

WITNESS STATEMENT

4461

4153

MISSION

FILE NO. 4461

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: HISAKA, Ichiroho
HOME ADDRESS: Dewdney Trunk Rd., R.R. No. 1, Mission, B.C.
REGISTRATION NUMBER 13057 SEX: Male AGE: 53
OCCUPATION: Massage operator

(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: Myself

EXHIBIT NO. 465-6

DATE 23 Mar 1948

MARRIED? Yes

FILED BY J. W. G. Hunter

NAME OF WIFE OR HUSBAND: Kim 5540

ADDRESS OF WIFE OR HUSBAND: Dewdney Trunk Rd., R.R. No. 1, Mission, B.C.

NAMES OF ANY LIVING CHILDREN: Jiro (M) Haruo (M) Michie (F)

ADDRESS OF CHILDREN: Dewdney Trunk Rd., R.R. No. 1, Mission, B.C.

AGE OF CHILDREN: 14, 11, 9

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

1. LOCATION AND DESCRIPTION: West half of Block "B" of north east quarter Sec 27 Township 17 (5 acres) All of Block "C" of NE quarter section 27 Township 17, containing 10 acres.

2. BUILDINGS AND OTHER IMPROVEMENTS: Seven-room frame dwelling house, barn, woodshed, garage.

3. INSURANCE (Give particulars; state where policies are) \$1000 on dwelling house with Royal Ins. Co., Policy in owner's possession

4. TAXES (Amount and where payable) \$57 per year. Payable at Mission

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Crop sold to Dave Haffner of Mission for \$400 for a period of ten months starting April 1942.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my Possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN strawberries, raspberries, blackberries,
asparagus, fruit trees. *See page 1, #6.*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: Myself
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Farm implements, 2 sprayers, water pump, linoleum, household furniture, in the house on Dawdney Trunk Rd., Mission City, B.C. Key will be left in possession of Dave Haffner of Mission City.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
1 dog
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: \$1000 on furniture with the
Royal Ins. Co., Policy in owner's possession ✓

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

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

Two \$10 war savings certificates and 1 \$5 War savings certificate
in owner's possession

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$2500 Family Beneficiary Society. \$22x22 ✓

\$2500 Canadian Mutual Benefit.

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 17th day of April 1942.

(Signature) Ichiro Misaka

W. Wilkins
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.O.M.P.

Date May 31st, 1943

File No. 4461

Full Name Ichirohe HISAOKA
(Surname in Block Letters)

Registration No. 13057

Male - Female
(check)

Age Sept. 6, 1888

Former Address

Newdney Park Road,
R.R. #1 Mission City, B.C.

Date Evacuated

Apr. 24/42.

Naturalized - Canadian-Born - National
(check)

Present Address

1/2 Mike Trofarenko,
Iron Springs, Alta.

Married - Single
(check)

Name of Wife

nee #13057
(HIRASHIMA) Kim

Name of Husband

-

Name of Mother

-

Name of Father

SHIMA-Towata

Names of Children under 16

Miss (M) 27/4/22

M/A.

Haruo (M) 23/5/20

Meekie (M) 10/5/32

Registered by

K. Turner

Registered with Custodian

Yes.

(Yes or No)

Additional Information

Massage Operator (Electric)
owner of 15 acres + bldgs.

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.238 P)

File No.4461

Name: HISAOKA, Ichirohe

Reg.No.13057

Civic Address: 4155 Dewdney Trunk Rd., R.R.#1, Mission, B. C.

Legal Description: East half Lot "G" North East quarter,
Section 27, Township 17, Map 987, and the
West half Lot "G" North East quarter,
Section 27, Township 17, Map 987, Municipality
of Mission, District of New Westminster.

Classification: 10 acres - 7 1/3 acres in fair cultivation.
7 room dwelling in fair condition, barn, woodshed,
and garage of little value.

Registered Owner: Ichirohe HISAOKA

State of Title - Clear

Administration & Revenue:

Leased by owner April 1/42 to Jan.31/43 for \$400.00
Extended under Collateral Agreement by Custodian for \$100.00
Latter agreement accrued to V.L.A.

Sold to The Director, Veterans' Land Act for \$1,327.00 Cash as
of January 1, 1943.

Title delivered March, 1944.

Payment received April 28/44 and net proceeds of \$1,253.75 credited
to account on May 9/44 after receiving refund on
Insurance of \$7.03, and paying Tax Arrears of
\$74.28 and L.R.O. fees of \$6.00. Legal fee of
\$15.00 was later charged to the account.

Chattels: Not involved in sale of property.

Insurance: On buildings - transferred to V.L.A.
On household effects - expired May 6/45.

Certified a Correct Summary of File

Sept.6/45

W. E. L. L.
.....

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.238 P)

File No.4461

Name: HISAOKA, Ichirohe

Reg.No.13057

Civic Address: Dewdney Trunk Rd., Mission, B.C.

Legal Description: West half of Lot "F" of North East quarter,
Section 27, Township 17, Map 987 outlined in
Red, Sk.6270, Municipality of Mission, District
of New Westminster.

Classification: 5 acres - .4 acres had been cleared but were going
back. 1 acre taken up by a ravine.

Registered Owner: Ichirohe HISAOKA

State of Title: Clear

Administration & Revenue: Leased together with East half and
West half of Lot "G". See other sheet.

Sold to The Director, Veterans' Land Act for \$245.00 Cash as of
January 1, 1943.

Title delivered November, 1943.

Payment received January 19, 1944 and net proceeds of \$191.69
credited to account on January 21/44 after
paying \$50.31 Tax Arrears and \$3.00 Reg.Fees. Legal
fee of \$15.00 later charged to the account.

Chattels: Not involved in sale of property.

Insurance: None carried on this property.

Certified a Correct Summary of File

Dated: Sept.6/45

W.E. L...

REG.
NO.

13077

NAME

HISAKA, Ichiroho

FILE
NO.

4461

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Royal Insurance Company Limited	<i>Policy transferred to 1/8</i> 696647	\$1000.	May	6	1945	Plot 1st E. N.E. Sec. 27, Twp. 17, N. Dewdney Trk. Rd. Municipality of Mission, B.C.
Royal Insurance Company Limited	667469	\$1000.00 <i>V.H.H.S</i>	April	30	1944	Plot 1st E. N.E. Sec. 27, Twp. 17, N. Dewdney Trk. Rd. Mission Municipality, B.C.

Declared \$1,000.00 on Buildings and \$1,000.00 on Furniture with the Royal Insurance Company Limited. These two policies actually covered:-

\$500.00 on Dwelling expiring May 6/45. This was transferred to V.L.A. and the refund of unexpired premium of \$7.03 was credited to the account.

\$500.00 on household effects was allowed to expire May 6/45

\$1000.00 on household effects was allowed to expire Apr. 30/44 and was not renewed.

Certified Correct

Dated: 25/9/45

W.E. Cameron

LIABILITY SUMMARY

File No 4461

17th October, 1946.

Re: Ichiroh NISAKI - Reg. No. 13057

This file reveals no liabilities.

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

[Signature]

WEA:HA

MEMORANDUM

To: File 4461

December 7, 1943.

From: Specified Articles Department

Re: HISAOKA, Ichirohe - Reg. 13057

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAR	1941 Plymouth Sedan No. C135 License No. (42) 59909	\$780.00

The above car was released to the Pacific Co-operative Union,
April 30, 1942.

Marker
was any money paid by PCU to Jap?

CHattel SCHEDULE

File No.4461

September 25/45

Re: HISAOKA, Ichirohe, Reg.No.13957

Registered April 17, 1942.

Evacuated April 24, 1942.

When registering with the Custodian, HISAOKA declared chattels in a general way only as follows farm implements, 2 sprayers, water pump, linoleum, household furniture.

