sold with the property" (Realty).

BRD/DD

March 8th, 1949.

File No.
2312
Miyoshi SHIKAZE,
Reg. No. 13653

- 3 -

Case #1219

Summary of
Defense
Witnesses

Where
required

Summary of
Documents
to be filed

Witness
proving
same

B.C. Wormworth

Inspector
V.L.A.

F.G. Shears

re appraisal
and
sale V.L.A.

John Foisy

Tenant
Dewdney
Realty

I.C. Bardwell-

Inventory
Chattels
Dewdney

BRD/DD

March 8, 1949

File No.2312

Property: Miyoshi SHIKAZE.

Lessee: John Foisy.

CANADA
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

PAYMENT ORDER.

To *Tanaka Corp. Union*

Address *Minami B.C.*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of *\$200.00*

Jim Henderson 100 Dollars out of monies now due and

accruing due or that at any time hereafter may be due in respect to the

proceeds of:- *Berry Shoppings*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *24* day of *June*, 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *R. M. Henderson*

Address:

John Foisy

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of, 1943.

Signature

OK

391 Tweed Avenue
Winnipeg, Manitoba
June 21, 1943.

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

EVACUATION SECTION	
Rec'd	JUN 24 1943
File No.	
Ans.	
Referred	Anderson

Dear Sirs:

ATTENTION! R.D. RICHARDSON, Esq.
Farm Department - Re: File #2312

I acknowledge with thanks your letter of
June 8th.

With reference to the claim against me from
the Valley Radio and Electric Store of Mission City
for the sum of \$1, I would ask you to pay them and
settle this outstanding account.

In answer to your inquiry in connection with
my lease with Mrs. Buchan, I wish to inform you that my
lease with Mrs. Buchan was for the period of 5 years
commencing the first day of January, 1940. The agree-
ment is as follows:-

It is agreed and understood between the Lessor and the
Lessee that the Lessee is to have the premises rent free
for the first three (3) years, namely from January 1st,
1940 to January 1st, 1943, providing all the Six acres
is cleared ready for cultivation, or is partly under
cultivation by January 1st, 1943.

During the said Three (3) years the Lessee may crop any
portion as he clears it.

The fourth and fifth year's rent is to be paid on the 1st.
day of January in each of the respective years and the
rent for the above mentioned two (2) years is Seventy-
five Dollars (\$75) a year.

This lease expires January 1st, 1945.

I would appreciate very much if you will send
me a copy of the letter you wrote to me on May 19th. I
have no record of receiving this letter.

For full information regarding my Lease with
Mr. John Foisy of Dewdney, B.C. to whom I sublet the

677 D. Monticello P.M.,
June 25/43.

A. J. McKay
Tancoune, B.C.

Dear Sir - I sent a copy of the lease
re. Myoshi Slikay on June 9, 1943.

Mr. Forsy knows all about the
terms of the lease - The co-operative
at Mission City have had
● had letters from the Japanese ask-
ing them to pay me.

I hear from the Japanese.
Have found him to be honest therefore
he lived up to the terms of the lease
while he was in Decodany. I suppose he
is fed up with the case like the rest
● of us. Should you not receive the
copy by this time I shall send you
another.

Yours truly,
Edith W. Buetan

EVACUATION SECTION
RECD JUL 1 1943
FILE NO. 24312
APR
RECORDED McKay

Hatzic, B.C.
June 30th, 1943.

Mr. G. T. McKay,
Protection Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Replying to your letters of the 16th and
the 22nd instants.

The reason I have not answered you before is
that my proper address is Hatzic, B.C. whereas you had
your letters addressed to Dewdney and I did not get my
mail until to-day.

I will deposit the monies owing to Mr. Buchan
in the Canadian Bank of Commerce at Mission, B.C. to-day.

Yours very truly,

John Frazer

391. Tweed ave

EVACUATION SECTION
Rec'd JUL 3 1943
File No. 2312
Ans.
Referred

The Custodian office
Japanese Evacuation section
506 Royal Bank Bldg
Vancouver, B.C.

Dear Sir I have
your letter yesterday and noted
I thought I have already write to
you about my 1937 Chevrolet truck
I have had all the money from
Mr John Daisy for last year
truck and crop payment so
you neednt worry any more for last
years claim. Only I want to know
what going to do this year
Please let me know what kind
agreement you have made between
John Daisy this year
I wrote to you about my lease between
Mrs Bucken so I hope you understood
everything

Yours very truly
M. Shiga

File No 2312
Registration No 13653

589 Jamison ave
Winnipeg man
Nov 25/43

The Custodian
Japanese Evacuation Section
506 Royal Bank Bldg
Vancouver B.C.

