

4498

Mount Lehman
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: INOUE ShigeoHOME ADDRESS: Dennison Rd., Mount Lehman, B.C.REGISTRATION NUMBER 12960 SEX: Male AGE: 56OCCUPATION: 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: NoneMARRIED? NoNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: NoneEXHIBIT No. 678-8DATE Sept 15/48FILED BY Grace

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

1. LOCATION AND DESCRIPTION: Dennison Rd., Mount Lehman, B.C. 10 acres-
Lot 2 - North half of south west quarter, Section 15, Township 14-
Map 4063, New Westminster, B.C. Title No. 113056E.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 house (5 rooms, 1 storey),
wood shed, packing house, bath house.

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$21.96 paid to the municipality of Matsqui,
B.C. 1941 taxes paid.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) G.W. Croaker, Bradner Rd.,
Bradner, B.C. for \$350.00 ^{for 1942 crop} ~~per year~~. Occupied by owner at present.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarant's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN 4 acres of strawberries, already
sold to Mr Croaker, Bradner, B. C.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

~~There is no property in the custody of the declarant.~~

household furnishings for 5 room house - including 1 stove, 1 kitchen
stove, 1 heater, 1 trunk, scales, farm tools.

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
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
5 shares of Pacific Co-operative Union at \$10.00 per share.
In owner's possession.
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

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

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

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

Dated this 16th day of April 1942

(Signature)

S. J. M. M. M.

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

19

19/12/45

Full Name

TINOUIE SHIGEO
(Surname in Block Letters)

Registration No.

12960

Male - Female
(check)

Age

Oct 7, 1886

Former Address

DENNISON RD RR1 MOUNT LEONARD BC

Date Evacuated

Sept, 1942

Naturalized - Canadian-Born - National
(check)

Present Address

Picture Butte, Alta 76
(Box 58 c/o J L King)

Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother

(deceased)

Name of Father

(deceased)

Names of Children under 16

Our File No.

4498

Registered with Custodian
(yes or no)

Yes

Requested By

W. L. Denson

Additional Information

House 10 acres, Farmer.

LIABILITY SUMMARY

File No. 4498

December 1st, 1945

Re: INOUE, Shigeo - Reg.No.12960

The above Japanese declared no liabilities however the following claims were filed against him:

Hyokura KOZAI	\$ 30.40
M. Ebisuzaki Co.Ltd.	15.17
S. Yanoshita	120.00

The first two claims were verified as being correct in INOUE'S letter of August 28th, 1943.

YANOSHITA's claim however was denied on August 10th, 1943 and YANOSHITA was so informed.

A claim was filed by P.S. Ross & Sons on behalf of the Union Fish Co. Ltd. for \$49.45 but this ~~has not yet been dealt with.~~ *was acknowledged as correct in letter of Feb 2/46 & was charge paid.*

This file reveals no other liabilities.

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

Dated: Dec.1/45
WEA:EH

W.E. Carson

FIRE INSURANCE SUMMARY

File No. 4498

1st December, 1945

Re: TROUYE, Shigeo - Reg.No.12960

The file reveals no Fire Insurance interest.

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

Dated: Dec.1/45
WEA:EH

A. W. E. Cameron

PERSONAL PROPERTY SUMMARY

File No. 4498

24th April, 1947.

Re: Shigeo INOUE - Reg. No. 12960

CHATELS: The above Japanese registered with this office on the 16th April, 1942, and at that time declared leaving household furnishings for his five-room house at Mount Lehman, and some farm tools. This property was inventoried by our fieldmen on the 5th October, 1942. It is noted on the file that this property was again visited by a fieldman on the 1st June, 1945, and he reported that the goods on the property were "mostly junk" with the exception of perhaps some scales and a cultivator. *Sept. 15/42*

The property was again visited on the 15th January, 1946, with a view to liquidating any chattels of value, but our fieldmen reported that nothing of value remained and a great many articles from the original inventory were missing. We wrote to Mr. Crocker, the first tenant, who referred us to the tenant who had taken over the property from him. However we were unable to contact this man or make any recovery of the missing goods.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: INOUE was a member of the "Yamato Hukai" Society, and as such on the liquidation of the assets of this Association, he received the sum of \$30.91.