<u>Inventory</u> <u>Dec.2/42</u>	<u>Auctioned</u> <u>Jan.10/45</u>	<u>Abandoned</u>
Linoleum	x	
5 beds and springs	2	3 ✓
ctn. of sundries	Sold as sundries	
2 wash boilers	x	
Kitchen utensils & dishes	x	
5 gal. oil can	x	
ctn. old clothes		x
2 boxes of tools	x	
3 screens	2	
1 large box sundries	x	
2 oil burners	x	
H.M. dish		Broken
11 pcs. pipe	x	
2 iron pots	x	
wicker basket		Broken
Skates	x	
Lacrosse stick	x	
4 sickles	x	
Magazine rack	x	
9 sealers	x	
Bird cage	x	
God-box		Broken
2 boxes dishes	x	
Mop	x	
Free	x	
2 H.M. Tables	1	x
Dresser		Badly warped
Kitchen cupboard	x	
2 Kitchen tables		x
Dresser	x	
Sawdust stove	x	
Chest drawers	x	
Heater		Rusted out
Small cupboard		x
2 H.M. Tables		x
Range	x	
Camp stove		Rusted out
3 wood tubs		x ✓
Scales	x	
Old heater		Rusted out

File No. 4461

25/9/45

Inventory
Dec. 2/42

Auction
Jan. 10/45

Abandoned

Wash stand
Sprayer
2 Mattocks- 1 broken
adze
Plow
Bag of lime
Old car parts
6 sacks
Cultivator
S.T. Cultivator
1 sec. Harrows
Whealbarrow

x
sold in sundries
sold in sundries
x

Broken
1 - no value

x
x
x
Missing

x
x
Box of sundries
Gramophone attachment
Sprinkling can
Pump
Chair & bucket

x rotten

1 Scraper at J. Makaro's farm.

Box of dishes and Kitchen Utensils authorized for shipment on
March 10, 1944. *after being dug up from the garden*

Certified Correct

Dated: 26/9/45

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REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 1146

MUNICIPALITY: MISSION, B.C.

Date: 2nd. Dec. 1942

NAME: HISAOKA, Ichirohe (Mr.)

REGISTRATION NO. 13057

ADDRESS: 4155, Dewdney Trunk Rd., Mission.

PROPERTY:

ACREAGE: 15 - about 10 cleared

KIND OF CROPS: Strawb., raspb., blackb., asparagus, pasture, fruit trees

APPROXIMATE ACREAGE OF EACH: $\frac{1}{2}$, $\frac{1}{2}$, $\frac{1}{2}$, $\frac{1}{2}$, 2, $\frac{1}{2}$.

HOUSE: 1 $\frac{1}{2}$ storey

VACANT:

OCCUPIED: X

DESCRIPTION: Frame-boarded inside

ROOF: Shingled

SIZE: 30'x36'

NO. OF ROOMS: 7

CONDITION: Fair

OTHER BUILDINGS: Barn-22'x28'-fair; open woodshed-16'x18'-fair;
Garage-18'x24'-fair; Chickenhouse-12'x16'-fair;
2 Packing sheds-open. Old bath-house.

NAME OF LESSEE OR RENTOR: Mr. David Haffner, now at 4155, Dewdney Trunk Rd.,
Mission.

TERMS:

WATER: Well-handpump in kitchen ON: OFF:

LIGHT: Yes ON: X OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY: Linoleum on all floors.
Upstairs of house in locked room:- 5 Beds & springs, 1 Mattress.
Carton gamaphone records 2 Bowser "A.B.C." stove burners
5 Kit. chairs Sm. homemade desk 1 Magazine rack
1 Copper & 1 galv. washboiler. 11 Pcs. electric piping 9 Qt. sealers
Box kit. utensils & dishes. 2 Iron pots Bird cage
5 Gal. oil can 1 Wicker basket-tied. Sm. god-box
Carton old clothes Pr. roller skates 2 Boxes dishes
2 Boxes carpenter tools Lacrosse stick Floor mop
3 Sm. window screens 4 Sickles 1 Froe
1 Lrge. wooden box containing framed pictures, kit. utensils & doll, etc.
Main floor:- Lrge. kit. cupboard, etc. as per attached list.

1 Scraper now at Mr. John Macrell's farm, Stave Falls Rd., Mission.

Mr. J. Makino

(just north of Dewdney Trunk Rd.)

2FW

Signed:

J. Wilkins
H. Hojar

4461
LIST OF CHATTELS INCLUDED IN LEASE BETWEEN

HISAOKA, Ichiro of Mission City and

Dave Haffner.

Scraper

Scale

Wall clock

4 Dressers and chiffoner

Oil stoves (kitchen and heater)

Hand water pump

I Store room with lock

II Window blinds

Cactus, pot & stand (end table)

Kitchen cabinet or cupboard

2 Wheelbarrow

3 Shovels

6 Hoes

The above signed by both parties

N.B. Hisaoka took with him 2 shovels and 6 hoes-see signed statement in Haffner's possession.

Mr Campbell's File No. 474

BO/230-P
BO/1071-A
Farm Appraisal Report

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

File No. 22-46

Land Description NE 1/4 Sec. 27, T. 17, Mission Man. N 1/2 of Blk. 6., 5 acs.
NE 1/4 W 1/2 of Blk. 6., 5 acs.
Containing 10 " Acres

Owner's Name WTAOKA, I. Post Office Address Mission.
Nearest Rail Point Mission 2 miles; Haina 1 1/2 miles Distance
Market Town Mission Distance 2 miles
Church (give denomination) All denominations Mission. Distance 2 "
Nearest School Steve L. Rd. Distance 1 "

State how property was identified: Roads, tenant and personal knowledge

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

On good Dewdney Trunk and back on gravelled road.

Is this district a good one? It is when berry prices are good. Otherwise not.

Employment opportunity Seasonal berry picking etc., logging, mill work offers to
limited number steady work about 8 miles away.

Predominating Nationality and religion British with heavy infiltration of Japs.

Describe fencing and its condition Fence, what few there are, are neighbour's
bars.

Water supply: 12' good well and ever flowing creek. With land value \$
Place served with electric light.

BUILDINGS ON FARM
Mean

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 2 st.	14 24x21	Frame	21'	Shgl.	20	Conc.	Fair	750.00
Leanto	12 36x11	"	11'	"	15	"	"	"
	Also has	front verandah 8x24						
BARN 2 st.	14 24x12	Frame	12'	Shake	Old	Cedar	Fair	only 75.00
Wood shed	18 25x8	"	8'	Shgle.	"	no floor	"	15.00
BARN	"	"	"	"	"	"	"	no value
Packing shed	11 16x7	"	7'	Shake	"	"	"	"
GRANARY	"	"	"	"	"	"	"	"
	"	"	"	"	"	"	"	"
	"	"	"	"	"	"	"	"
	"	"	"	"	"	"	"	"
	"	"	"	"	"	"	"	"

House served with electric light.

Total present day value \$ 840.00

\$ 700.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Now O.K., cheap partitions, single board, painted inside.

Describe the basement and chimneys: Full concrete basement, 6' ceiling, thin concrete floor, 1 room.

No. rooms downstairs? 5 Upstairs? 2 How finished Wood.

Are buildings painted? No. Condition of paint

Distance from nearest bank None near.

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

Cultivated Land

BC/250-2
BC/1071-A 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.3	Rolling ^{n³}	3"1-lt.cl.l.	Lt. clay	Berries on large proportion & orchard	60.	438.00
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
.6	Rolling	as above	as above	Stumps	100.	35.
2.1	" some steep & Creek bottom	Good soil, but wet in places, drain- able.)		Bush & drain	150.	20.
Area Unsuited for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.				NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

10. There are 5.65 acs. bear straws; 3 acs. new planted straws; .55 acs. mostly logans with odd blacks. Berries not considered in above values.

Total value of Land \$ 501.00

Total added by buildings to value of farm \$ 700.00

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

Total value of farm \$ 1351.00

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

Cultivated land is in nice shape and also berries in good shape. Trees are just starting to bear for most part. Back orchard in sod with brush starting & bracken. Jap farm comparatively new, probably heavily fertilized with commercial.

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

Small fruit and poultry.

Noxious weeds:

Some couch grass.

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

Mission Mun. Est - \$8.20 Land & School taxes.
Wt - \$8.97 " " " " " "
No others.

Date: May 8, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 7th day of May 1942.

Inspector's Signature

"R.L. RAMSAY"

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

21-46 - HISAOKA, I.

Farm Appraisal Report

Remarks: Very fair Jap farm in the making. It lies adjoining a S.E. farm held by Makare and Babanien under Agreement for sale.

The district here doesn't catch early berry market & place has for most part a slight northern tilt. Is rather heavily planted to prunes with 140 looking good but requiring much work to get them in good shape as to cultivation. Place is fairly nicely located as to roads, school, etc. Soil is good average for district. House is a suitable one for whites & quite commodious. Water situation is particularly good with an ever flowing spring creek fairly close to buildings.