EVACUATION SECTION	
Rec'd	NOV 25 1943
File No.	2312
Ans.	W.A.
Released	Angerson

Dear Sir. I am

just requesting you few line about money
from this years Crape from my land who
is look after name Mr John S. S. I want
know you Caret money for this years Crape
or not yet. I sold very cheap last years
Crape. Why there is following agreement
he should put in new Crape three acres and
keeping good Condition for this years Crape
Then he should have over four acres Rasp-
berries all full Crape. three and half acres
strawberries. about two acres two kind
Blackberries and two acres Rhubarb so he
must get very good Crape should
make lot of money. I hope you Caret
money from of this years Crape at
least Seven Hundred and fifty (\$750)
all

and I hope you send me about
four Hundred (\$400) Dollar soon possible
you can. I am awfull hard up now
~~for~~ ready for winter. we need lot of
fuel during winter also repair cloth for
all family I spend all money I had
here is wages is very low and stuff is
very high I am very hard keep going
my wife is not very good healthy
I wish you Credit money from me
I Daisy soon possible you I wrote
to Mr John Daisy too some time now
I am really waiting immediately return

DB
PCO John Davis
Receipt 1875

50.00
50.00
~~100.00~~

Your Very Truly

W. H. H. H. H.

File no-2312

Registration no-13653

To
PCO 9% Credit 10.00
LRI Co 1.00
LRI Co 50.00
Jury 1.00
Valley Lodge 1.00
Baker & Co 10.40

10.40
10.40
72.40 72.40

2312

June 16, 1944.

Mr. John Foisy,
Davis Road,
Dewdney, B. C.

Dear Sir:

Re: Miyoshi SHIKAZE.

We understand you are still operating the property subject Japanese has under lease from Mrs. Edith Buchan, described as Lot 10 of the North West Quarter of Section 30, Township 20. Please advise us if the lease consideration of \$75.00 was deposited to Mrs. Buchan's account at the bank.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

EVACUATION SECTION

Rec'd MAY 25 1944

File No. 2312

Ans.

Ret'd

The Custodian
Japanese Evacuation Section
506 Royal Bank Bldg
Vancouver, B.C.

589 Jamison Ave
Winnipeg man
May 20/44

Dear Sir

I am many thank you to forward some
of money share and interest from P.C. &
I was reference about rent year of
1943. I cannot understand exactly
what you mean. You said sale of
my property at January 1/43 but
you never sent statement about it
if you are not safe until this day
some one should have correct rent year
of 1943. I hear from P.C. & and from
John Daisy. Custodian's corrected rent
of year of 1943. I don't want sale
property if it is not very fair price
but I don't say you can't sale if that
is the law. even you sale my
property there is another Sirs of course
my lease land those land I cleared
all sit across I spend lot of money

for clearing I didnt make anything
from there land renter Paying only
seventy five (\$75.00) Dollar yearly to Mrs
E. M. Euckon. You should Caret from
there six acres at least two or three
hundred Dollar yearly anyway that is
all new land renter making lot of money
from that land. if you cannot Caret
from him how we can make living
only 45¢ an hour wages at \$9.00 week
my wife is allway ill need some of money
from down farm. There is lot of reason
I sold only five hundred (\$500.00) Dollar
Crape of years 1942 that is why he
must put in three acres new Crape and
keep good Condition. if not this reason
I could sale fifteen hundred (\$1500.00)
Dollars. because you must Caret money
for me from that land. you should
know about it because I told and
you copy all that. I want hear from you
particularly yours truly. M. Shikage
file no 2392

June 13, 1944.

Mr. Miyoshi SHIKAZE,
Registration No. 13653,
589 Jamison Avenue,
Winnipeg, Manitoba.

Dear Sir:

We are in receipt of your letter of May 20, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter.

In reference to the revenue from the property, you will note from the second paragraph of the statement sent to you that the sale of your property became effective as from the 1st of January, 1943, therefore, all revenue accrued to the purchaser who assumed the operating charges since that date.

With reference to the property you have leased from Mrs. Buchan, while we acknowledge that in ordinary times one might be able to lease this property for a substantial figure, in view of the fact that there is a great shortage of farm labour, we feel that by relieving you of the responsibility to pay rent to Mrs. Buchan by sub-leasing it at the same rate we have done all that is possible under the circumstances.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

Mission City, B.C.

Dec. 14, 1945.