BONDS & INVESTMENTS: When registering with this office, Shigeo INOUE declared owning 5 Pacific Co-operative Union shares. These shares were issued in 1941, and were redeemed at par for \$50.00 on the 24th January, 1947. According to the Co-operative he is also the holder of 7 non-redeemable shares. These are of no cash value at the present time. Accrued interest on his shareholding in the amount of \$2.14, has been credited to his account from time to time.

These certificates were sent in to this office by INOUE, and his 7 non-redeemable shares are being held in safe-keeping on his behalf.

This file reveals no other personal property.

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

HA

W. E. Cannon

EXHIBIT NO. 673-10
DATE Sept 15/48
FILED BY G. R. Rice

TO WHOM IT MAY CONCERN:-

File 4498

The following Japanese persons were members of an unregistered Society, known as "YAMATO MOKAI", and owned a meeting building, built on the property of Saezo YAMAMOTO, Sennison Road, Mount Lemmon, B.C. This building has been sold and this is to confirm that we, the undersigned, represent all persons interested in the above-mentioned Society, and agree that the proceeds from sale of same should be divided equally among us.

Member's Name and Address	Member's Signature	Witness
(14041) Shintaro YAMADA, Reg. No. 1-918, 133 Victoria Street, Kamloops, B.C.		
13930 Kazuo IKAWA, Reg. No. 1-967, 1-1 Victoria Street, Kamloops, B.C.		
4496 Kanetsu OHTA, Reg. No. 1-991, Tashme, B.C.		
4530 Shigenori MATSUDA, Reg. No. 1-957, Tashme, B.C.		
13442 Saezo YAMAMOTO, Reg. No. 13004, R.F. No. 3, Vernon, B.C.		
13385 Isamu YAMAMOTO, Reg. No. 1-009, c/o Mr. A. Tomood, Oyama, B.C.		
13586 Hiroshi TSUTSUMI, Reg. No. 1-950, c/o Colstream Ranch, Vernon, B.C.		
13387 Shinkatsu KUNIMOTO, Reg. No. 12925, c/o Colstream Ranch, Vernon, B.C.		
4500 Hachiro TAIKE, Reg. No. 1-740, c/o F.L. King, P.O. Box 58, Picture Butte, Alberta		
4524 Masao MIKI, Reg. No. 1-001, 396 Mountain Ave., Winnipeg, Manitoba		

Member's Name and Address	Member's Signature	Witness
5044 Katsujiro YAM MOTO, Reg. No. 12954, c/o W.E. Hancock, Winnipeg City, Manitoba		
9316 Tominosuke SAITO, Reg. No. 12953, Middlechurch, Manitoba		
4502 Masao TSUTSUMI, Reg. No. 12942, Dufrost, Manitoba.		
4522 Hisashi MATSUO, Reg. No. 12973, North Kildonan, P.O. Manitoba		
4990 Torio MORIKAWA, Reg. 12929 116 Harriet Street, Winnipeg, Manitoba		
4528 Shigio KATSURA, Reg. No. 13000, 22 Geneva Street, Toronto, Ontario		
4512 Genzo NODA, Reg. No. 13012, c/o C.E. Jones, Iron Springs, Alberta		
4361 Saku GYE, Reg No. 13010, Lethbridge, P.C.		
4411 Tomio TANIMURA, Reg. No. 12920, Slocan, B.C.		
4506 Saijiro MINAKAKI, Reg. No. 12981, Dufrost, Manitoba		
4498 Shigeo INOUE, Reg. No. 13960, c/o J.R. Hunt, Iron Springs, Alberta		

File No. 4498

June 17, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Shigeo INOUE
Registration No. 12960

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 2 of the North half of the South West quarter of
Section 15, Township 14, Map 4063, Municipality of
Matsqui in the District of New Westminster.

Assessment: (1943)

Land.....\$284.00
Improvements.. 500.00
TOTAL - \$784.00

Soldier Settlement Board Valuation:

Land.....\$355.00
Improvements.. 485.00
TOTAL - \$840.00

Claimant's Valuation:

Land.....\$2100.00—Cost of clearing 5 acres of land \$1000.00.
Cost of planting 4 acres of strawberries \$800.00
300.00
700.00

Buildings.... 700.00—House 26' x 24' \$500.00
Bath House 25.00
Wood Shed 50.00
Packing House 25.00
Well 100.00

TOTAL - \$2800.00

Sold to Director, Veterans' Land Act for \$825.00.