Place rented to one Haffner for he says \$400. combined with W. Bk. "P".

(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.)

Place heavily planted to small fruits and has about 200 mixed trees mostly Italian Prunes and just coming into bearing.

Present Value

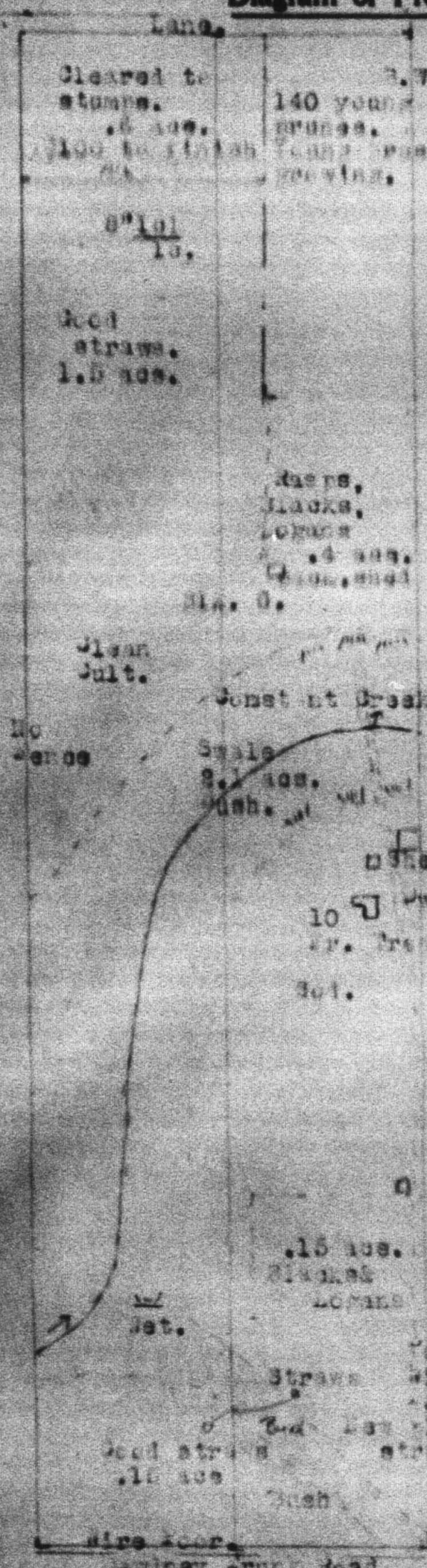
\$ 150.00

Total \$

Amount fruit trees add to value of farm \$

15

Diagram of Property



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

value is \$ 1300.00

Date 18th May 1942.

"I.T. BARNET"

District Superintendent.

Farm Appraisal Report

File No. 11-46Land Description W¹ "F", N.E. 27-17Containing 5 AcresOwner's Name HISAOKA, I.Post Office Address Mission, B.C.Nearest Rail Point MissionDistance 3 milesMarket Town "Distance 3 "Church (give denomination) VariousDistance 3 "Nearest School 1 mile (Ferndale)Distance 1 "State how property was identified: Map location

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

Good gravel road passes to South of propertyIs this district a good one? Not especiallyEmployment opportunity Seasonal onlyPredominating Nationality and religion: MixedDescribe Fencing and its condition: Fair fences on all sidesValue \$ 25.00Water supply: Running stream only.

Value \$

Electric light is available-but no well.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
Garage	16 X 28	Frame	8'	Shake	old	none	fair	65.00
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 65.00\$ 50.00

Total Value Buildings add to farm

Is dwelling habitable without repairs?

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

habitable? no house

\$

Describe the basement and chimneys: nil

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

Cultivated Land

BC/238-P
BC/1071-A

Page 6

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4	Rolling ⁴	Silt loam 8"	Loam 8"	nil	50.	200.00
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
1	Ravine Banks beside running stream					

Total value of Land \$ 200.00

Total added by buildings to value of farm \$ 50.00

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

Total value of farm \$ 250.00

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

Land has been let go back to grass for some time.

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

Noxious weeds: -Some couch grass.

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

Mission Municipality - \$14.30

Date: May 9, 1942.

Place:

I certify that the above report is based on a personal examination
of the whole farm made on the 7th day of May 1942.

Inspector's Signature

"G. T. McKay"

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

Farm Appraisal Report

Remarks: This five acres of land has at some time been all under cultivation, excepting for the Ravine banks along an ever running stream that cuts through it.

As a unit, the place has nothing to commend it, but, to round out the adjoining property on the West it has a value, in as much as it will, if properly handled, provide some nice pasture for a few stock & thereby supply some much needed manure for fertilizing purposes. The land itself is of good quality for the district. The only building is a garage immediately opposite the house which is on Blk. C immediately West. The young Cherry trees are healthy & should if cared for become useful.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

P-1109/13

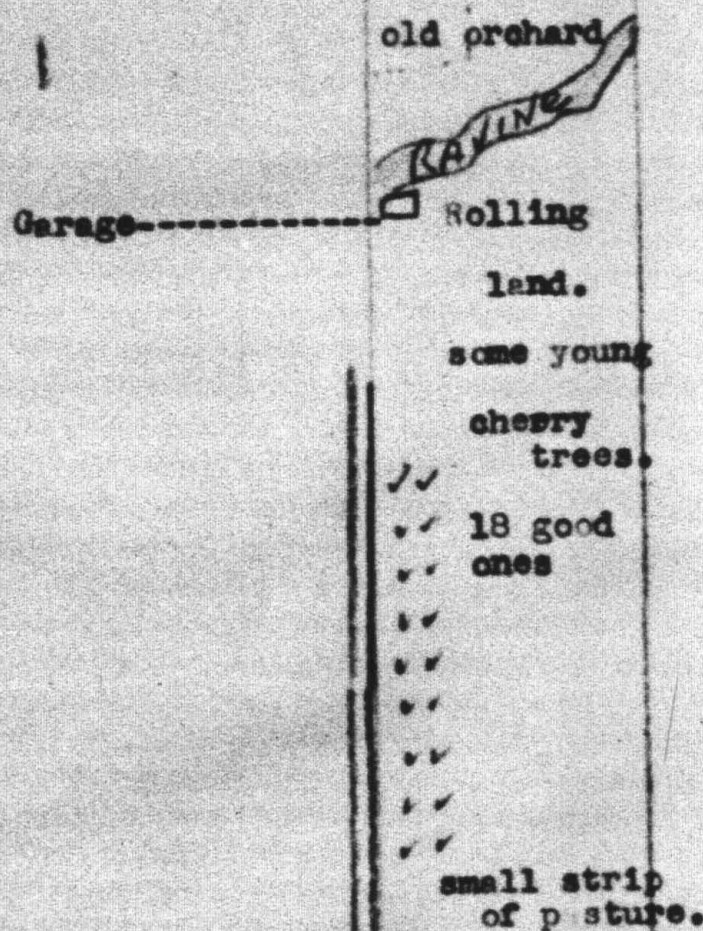
I. Hisaoka.

W $\frac{1}{2}$ of P. N.R. 27-17. (Mission B.O.)

low land
good deep
soil.
has at one
time been
cultivated

2 chains to the inch.

Property on this
side belongs to
the same man.



Dewdney Trunk Road

3 miles to Mission

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

value is \$ 250.00

Date 18th May 19 42.

"I.T. BARNET"

District Superintendent.

4461

REPORT

ON EVACUATED JAPANESE PROPERTY

MUNICIPALITY: Mission.

DATE: May 6th. 1942.

NAME: HISAOKA. Ichirohe,

REGISTRATION NO. 13057.

ADDRESS: Dewdney Trunk Road.
Mission, B.C.

HOUSE NO.

PROPERTY.

ACREAGE: 10.

KIND OF CROPS: Strawberries, Raspberries, Blackberries, Asparagus.

APPROX. ACREAGE OF EACH: Not given.

HOUSE.

VACANT: Yes. OCCUPIED:

DESCRIPTION: 2 Story frame house

ROOF: Shingle.

SIZE:

NO. ROOMS: 7.

CONDITION: Good.

OTHER BUILDINGS: Barn Woodshed Garage.

NAME OF LESSEE OR RENTOR: Dave Haffner (bought crop only)

TERMS: \$400.00 for 10 months from April 1942.