Dept. of the Secretary of State
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	DEC 17 1945
File No.	2313
Ans.	
Referred	Anderson and Taylor

Dear Sir:

Re: Miyoshi Shikaze. Reg. No. 13653
File No. 2312

● Regarding chattels left by the
above Japanese in my care -
Everything was taken by either
The Soldier's Settlement Board or
Pacific Co-Operative Union in
Mission and sold again.

● Water pump, etc., purchased by
present occupant of above. Glade Fairy

Yours truly,
John Fairy

1st November, 1946.

REGISTERED

Mr. Miyoshi SHIKAZE,
Registration No. 13653,
589 Jamieson Avenue,
Winnipeg, Manitoba.

Dear Sir:

Attached hereto please find Custodian cheque in the amount of \$19.43, representing your full remaining credit at this office at this time as shown on the attached statement of your account here, showing details from the 11th May, 1945, when the last one was sent to you.

Early next year additional funds should be forthcoming to your credit from the redemption of your 1941 Pacific Co-operative Union shares, together with any interest which accrued in the meantime. We would suggest that you forward the share certificate to cover these shares, so that the funds can be sent to you with as little loss of time as possible.

When registering with this office you declared you held the Title to your property in your possession, and as we do not appear to have received this document, we request that you send it to this office as soon as possible as it has been cancelled at the Land Registry Office.

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.

WHA:HA
Encls. 3 (cheque)

EVACUATION SECTION	
Rec'd	DEC 26 1946
File No.	
Ans.	
Ref.	

The Custodian office
Japanese Evacuation Section
506 Royal Bank Building
Vancouver B.C.

Dec 17th/46
P.R. #3 Cottam out
File No (2312)

Dear Sir
I am sending Shares of Pacific
Co-operative Union No 1655 from
5190 to 5203. please Collect money from
above Union and send the money
to me soon possible you can
I am so hard up since I
moved to Ontario I wish you
take Prompt attention

Yours Truly

M. Nakagawa

Reg 13653

JAN 7 - 1947

Received P.C.U. Cts
1655 - Shs 5190 to 5203

14 Shaws

C.H.R.

OK 1947 Shs

6th February, 1947.

Mr. Miyoshi SHIKAZU,
Registration No. 13653,
R.R. No. 3,
Cottam, Ontario.

Dear Sir:

Your fourteen 1941 Pacific Co-operative Union shares
have now been redeemed at par, and we are enclosing herewith
Custodian cheque in the amount of \$144.69, which includes
interest on your redeemable and non-redeemable shares to date.

Yours truly,

W.E. Anderson,
Office of the Custodian.

RA
Encl. (cheque)

2312

October 6th, 1950

Mr. Miyoshi SHIKAZI,
R. R. 2,
Kingsville, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 1219

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourselves covering the award recommended under the above Commission, for the sum of \$944.45.

Cheque for \$861.66 is enclosed herein, and the sum of \$82.79 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F.G. Shears
Director

FOS:BE
Encl.

Name of Claimant **SHIKAZU, Miyoshi**Case **1219**Custodian File **2512**

<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		Sale Price	Total Award 125% of all Sale Prices			
						% of Total	Amount		% of Total		Amount	
					1414.		836.63				836.63	
										59.80		
<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 & Not Found & Recorded Now Missing		45% of amount in next preceding column				
						% of Total	Amount	% of Total	Amount			
<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				
					% of Total	Amount		% of Total	Amount			
			46%	100.00		46.00			46.00			
TOTAL RECOMMENDATION										944.45		

IN THE MATTER OF THE "ENQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA, 1951, CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

HIS HONOUR, JUDGE J. A. McGINN, SUB-COMMISSIONER.

Toronto, Ontario,

November 5, 1948.

IN THE MATTER OF THE CLAIM OF

ELIJAH S. S. S. S.

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C. appearing for the
Dominion Government.

C. P. GYER, ESQ. appearing for the
claimant.

A. SMITH, ESQ., Secretary.
S. H. B. HITCH, ESQ., Official Interpreter.
J. B. HARRISON, ESQ., Official Reporter.

E.
H. Shihano,
In shi.

EXHIBIT SHIHANO, the claimant herein, being first
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. OFFER:

Q. I show you a form entitled Real Estate,
Farmland; is that your signature? A. Yes.

Q. Was this form prepared under your instructions?

A. Yes.

Q. Do you swear that the contents of that form
are true? A. Yes.

(REAL ESTATE FARMLAND CLAIM FORM MARKED
EXHIBIT NO. 1)

Q. Prior to evacuation you owned certain
property known as Lot 11 of the north-west quarter
of Section 30, Township 30, Map 5517, District of
New Westminster? A. Yes.

Q. You are the owner of that? A. Yes.

Q. And that land consisted of about 6.2 acres?

A. Yes.

Q. And was being cultivated as a fruit farm?

A. Yes.

Q. You raised raspberries and blackberries and
had 50 fruit trees? A. Yes.

Q. What was the nature of the soil of that land?

A. Oh some kind of loam and clay, mostly clay.

Q. Was it fertile? A. It was soil in which
it was easy to grow anything.

Q. Did you get good crops from it?

A. Yes.

Q. Were you able to make money on the operation?

A. Oh yes, enough to keep going and we made

W. Shikase,
In chr.

5.

1
2 pretty good in 1941.

3 Q. How much did you make in 1941?

4 A. I think we made besides the poultry, and
5 including the hot house rhubarb, we sold about \$5,000.
6 anyway, over \$5,000, about \$5,500.

7 Q. That didn't include the poultry?

8 A. No, besides the poultry.

9 Q. Also you had poultry on that farm?

10 A. I bought about 400 but we sold about 270
11 or about three hundred. At the time we left there
12 were about 270.

13 Q. And you made a profit out of the poultry also?

14 A. Oh, yes, I don't know how much.

15 MR. CHRISTIE: I tender as Exhibit 2 the Farm
16 Appraisal Report.

17 (FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

18 MR. OFFER: This property is at Dowdney, B.C.?

19 A. Yes, that is about five miles east of Mission
20 City.

21 Q. You have a building here described as a
22 rhubarb house -- I presume you grew rhubarb in that
23 place?

A. No, that is for marketing.

24 Q. What is that? A. In the winter we force
25 rhubarb in a sort of hot house.

26 Q. On the second floor there was a hen house?

27 A. Yes.

28 Q. Was it more profitable to leave the building
29 as a part rhubarb house and part hen house, or in your
30 opinion would you have made more money if you had con-

4.
H. Shilans,
In chf.

1 verted it all into a hen house. Supposing you had
2 made the whole thing into a henhouse and had no
3 rhubarb, would you have made more money doing that?

4 Q. Well, that depends on the year.

5 Q. It states in the Farm Appraisal Report that
6 if the rhubarb house had been altered into a two-storey
7 hen house intensifying the effort, it would make it
8 more successful. Would you agree with that?

9 A. That depends on the egg prices of the year.

10 Q. It is a debatable question?

11 A. I don't understand that.

12 Q. When you bought this property it wasn't
13 cleared? A. Partly cleared.

14 Q. And in 1933 you cleared four acres and you
15 say the cost was \$1000? A. Yes, I think
16 about that.

17 Q. And you built a roadway of 700 feet? A. Yes.

18 Q. You say the cost was \$100?

19 A. Yes.

20 Q. And you dug three wells and you say the cost
21 of digging these three wells was \$150. On what do you
22 base the cost -- was it your own labour or somebody
23 else's? A. Some I hired the labour and some I
24 done myself.

25 Q. Did you have to pay out those amounts just
26 mentioned? A. Oh just to figure up my own labour.

27 Q. That is the value you placed on it?

28 A. Yes.

29 Q. You built the house yourself too?

30 A. Yes.

Q. What condition were these buildings in when you

1 were evacuated?

2 A. Oh it wasn't so bad.

3 Q. In the answer that the buildings were in
4 fair condition? A. Oh yes.

5 Q. I am showing you another form entitled
6 Personal Chattels; is that your signature on the bottom
7 of it? A. Yes.

8 Q. Was this form prepared under your instructions?
9 A. Yes.

10 Q. And is that true what is contained in that
11 form? A. Yes.

12 Q. You swear it to be true? A. Yes.

13 (PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 3)

14 MR. CHRISTIE: I tender as Exhibit 4 the
15 Analysis of Personal Property Claim.

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

18 MR. OFFER: You are claiming for four stoves --
19 where were they left?

20 A. I left them in the shed, in the picker's
21 house.

22 Q. They were to heat the various sheds and the
23 house? A. No, they were cooking stoves.

24 Q. Would there be one stove in each shed?

25 A. That is right.

26 Q. What condition were they in?

27 A. I bought some second hand.

28 Q. Did they work when you left?

29 A. Oh yes.

30 Q. And then you had a pumpu system on the
property too? A. Yes.

M. Shikato,
In chf.

Q. What did it consist of, a pump and pipes?

A. Yes.

Q. And was it working properly when you left?

A. Oh yes.

Q. Did it need repairs or anything of that sort?

A. No, I don't think so.

Q. It was operating all right?

A. Yes.

Q. And you left some cable?

A. Yes, that is for clearing.

Q. That was on the property too? A. Yes.

Q. Where was it stored? A. One part was
not quite finished clearing so John Feini was using it.

Q. He was a neighbour who leased some land to
you? A. Yes.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 30th
of March, 1948; whose signature is that?