REMARKS: Inventory of whattels, Hisaoka. Attached.

H. Sandwell

Inventory of Property. HISAOKA. Ichirohe, #13057.

2 Heater.

1 Range (Sawdust burner)

2 Tables.

Linoleum (6Rooms) ✓

1 Kitchen cupboard.

1 Wash stand.

3 ~~XXXXXXXX~~ Bureaus.

1 Fairbanks platform scale.

1 Fruit tree sprayer.

1 Cultivator.

1 Harrow.

stored in house on Dewdney Trunk road. Key with Dave Haff ner.
who has bought the crop for 1942.

LL

HISAOKA, Ichirohe (Mr.)
Reg. No. 13057.

4155, Dewdney Trunk Rd.,
Mission, B.C.

The following list of chattels belonging to Mr. Ichirohe HISAOKA,
and left at the above address:-

Linoleum on all floors

Upstairs of house in locked room:-

Carton gramophone records	2 Bowser "A.B.C" stove burners
2 Beds, springs, I mattress S	5 Kit. chairs Sm. homemade desk.
I Magazine rack S	9 Qt. sealers II Pcs. elect. pipe
I Copper & I galv. wash boiler S	2 Iron pots. Bird cage
Box kit, utensils & dishes	5 Gal. oil can. Sm. god-box
I Wicker basket-tied	4 Pr. roller skates 2 Boxes dishes S
Carton old clothes	1 leather stick Floor mop
2 Boxes carpenter tools	4 Sickles I Free S
2 Sm. window screens S	
I Lrge. wooden box containing framed pictures, kit, utensils, doll, etc.	

Upstairs room:- 2 Homemade tables & I Dresser

Main floor:- ~~I Lrge. Kit, cupboard~~ S ~~2 Kit. tables~~ S ~~I Dresser~~ S
~~I No. Clary range sandust burner~~ S ~~I Lrge. chest drawers~~ S
I "White Columbia" heater. I G

In basement:- Sm. cupboard. 2 Sm. & I lrg. Japanese tubs
~~2 Homemade tables~~ S ~~Sm. Platform scales~~ S ~~Old washstand~~ S
Sunbeam cookstove I Old heater Handsprayer
~~Gasoline campstove~~ S

In Barn:- I Mattock I Adze I Broken mattock

In woodshed:- ~~SI Old plough~~ I Bag lime-50 lbs.

In garage:- Parts of old car. 8 Sacks-contents unknown

In packing shed:- ~~SI Horse cultivator~~ & ~~SI Springtooth cultivator~~
I Section diamond harrow. gn

Outside:- Old wheelbarrow.

S. sold by auction 10/1/45
mission 13.

S. sold by auction 3/1/45
mission 15.

P. Abandoned

The above chattels have been left in my care and I will be
responsible for their safekeeping

Signed: *Don Lappan*

Witnessed on behalf of the Custodian: *W. Lappan*

Date: *Dec 2/45*

NAME HISAOKA, IchirokoREGISTRATION NO. 13057FILE NO. 4461

The following chattels were sold by public
 auction at Mission, B. C. on January 10, 1945.

✓ 1 Sledge	T	\$ 0.50
1 Free	T	✓ 1.75
✓ 1 Plow	T	✓ 3.50
✓ 1 Spring tooth cultivator	M	✓ 7.50
✓ 1 Harrow	M	✓ 2.75
✓ 1 Saw	T	✓ 0.50
✓ 1 Saw	T	✓ 2.00
✓ 1 Saw	T	✓ 2.00
✓ 1 Saw	T	✓ 0.25
1 Magazine rack	F	✓ 0.85
1 Steel	K	✓ 0.80
1 Bowl and small box	Misc	✓ 0.40
1 Wrench	T	✓ 0.35
2 Wrenches, bucket of sundries		✓ 0.35
✓ Scales		✓ 4.00
1 Pruner	T	2.00
1 Spray		✓ 4.00
1 Frying pan	K	✓ 0.25
1 Frying pan etc.	K	✓ 0.25
1 Bowl	K	✓ 0.25
1 Box of sundries	Misc	✓ 0.25
1 Bowl, platter, box of sundries	Misc	✓ 0.35
2 Berry knives	T	✓ 1.50
✓ Gramophone attachment		✓ 10.00
1 Sprinkling can	T	✓ 0.25
1 Box dishes	K	✓ 0.35
2 Berry knives	T	✓ 1.50
✓ 1 Buck saw	T	✓ 1.05
Total		
	Carried forward	\$ 49.50
Less: Expenses		
Net: Proceeds: Creditors		
Less: of: Custodian: Staff: Expenses		
Retained: from: Auction: Proceeds: Creditors		
Remarks		

NAME NISACKA, Ichiroko

REGISTRATION NO. 13057

FILE NO. 4461

The following chattels were sold by public
auction at Mission, B. C. on January 10, 1945.

Brought forward

✓ 1 Pruning saw	✓ 49.50
✓ 2 Screens @ 45¢	✓ 3.00
✓ 1 Pump	✓ 0.90
Conduit pipe	✓ 1.35
1 Bird cage	✓ 4.00
1 Can	✓ 0.25
1 Picture	✓ 0.25
2 Lacquer boxes	✓ 0.25
✓ Shears	✓ 0.45
1 Tray	✓ 0.75
1 Picture frame	✓ 0.25
1 Picture	✓ 0.25
1 Picture and frame	✓ 0.45
1 Boiler	✓ 0.75
1 Butter dish	✓ 0.25
1 Iron pot and sundries	✓ 0.20
1 Box dishes	✓ 0.30
Dish, knives, etc.	✓ 0.15
1 Boiler and bottles	✓ 5.75
✓ 1 Claw bar	✓ 0.25
1 Lamp	✓ 0.70
1 Chair and bucket	✓ 0.50
1 Map	✓ 0.40
Saucers	✓ 1.50
1 Pot and lid	✓ 1.25
✓ 1 Lacrosse stick	✓ 1.75
✓ 1 Axe	✓ 0.50
Total	✓ 1.00
	✓ 0.10
	✓ 0.50
	✓ 1.00
	✓ 0.75

Carried forward

77.55

~~Amount of cash received~~
~~Amount of cash received~~
~~Amount of cash received~~
~~Amount of cash received~~
~~Amount of cash received~~

NAME HISAOKA, Iohiroko

REGISTRATION NO. 13057

FILE NO. 4461

The following chattels were sold by public
 auction at Mission, B. C. on January 10, 1945.

	Brought forward	\$ 77.55
Box sealers and 1 picture frame		K 0.25
✓ 1 Glass		M 0.30
1 Picture		M 0.45
1 Sledge		✓ 0.75
✓ Skates		✓ 0.10 362
1 Steel		K 0.55
✓ 1 Chisel		✓ 0.75 162
1 Box of sundries		\$ 0.70
1 Box sundries		\$ 0.25
1 Wrench, saw handle		✓ 0.25
1 Box sundries		\$ 0.60
1 Flower pot		✓ 1.65
1 Saw sill		M 0.25
Dishes		K 0.30
1 Box of sundries		\$ 0.35
1 Blower		M 0.60
1 Brace		✓ 1.50
1 Saw sill		M 0.25
1 Box sundries		\$ 1.70
1 Hand saw		✓ 1.30
2 Pans		K 0.25
✓ Glass		M 0.70

Total
 Less Expenses: (Auctioneer's Fee: \$ 9.13
 (Advertising: 0.68
 (Movings: 14.92

Net Proceeds Credited:

\$ 91.35
\$ 24.73
\$ 66.62

Members of Custodian Staff Present. Mr. W.E. Anderson

Extracted from Auctioneering List No. Mission 13.

Remarks.

91.35
 24.73
 66.62

NAME HISAKA, Ichiro

REGISTRATION NO. 13057

FILE NO. 4461

The following chattels were sold by public
auction at Mission, B. C. on January 31, 1945.

✓ 1 Sawdust burner	\$ 25.00 ✓
✓ 1 Range	✓ 4.00
✓ 1 Kettle	✓ 0.90
✓ 1 Sledge	✓ 1.00
✓ 1 Dresser	✓ 3.25 ✓
✓ Oil burner parts & burnt out range	✓ 2.50
✓ 1 Bed complete	✓ 3.50 ✓
✓ 1 Shade	✓ 0.25
✓ 1 Lantern and hoe	✓ 0.10
✓ 1 Table	✓ 1.00 ✓
✓ 1 Bed and spring	✓ 1.50 ✓
✓ 1 Kitchen cupboard	✓ 4.00 ✓
✓ 1 Chest drawers	✓ 7.00
✓ 1 Linoleum	✓ 24.00 ✓

Total

Less Expenses: (Auctioneer's Fee: 7.80
(Advertising: 0.73
(Moving: 8.75

Net Proceeds Credited:

\$ 78.00
\$ 17.28
\$ 60.72

Members of Custodian Staff Present. Mr. W. B. Anderson

Extracted from Auctioneering List No. Mission 15.

Remarks.

File No. 4461

Date Jan 10/45

SUMMARY

Name: HISAKA, Ichiro

Address: Miami

(1) - We have today moved to auction room at Miami effects as per enclosed list at a total cost of \$ as per attached bill.

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

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

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

Liquidation not complete as yet.

The tenant gave us the following explanation:

W. H. H. H.

File No. 4461

Date Jan. 31/45

SUMMARY

Name: Ichiroki Hisaoka

Address: Mission B6

(1) - We have today moved to auction room at Mission effects as per enclosed list at a total cost of \$ as per attached bill.

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

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

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

Nothing of value missing.
Several old beds, tables, dresser, cupboard, washstand
and camp stove were left on the property
as being of no value.

The tenant gave us the following explanation:

Scraper left at John Macrella's farm will be picked
up later.

W. L. Carson

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Seizure No. **108**

FOR USE WHEN APPLICABLE

Detachment File No.
 Sub-Division File No.
 Division File No. **2 269-0-13-5**
 Headquarters File No.

Detachment
 Sub-Division
 Division **"E"**
 Date **March 19th** 19 **42**

RE: **HISAKO Ichiroh Mission, B.C.**

On **March 19th** 19**42**, I **H.F. Price** **RCMP**

Came into possession of the following goods by:-

SURRENDER UNDER O.C.P.C. 1486

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

NO. OF PGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO. MAKE & MODEL SERIAL NO. ENGINE NO. SPEEDOMETER READING CONDITION	(42) 59909 Plymouth sedan 41 9625427 F1298730 13014	TIRE NUMBERS 8
EXTRA EQUIPMENT	appears good	
DESCRIPTION & CONDITION VERIFIED	2 fog lamps, side mirror, spot lamps, heater & defroster	
	<i>X. J. Hisakawa</i> # 13057 Signature of Owner Japanese Registration No.	
	Handed over to representative of Custodian whose signature in receipt thereof appears hereunder <i>P. A. Morris</i>	
DATE:	March 19/42	
		<i>B. J. G.</i> SIGNATURE OF MEMBER SUBMITTING REPORT

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name HISAOKA, Ichirohe

File No. 4461

(Policy covers on life of Kenichi HISAOKA) Reg. No. 13057

*% Mike Trofarenko
Transp. Co. Alta*

Company Sun Life

Agency Vancouver

Policy No. 2247158

Premium - \$ 24.80

Payable: ^X Annually, Semi-annually or monthly

Month December Day 5th

REMARKS:

2 arm d

Letter sent 25/8/43

Extract from Lease. OK

File #4461.

Lesser: Ichirohe HISAOKA.

Lessee: Dave HAFNER.

Date: 6th April, 1942.

Term: 10 months from 1st April, 1942, with option to extend lease for 1943, arrangements to be made with P.C.U.

Consideration: \$400.00, paid.

Property:

Land: W. $\frac{1}{2}$ of Block "F" of N.E. $\frac{1}{4}$ Section 27, Township 17 containing 5 acres more or less and all of Block "G" of N.E. $\frac{1}{4}$ section 27 Township 17 containing 10 acres more or less, Municipality of Mission, District of New Westminster.

Houses: Included, also buildings.

Chattels: 2 Cultivators, Harrow and Plough ohly.

Lease #327 handed to S.S.B. 21/7/43

4461

July 5, 1944.

Mr. Ichirohe HISAKA,
Registration No. 13057,
Iron Springs, Alberta.

Dear Sir:

Replying to your letter of June 24th, we enclose herewith a cheque for the sum of \$100.00 from funds held to your credit at this office. As instructed by you we will forward a monthly cheque in this amount for the purpose of maintenance.

In reply to your repeated enquiries regarding 1943 revenue from the farm we must again inform you, as we have done in the past and as stated in our statement to you of May 12th, that since the property was sold January 1, 1943 the purchaser was entitled to the 1943 rents.

The farm implements and tools about which you enquire are still in the care of Mr. Haffner, the tenant on the property. The policy of this office is to liquidate chattels by sale at public auction at which time you will be notified and the proceeds will be credited to your account.

We trust that this satisfactorily answers your enquiries.

Yours truly,

W. E. Anderson,
Farm Department.

Enc. (cheque)
WEA/EG

Credit Balance - \$1309.87

EXHIBITION SECTION	
Rec'd	MAY 3 1943
File No.	4461
Ans.	OTM - May 10
Referred	Anderson

April 30 1943

R.R. 1 Mission

To Custodian Office

Dear Sir,

The Patch of strawberries which I plant last spring are frozen out, and the patch which is two years old is all so frozen out and also some raspberries and blackberries are frozen out. I want an agreement for 1944, I will pay the \$100 dollar for 1943 and which should be for 1944 to because the berries are all gone for this year, I can't even make my expenses for labour and fertilizer, I now want to put in 1 acre of strawberries. steps should be taken at once once for there is not much time, for the strawberries have to be transplanted while it is cool. I can't do any thing till I reach my new agreement. Let me know at once.

over

Send your man out to invest-
igate the Farm is kept on
201 shape.

Yours Truly
Dave Haffner
RR1

Missouri B. C.

G. J. McKay

Farm Department

Dear Sir:

R. H. Mission Bld.
EVACUATION SECTION
Rec'd MAY 12 1943 May 12 / 43
File No. 1461
Ans.
Referred McKay

In answer to your recent letter which I received today referring to the rent for 1944.

If I have to put in an acre of Strawberries which will cost about \$70.00 (7000 plants at 10.00 a 1000) we will have to work them a yr. without taking a crop off, so I figure 150.00 rent is too much, as it will cost me \$220.00 altogether (\$150.00 for rent + \$70.00 for strawberries plants) so would like you to make a better deal by return mail.

If you happen to be in Abbotsford we would like you to come out & investigate the farm as soon as possible as it is getting pretty late for planting Strawberries.

If you come either set a date or come after 5 P.M. as I might be away working

Yours Truly
Dave Haffner

Iron Springs, Alta.
Dec. 6, 1946

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

EVACUATION SECTION	
Re: DEC 9 1946	
File No. 4461/13057	
Ant.	
Referred	

Dear sir,
I am sending enclosed a certificate
share of (24) twenty-four of the
Pacific Co-Operative Union. I am asking
if you could cash it for me and
please send it out. It was suppose to
be redeemable earlier, every four years,
but I forgot until now! I have
signed it and hoping every thing is
alright. Again please cash it and
send it out, I remain

DEC 9 - 1946

Received

Cut No. 90

Share No. 1179 to 1202

24 Shares

C.H.H.

Non-redeemable

Yours truly,
L. Hisaoka
per. J. Hisaoka

Ichihoko

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C.R.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

2nd June, 1949

PLEASE REFER TO FILE NO.

3212 - 37

D. T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood: RE: SETTLEMENT AWARDS
Ichirohe Hisaoka, Case No. 465
Custodian File No. 4461

We are returning your copy of the Settlement Award
form in this case.

It is alright as far as it goes, but unfortunately,
there is an item of \$3,237.02 for chattels marked "No record
at any time".

We think it will be necessary to discuss this
claim personally when the writer comes to Vancouver.

Yours truly,

VIRTUE, RUSSELL & MORGAN,

Per

V/L
encl.

14

Mr. Seal

October 7th, 1949.

File No. 4462

Re: Ishikawa KIBACKA - 13077
Case No. 163

Please see revised chattel analysis on case file 4462.
Same as follows:

Claiming	\$411.75	Sold at Auction	\$142.90
"	755.90	Seal, not found	
"	2162.90	No record at anytime	
"	191.90	Abandoned	
"	500.42	Not acct. for theft, etc.	
"	20.00	In storage	
	<u>\$491.97</u>		

Regarding goods in storage, according to information received from Mr. Johnston, September 19th, 1949, the following goods are in storage: 1 small desk (secretariat) Some personal papers & a photo.