A. That is my signature.

(J.P. FORM MARKED EXHIBIT NO. 5)

Q. I will tender the assessment notice as
Exhibit 6.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 6)

Q. Now, in connection with your income from
this farm, you told my learned friend what your
gross income was; now what expenses would you have
out of that? A. Somewhere around half of the
gross I guess.

Q. What would you say your net income was?

7.
H. Shikano,
ex. ex.

1 A. In 1941 I cleared about \$2000. to \$2500. I
2 think.

3 Q. When you are mentioning expenses are you
4 including any you would have to pay for that adjoining
5 land? Did you lease the adjoining land to yours?

6 A. Yes.

7 Q. Are you including that in the expenses?

8 A. Oh yes, I spent lots of expenses for the
9 clearing.

10 Q. Now, if you didn't have that adjoining land,
11 if you had not been able to lease that would you have
12 been able to make a living from your own land?

13 A. Oh yes, I made progress year by year. I
14 wanted some rhubarb and some strawberries; that is why
15 I leased it.

16 Q. But is it a fair statement to make that it
17 is necessary for you to have this adjoining land in
18 order to make a reasonable income; is that a fair
19 statement to make?

20 A. Irrespective of that I had four acres of
21 raspberries and 1½ acres of blackberries and I had
22 chickens and I could have made a fair living but I
23 bought the other property so as to make a larger
24 income and to progress my business.

25 Q. I don't think you bought it -- you leased it?

26 A. Yes, that is right.

27 Q. How old were the raspberry canes?

28 A. I suppose some were young and some were old,
29 some were about five years old and some third and some
30 second year.

H. Shikaze,
ex. ex.

Q.

Q. Did you sell these prunes that you grew there?

A. Yes, some, but not all -- I sold some.

Q. Did you use any for your own consumption.

A. Yes but I sold some too.

Q. What was your house constructed of, what kind of lumber? A. Oh outside it was drop siding and the floor was of edge grain flooring.

Q. What kind of foundation? A. The foundation was big cedar posts and I used the basement for the hot house too.

Q. For the rhubarb? A. Yes.

Q. Did you work anywhere else besides on your farm? A. No.

Q. Now this electric water pump and pipes, whereabouts on the farm was that?

A. In the rhubarb house.

Q. And did you have a floor in the rhubarb house, did you have a board or plank floor or cement floor? A. Nothing in the bottom but in the top we had a double deck for chickens.

Q. Was the water pump attached to anything?

A. Oh just railroad ties.

Q. Were the railroad ties fastened? A. Yes.

Q. Were they fastened to the building?

A. Not on the building.

Q. Placed in the earth? A. Just sitting there.

Q. And where the pipes? A. The pipes were just a little over a foot in the ground.

9.
H. Shilens,
CF. CF.

1
2 Q. They were in the ground, were they?

3 A. Yes.

4 Q. That is all, thank you.

5 I tender as Exhibit 7 the Certificate of
6 Insurance.

7 (CERTIFICATE OF INSURANCE MARKED EXHIBIT 7)

8 (REAL PROPERTY SUMMARY AND PERSONAL PROPERTY
9 SUMMARY MARKED EXHIBIT NO. 8)

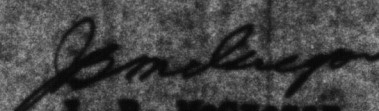
10 Q. I would draw your honour's attention to
11 this statement in the Personal property summary:

12 "When arranging for liquidation of chattels
13 in that district, it was considered that the
14 chattels were not worth the expense of handling
15 and they were abandoned on the property. The
16 electric pump was considered a fixture and was
17 sold with the property to the Veteran's Land
18 Act."

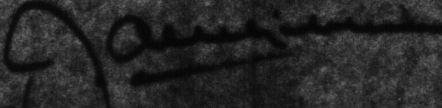
19 MR. CHRISTIE: It is submitted, your honour,
20 that the real property was sold at its fair market
21 value. It is submitted that the electric water pump
22 was a fixture and that the stoves and cable block
23 had no market value.

24 (PROCEEDINGS ADJOURNED SINE DIE)

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

28 
29 J. B. McGregor,
30 Official Reporter.

I, J. A. McRibben, Deputy Commissioner,
appointed to hear a Commission to investigate
claims of Japanese Canadians for property
loss, do certify the foregoing is a true
copy of the evidence heard on the within
claim.


J. A. McRibben,
Deputy Commissioner.