This Japanese declared his chattels in a general way as follows: Household Furniture and Personal Belongings.

Letter June 1, 1943, written to Kibacka indicates a fire policy covering household effects including electric message equipment and, we requested him to advise us if he was the person formerly covered under this policy and if so where was the message equipment and furniture stored. There is no indication on file that an answer was ever received and as the above is the only information on file regarding this message equipment I have placed the things believed to be used in message work under column 'No record at anytime'.

It will be noted that chattels which I have not considered strictly household furniture have been placed in the 'No record at anytime' column also, e.g. children's games, paint and brushes, and a few personal chattels.

Our inventory shows 3 sacks - contents unknown as having been found. I have taken mostly items such as farm implements, tools and household furniture as possibly being the chattels in the sacks.

Quite a few boxes of sundries were sold at auction which may account for some of the chattels claimed.

See remarks on memo dated Mar. 11/46 on above file.

J. Smith

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Lethbridge, Alberta,
March 23rd, 1948.

IN THE MATTER OF THE CLAIM OF
ICHIROH KUSAOKA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

A.G. VIRTUE, Esq., K.C., appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.N.R. UPTON, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

I. Hisaoka,
In Chief.
Discussion.

MR. VIRTUE: The next case, sir, is Ichirohisa Hisaoka.

THE SECRETARY: This case will be No. 465.

ICHIROHISA HISAOKA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Would you look at this statement of your farm land
with the improvements and buildings, and tell me if
that was prepared by you with the assistance of
your Interpreter? A: Yes.

Q Is that a true statement?

A Yes.

Q I will offer that as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Now, would you look at this list with regard to
your personal chattels which refers to your original
proof of claim and tell me if that is a correct
statement? A: Yes.

MR. VIRTUE: I will put that in as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: And this brief statement of evidence,
will you look at that and tell me if that was
prepared by you in the same way?

A Yes.

Q And all of those statements are true statements?

A Yes.

Q I will offer that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: Q: Now there are three different parcels
of land which you bought, one five acre parcel?

A Yes.

Q That you bought in 1912 for \$900.00?

A Not \$500.00.

Q One that you bought in 1919 for \$1150.00?

A No, he said that wasn't bought at \$500.00, the one in 1912.

Q How much did he pay for it? Pardon me, Mr. Interpreter, the one he bought in 1912 was five acres for \$900.00.

A: Yes.

10 Q The one in 1919, five acres for \$1150.00.

A Yes.

Q And one bought in 1934, five acres for \$750.00?

A Yes.

Q Now which one of those parcels was it that your buildings were erected on?

A On the \$900.00 one.

Q On the \$900.00 one. That is the one that you bought in 1912?

A: Yes.

20 Q Now your buildings cost you, according to your statement, \$6200.00, but you are estimating the value at the time that you left them at \$4000.00; is that correct?

A: He puts them down now.

Q The buildings came to \$6200.00, but he took off depreciation and estimated the value of the buildings at \$4000.00?

A Yes.

Q That is correct?

A: Yes.

30 Q Now, in connection with your original proof of claim you made a list here of furniture, implements,

I. Hissack,
In Chief.

and so on. Would you ask him to look at that list, three pages of it there?

A Yes.

Q Were all those articles left by you when you were evacuated?

A: Yes, they were all

left when I was evacuated.

Q And are those prices that you have placed opposite the articles fair prices?

A Yes.

10 Q I just want to ask you about one or two items that appear in the Custodian's analysis.

THE COMMISSIONER: It had better be filed before you examine on it.

MR. VIRTUE: Then on behalf of the Custodian, I will ask that that be filed.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. VIRTUE: Q: Now, in your claim you list --

THE COMMISSIONER: Just one moment, until I get the exhibit, will you, please, Mr. Virtue?

20 MR. VIRTUE: All right, sir.

THE COMMISSIONER: All right, Mr. Virtue.

MR. VIRTUE: I might say, sir, from this, this copy is very faint, No. 28, it looks like 4 - 5 piece bedstead.

THE COMMISSIONER: 4 - 5 piece bedstead. I take it that means 4 - 5 piece bedsteads of bedroom suites?

MR. VIRTUE: Yes.

Q Now in your list of chattels you list 4 - 5 piece bedsteads. Now, what do you mean by a 5-piece

30

I. Hinckley,
In Chief.

bedstead, do you mean a bedstead or do you mean a
bedroom suite?

A He means three pieces, the bed, the mattress and
the spring.

Q The bed, the mattress and the spring?

A Yes.

Q I see from the item above that that is probably
what it means. Now you list those four at
\$124.00 as the value? A: Yes.

10 Q And I see that they seem to have been sold for
\$5.00.

THE COMMISSIONER: One only was sold; three were abandoned.

MR. VIRTUE: Pardon, sir?

THE COMMISSIONER: One only was sold and three were
abandoned according to Exhibit 4.

MR. VIRTUE: Oh yes, that is right, sir; I beg your
pardon. Although I see 2 here in a circle.

THE COMMISSIONER: I wondered what that meant. Can you
explain the figure 2 in pencil, Mr. Shears?

20 MR. HUNTER: What number is that?

THE COMMISSIONER: Opposite No. 28.

MR. VIRTUE: Now the Custodian shows that 3 of those
bedsteads were abandoned.

Q Do you know what we mean by abandoned?

THE COMMISSIONER: He probably doesn't. What is meant
by "abandoned" was that they weren't fit for
anything and therefore were not sold.

MR. VIRTUE: Yes, but I want to see if he knows that.

30 THE INTERPRETER: I told him that three were useless
and thrown away and that is how I explained it to

him.

MR. VIRTUE: Q: Now, what have you to say about the condition of those bedsteads?

A I think they were good.

Q How long had you had them? A: I bought them in 1925.

Q Were they in good condition?

THE COMMISSIONER: When?

10 MR. VIRTUE: Q: At the time you left them, what condition were they in? A: They were good at the time.

Q Were you using them in your bedrooms?

A Yes, I was using them.

Q Is there any reason why you know that they should be abandoned as useless?

A No, there is no reason.

Q Now there is another item here of linoleum in the 7 rooms valued at \$150.00.

20 MR. HUNTER: We have an explanation for these beds, if you wish it.

THE COMMISSIONER: Would you like to have the explanation that the Government counsel says he has in regard to the beds now?

MR. VIRTUE: Yes, it might save time.

THE COMMISSIONER: I think perhaps we had better clear it up.

30 MR. HUNTER: If your Lordship will look at item 27, that is a bed also. Two beds were sold for \$5.00 and three were abandoned. Items 27 and 28 made 5 beds.

MR. VIRTUE: That is the explanation of the mark "2".

THE COMMISSIONER: Yes, of the figure 2.

MR. VIRTUE: Yes.

THE COMMISSIONER: I see.

MR. VIRTUE: So that of the five bedsteads, 2 were sold for \$5.00 and the other three were abandoned.

Q Now, I am going to ask you with regard to the linoleum in the 7 rooms, which you have valued at \$150.00.

10 THE COMMISSIONER: Where does that appear?

MR. VIRTUE: That is No. 33, sir.

THE COMMISSIONER: Yes.

MR. VIRTUE: Q: What was the condition of that linoleum?

A It was laid down new in 1942.

Q When were you evacuated?

A In April I was evacuated.

Q And when was the linoleum laid down?

A About Christmas.

Q That would be Christmas of '41?

20 A No, the Japanese Christmas is in January.

Q So that you were evacuated in April, were you?

A Yes.

Q And this linoleum had been put down in the 7 rooms in the January preceding?

A Yes.

Q And what had you paid for the 7 pieces of linoleum?

A I am not quite sure, but about \$150.00.

Q Now I notice that in the Custodian's account of what he did with this, he shows that 3 pieces of
30 linoleum out of the 7 were abandoned. Do you know

of any reason why any of that linoleum should
be abandoned?

A I don't know of any reason. There is no reason for
that.

THE COMMISSIONER: Just while we are on that subject.

Could Government counsel tell me whether this
linoleum was taken up or sold, or was it sold,
or was there any possibility of it having been
sold to the tenant or the occupant of the house?

10 MR. HUNTER: I think that was sold at auction, my lord.
It was sold at auction later in 1945, after we took
the chattels off the property.

THE COMMISSIONER: So that it would have to be taken off
the floor?

MR. HUNTER: Yes, my lord.

MR. VIRTUE: Q: Was this linoleum nailed or pasted to
the floor, or was it just laid on the floor?

A That was put on by paste.

Q By paste?

A: Yes.

20 Q There are some articles here that perhaps you can
explain. One is 10 sets of what is called
an exonator, ten sets of exonator.

THE COMMISSIONER: I have it here as Neishiki Denki;
is that what you are referring to, or the
exonator?

MR. VIRTUE: The exonator is No. 4. I thought I would
take that because it is a little easier to
pronounce.

THE COMMISSIONER: All right.

30 MR. VIRTUE: Q: That was valued at \$350.00, or \$35.00 a

set. Now what was the occasion?

A It was for sickness. It was obtained from Japan. I cannot quite get the purpose of it. Perhaps your Interpreter could assist us.

Q For treating some sickness?

A Yes, on account of sickness.

Q Had you bought it, or had you made it yourself?

A I bought it myself.

Q What did you pay for it, for the ten sets?

10 A \$75.00 for a set.

Q And does that same thing apply to the noishiki denki? 10 sets, was that for treating some sort of trouble?

A I bought these in Japan, too, from Japan.

Q And what did you pay for those?

A \$50.00 each.

THE COMMISSIONER: Would you have the witness explain what it is? It doesn't mean anything to me.

MR. VIRTUE: Q: Would you tell his Lordship the use of that particular set?

20 A It was used, my lord, for some sickness, but I can't get what this sickness is.

Q And did you sell these sets to your own people for the treatment of this sickness?

A No, I didn't sell them.

Q What did you use them for, then?

A I used them for my own purposes.

Q Oh, I see.

THE COMMISSIONER: Could your Interpreter, Mr. Virtue, assist to explain what these items 3 and 4 are, because they mean nothing to me?

I. Hiseoka,
In Chief.

MR. HARRY AOKI: Perhaps in the main they explain that he used them as a chiropractor.

THE COMMISSIONER: The claimant was formerly a chiropractor?

MR. HARRY AOKI: He still is, and this equipment belonged to him.

THE COMMISSIONER: He said a moment ago that he required item 3, that he needed it for his own purposes. I took that to mean for his own personal use.

10 MR. VIRTUE: Did he mean by that that he used it for his own business?

MR. HARRY AOKI: For his own purposes in the business.

THE COMMISSIONER: You might clear that up.

MR. VIRTUE: It might explain the situation.

THE INTERPRETER: A: I used it in my own business and I also used to rent them to sick persons.

MR. VIRTUE: Q: That is, you used them in your business and lent them to sick persons?

A Yes.

20 Q Now coming on down further to No. 56 we find a
a stocking knitting machine which you list at
\$75.00? A: I had that
for my children to use.

Q What did you pay for it? Did you buy it?

A I bought it.

Q What did you pay for it when you bought it?

A I bought it at \$75.00.

Q Was it in working condition when you left?

A Yes.

30 THE COMMISSIONER: Q: When was it bought?

I. Hisaka,
In Chief,
Discussion.
Cross-Exam.

A 1926, about.

THE COMMISSIONER: Well, he apparently doesn't believe that an article of that kind depreciates in 20 years.

MR. VIRTUE: Q: Well, perhaps you might ask him, Mr. Interpreter, was it still being used for knitting purposes?

A It was used in my house but it wasn't in use every day and for that reason it hadn't depreciated to any great extent.

Q I see. All right, thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property that was sold was sold for its fair market value. It is submitted that claims for property that was not found, or lost, or destroyed or stolen, are grossly exaggerated.

I would file as Exhibit 5 the Soldiers Settlement Board appraisal, my lord.

(APPRAISAL MARKED EXHIBIT NO. 5).

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Hisaka, and I refer to Exhibit 1, my lord, this garage of yours, 14 x 20, a frame garage that you built in 1922. You state it cost you \$500.00 for material and \$500.00 for labour. Now just explain to his Lordship how a garage that size cost you \$1000.00?

A It was a double wall on both sides so as to make it

I. Hineoka,
Green-Kum.

proof against wind.

Q Yes? A: Both below and above, and there was a concrete floor.

Q Yes? A: That is all.

Q Don't you think you are being rather absurd when you say that cost you \$1000.00?

A I put down what it cost me.

Q You are sticking to your story that a garage of those dimensions cost you \$1000.00, is that correct?

10 THE COMMISSIONER: That is what he said, Mr. Hunter.

MR. HUNTER: Very good, my lord.

THE INTERPRETER: Yes, he holds to it.

MR. HUNTER: Q: Now let us take this house of yours which you say cost \$4000.00.

A Yes.

Q What type of floor? A: It was ordinary flooring.

Q And partitions? A: I used siding.

Q Yes. Did you have a furnace?

20 A Yes, I had a furnace.

Q Hot air? A: No, I didn't have a furnace.

Q Did you have a bathroom?

A No.

Q How much did you have this property insured for, do you know? A: I think \$2000.00.

Q I suggest to you that it was \$1000.00.

A He said my lawyer has the receipt for \$1000.00. It may have been changed but I think it was \$2000.00.

30 MR. VIRTUE: Mr. Hunter, I have been looking for the

policy. I have a policy on the house and furniture but it doesn't cover the building. That is the one I have.

MR. HUNTER: Q: Is that your signature on page 3 of the J.P. form?

A: Yes, that is my signature.

Q: And the information in that form, is it correct?

A: Yes.

MR. HUNTER: Under the statement of real property, my
10 lord, paragraph 3, it shows that there is \$1000.00 insurance.

THE COMMISSIONER: I think you had better file the J.P. form.

MR. HUNTER: I intended to do that. There is some further information I want to refer to in the statement of personal property, paragraph 4, it shows \$1000.00 on furniture.

I presume my friend will admit that these properties were assessed for a total of \$2,175.00.

20 MR. VIRTUE: That is right.

MR. HUNTER: The description of the personal property owned in here, my lord, is one of these general descriptions. It says "farm implements, 2 sprayers, water pump, linoleum, household furniture, in the house on Dewdney Trunk Road, Mission City", and he says that the key was left in the possession of Dave Raffer of Mission City. I will file that as Exhibit No. 6, my lord.

(J.P. FORM MARKED EXHIBIT NO. 6).

30 MR. HUNTER: Q: Now, witness, in your claim form you

I. Hlaska,
Cross-Exam.

show that under the places where your property is stored in paragraph 5 (b) you show certain property as having been situated above the kitchen ceiling. Will you tell us what property was situated above the kitchen ceiling?

A There were a number of articles stored there and I can't tell them one by one.

Q What kind of a place was this above the kitchen ceiling?

10

A: It was under the

roof.

Q And how did you get into that storeroom?

A I made a ladder to get up there and made a place to get in.

Q And why didn't you tell the Custodian about that storeroom?

A: I wrote to the Custodian and told him what was there.

Q When did you write to the Custodian?

A Before I was evacuated.

Q Pardon?

20

A: Before I was

evacuated.

Q And in that letter did you tell him about this storeroom?

A: I told my

children to write it, and I don't know whether they said anything about it or not.

Q I see. Now you also buried some dishes under your land somewhere, didn't you?

A I did.

Q Now, how many other things did you hide from the Custodian?

A: No, I didn't

30

hide any other things.

I. Hiseoka,
Cross-Exam.

Q Now about the entrance into this storeroom above your kitchen; did you have a trapdoor, or how did you get through the kitchen ceiling?

A There was just a hole, there was no trapdoor.

Q There was just a hole up through the ceiling?

A Yes, just a hole up through the ceiling.

Q And what part of the kitchen was it? Was it in the centre or near the wall or where?

A It was not in the ceiling, it was to the side that the hole was made.

Q How big was the hole? A: About two feet square.

Q Whereabouts on the side? Near the floor or near the ceiling? A: It was near the roof.

Q When you described these things being above the kitchen ceiling, that is wrong then, is it?

A How is it wrong?

MR. VIRTUE: Right I, with your Lordship's permission --

20 THE COMMISSIONER: Yes.

MR. VIRTUE: It has been suggested to me that the word used is, with all deference to the Interpreter, slightly different from what has been suggested, and if you will use our Interpreter to help out.

THE COMMISSIONER: Yes, if he thinks he can clear it up.

MR. HARRY AOKI: There was a stairway outside of the kitchen leading to an upstairs room and he effected an entrance into this small storeroom as he has been mentioning through the wall from

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I. Hienohu,
Gross-Sudan.

the stairway not from the inside of the kitchen itself.

THE COMMISSIONER: Do you accept that interpretation of the answer?

THE INTERPRETER: I think that would be right, my lord.

THE COMMISSIONER: Well that perhaps explains it, Mr. Hunter.

MR. HUNTER: Was this a stairway or a ladder?

MR. HARRY AOKI: I imagine the difficulty arose he mentioned the Japanese word which could be taken as also a ladder or a stairway.

THE INTERPRETER: Yes, that may be taken either way. I took it to be a ladder.

MR. HUNTER: Q: Where was the stairway?

A: It was between the kitchen and the dining room.

Q: And this storeroom had no light in it?

A: No, no light.

Q: And you couldn't see into it from this hole in the wall?

A: I don't think you could see anything.

Q: Why did you bury these dishes without notifying the Custodian?

A: I thought there was an opportunity of me coming back and I wanted these things when I came back.

Q: Now, there were a large number of items up in this storeroom, were there?

A: Yes.

Q: And you can't say any of the items that were there?

A: No, I don't know. There were a large number of them.

30- Q: That is all.

I. Himpala.
Discussion.

THE COMMISSIONER: I have a question I want to ask this witness.

Q Mr. Interpreter, will you refer the witness to items shown as 3, 4 and 5 on the Custodian's analysis which was marked Exhibit 4 in the second column? Did you use those articles for the treatment of other persons in your ordinary business?

A I used the two sets in my business and the balance I used to lend out to sick people.

10 Q So that they might treat themselves?

A Yes.

Q Who were the persons that you attended in this way? Were they Occidentals or persons of the Japanese race?

A: There were more White people than Japanese. Chiefly white people.

Q Why did you not take those articles with you when you were evacuated so that you might treat your Japanese patients in the place that you went to?

A There were a large number of them and for that reason
20 I didn't take them.

MR. VIRTUE: I didn't get that answer.

THE COMMISSIONER: "There were a large number of them and for that reason I didn't take them".

Mr. Virtue, you are free to re-examine, if you wish to, and Crown counsel may cross-examine on the questions I have introduced with the witness, if you so desire.

MR. VIRTUE: I don't want to re-examine but I did want
30 to call your attention to one or two things in the report filed by my learned friend.

THE COMMISSIONER: Yes.

MR. VIRTUE: This is one of those cases where the cost of the land in a raw state, for instance in the present case was \$2800.00 in a raw state, the land was assessed according to the reports brought in by my learned friend at \$2175.00, it was appraised at \$1601.00, and it was sold for \$1572.00. Thus it sold for about half in a highly improved state for what it originally cost in a raw state. I just wanted to draw that to your Lordship's attention. Now, unfortunately, we have not figures in this case, and if I should get them I would ask leave to file them with the summary when they are obtained.

THE COMMISSIONER: Any objection, Mr. Hunter?

MR. HUNTER: Well, yes.

THE COMMISSIONER: It wouldn't be possible to have them identified at that time. However, if there is any question about the validity of the figures, you can always check from an examination of the property.

MR. HUNTER: I wouldn't care to have figures go in unless identified and the date, my lord.

MR. VIRTUE: We might have to identify them then, if my learned friend objects, by some witnesses out there in Vancouver.

THE COMMISSIONER: Very well, we will deal with that question when it arises, assuming you get figures.

MR. VIRTUE: Now there are one or two other things in connection with the appraiser's report in this case that perhaps might give a clue to the appraisal.

I. Hianaka,
Discussion.

For instance, on page 2, No. 10, the appraiser says, "There are 5.65 acres bare straws"--I presume that is bearing strawberries --"3 acres new planted straws; .55 acres mostly logans with odd blacks. Berries not considered in above values." That is in valuing the land he does not consider that at all. Now in addition he says a little further down in 10, "Cultivated land is in nice shape and also berries in good shape. Trees are just starting to bear furthest part." And he doesn't apparently value the trees except on page 3, and as far as I can see, well, he there says, "Place heavily planted to small fruits and has about 200 mixed trees mostly Italian prunes and just coming into bearing", and he puts the present value there as \$150.00, which is less than \$1.00 a tree.

Now, I thought I should call that to your Lordship's attention. He does add that \$150.00 in. I see he says total fruit trees add to value of farm, \$150.00, but he doesn't take into account as he says the planting to berries at all. And the value of 200 mixed trees just coming into berry at \$150.00 which seemed to me to speak for itself.

Then having to do with my learned friend's cross-examination regarding the house, I notice on page 3 of the same farm appraisal report, "House is a suitable one for whites and quite commodious", and so on.

I. Hisacka,
Discussion.
ReCross-Exam.

THE COMMISSIONER: Any further cross-examination on the questions that I raised with the witness, Mr. Hunter?

MR. HUNTER: Just one or two questions, my lord.

THE COMMISSIONER: All right.

RE-CROSS EXAMINATION BY MR. HUNTER:

Q Mr. Hisacka, this chiropractor equipment which you had, was it the same type of equipment that was used by Occidental chiropractors?

A No, I think it was different.

Q And it wasn't the type of equipment which an Occidental chiropractor would buy? Would you know that?

A I don't know.

Q That is all.

THE COMMISSIONER: That is all, thank you, Mr. Hisacka.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

20

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

S. R. Howard
"S. R. HOWARD"
Official Reporter.

30

DEFENCE BRIEF

Ichiroh HISAOKA

File No. 4461

Case No. 465

V.L.A.
Chattels
Lethbridge, Alta.
23 March 1948

REAL PROPERTY CLAIMS

1. Real Property Claim

Appraised at

Sold for

\$10,050.00

\$1,601.00

\$1,572.00 ✓

Two parcels - treated as one for purposes of analysis.

(a) Witness - R.L. Ramsay for Parcel A

Legal Description - N.E. $\frac{1}{4}$, Sec. 27,
Tp. 172, Mission Mun. E $\frac{1}{2}$ of Blk. G,
5 Acs.
N.E. $\frac{1}{4}$, Sec. 27, Tp. 17, Mission Mun.
W $\frac{1}{2}$ of Blk. G, 5 Acs.

G. T. McKay for Parcel B

Legal Description - The west half
of Lot "F" of the NE $\frac{1}{4}$ of Sec. 27
Tp. 17 Map 987 and as shown out-
lined Red on Sketch deposited
No. 6270 Municipality of Mission
in the District of New Westminster.

Question of fair market value
only. (P.11)

Garage appears to be valued at an
absurd price - see p.11, 12.

House referred to at p.12.

Counsel for Japanese refers to sale price,
etc. p.18, 19. It appears that the land
in its improved state sold for about half
of its cost in its raw state. Appraiser
apparently gave no consideration to value
of berry bushes.

(b) PROPERTY OWNED WHOLLY BY CLAIMANT

*assessed at
\$2175.00*

PERSONAL PROPERTY CLAIM

2. Chattel Claim

Sold for

\$4565.00

- (a) Goods valued at \$871.65 were sold
by auction for \$169.35

Question of value.

W. E. ANDERSON attended auction.

- (b) Chattels valued at \$40.00.

No account, theft.

These items are: 1 wheelbarrow 6.00
3 barrels 6.00
Spring harrow 20.00
800 lbs. talcum powder 8.00
TOTAL 40.00

- (c) Chattels valued at \$416.00

Abandoned.

W. E. ANDERSON may have knowledge of these.

- (d) Chattels valued at \$3237.02.

No record at any time.

TOTAL CLAIM \$ 4564.67.

See Memorandum dated 11 March 1948 re: history of the missing chattels.

Defence Submission - p. 11 line 11.

Summary of Defence Witnesses

Where Required

R. L. Ramsay

1 (a)

G. T. McKay

1 (a)

W. E. Anderson

2 (a) (c)

JLG/mw

Name of Claimant

HISACKA, Ichiroh

Case

463

Custodian File

4461

REAL PROPERTY										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		
					245.1327.	196.70793.16				196.70793.16
PERSONAL PROPERTY										
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			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
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			
671.65	188.35	50.80	46%	1104.00	507.84		558.64			
TOTAL RECOMMENDATION										1548.50