Relative documents attached to Claim File.

WJJ/HMS

[Signature]
.....

REAL PROPERTY SUMMARY

File 4498

V.L.A. B.C. 366-P

JAPANESE NAME: Shigeo INOUE - - Reg. No. 12960.

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

PROPERTY ADDRESS: No. 667 Satchell Road, Mount Lehman, B. C.

LEGAL DESCRIPTION: Lot 2 of the North half of the South West quarter of Section 15 Township 14 Map 4063 Municipality of Matsqui in the District of New Westminster.

TITLE: In name of Shigeo INOUE

ENCUMBRANCE: Vesting in Custodian No. 25164, 14th December 1942.

ASSESSED VALUE: 1943 - 10.153 acres.
Land \$284.00
Improvements \$500.00 Total \$784.00 Taxes \$17.95.

CLASSIFICATION: Berry farm with dwelling. Custodian's inspector on 15th September 1942 reported 5½ acres cleared, with 4 acres of strawberries. Remainder of 10 acres not cleared. Buildings on the land were a one storey 5 room frame house 26 x 28 in fair condition, a 14 x 30 woodshed, 8 x 10 bath house, 12 x 16 picking shed.

HISTORY OF ADMINISTRATION: Owner executed on 15th April 1942, a lease of the farm, including buildings, live stock and farm implements to Geo. W. Croaker for 10 months as from April 1st, 1942, with option to extend for the year 1943. Rental for 1942 was \$350.00, the lessee undertaking to pay an account of \$129.70 to the Pacific Co-operative Union for fertiliser. This lease was extended by a collateral agreement with the Custodian to the end of 1943 at a rental of \$100.00.

SOLD: To The Director, The Veterans' Land Act for \$825.00 as at January 1st, 1943.
Approval of Advisory Committee, 1st June 1943.

FUNDS: Released to the credit of Shigeo INOUE - Sale Price of land \$825.00 plus rent 1943 \$100.00, total \$925.00; less Taxes \$20.59, Certificate of Encumbrance \$1.00, registration fee \$3.00 legal fee \$15.00, The Director, The Veterans' Land Act allowed \$100.00, total debits \$139.59. Net amount released \$785.41.

TITLE: Included in C. of T. 168931-E and payment of consideration to Custodian included in cheque dated 7th March 1944.

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

DATED November 23rd, 1945.

IM:ML

File No. 4498

June 17, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Shigeo INOUE
Registration No. 12960

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 2 of the North half of the South West quarter of
Section 15, Township 14, Map 4063, Municipality of
Nataqui in the District of New Westminster.

Assessment (1943)

Land.....\$284.00
Improvements.. 500.00
TOTAL - \$784.00

Soldier Settlement Board Valuation:

Land.....\$955.00
Improvements.. 435.00
TOTAL - \$1390.00

Claimant's Valuation:

Land.....\$2100.00—Cost of clearing 5 acres of land \$1000.00.
Cost of planting 4 acres of strawberries \$800.00
300.00
700.00

Buildings.... 700.00—House 26' x 24' \$500.00
Bath House 25.00
Wood Shed 50.00
Packing House 25.00
Well 100.00

TOTAL - \$2800.00

Sold to Director, Veterans' Land Act for \$825.00.

Relative documents attached to Claim File.

WJJ/HMS

[Signature]
.....

C-366-P
C-303-A

BO/366-P
BO/3003-A

Page 1

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

Farm Appraisal Report

Mataqui

File No. JL 293

Land Description Lot 2 of N¹/₂ of SW¹/₄ Sec. 15, T¹/₄ 14, Map 4063.

Containing 10.153 Acres

Owner's Name INOUE, E. Post Office Address Mt. Lebanon, B.C.

Nearest Rail Point Dennison Distance 1¹/₂ miles

Market Town Abbotsford Distance 9¹/₂ "

Church (give denomination) United Distance 2 "

Nearest School Jubilee Distance 1¹/₂ "

State how property was identified L.R.O. Sketch, map, and road.

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

Is on Sachell Road, unnumbered.

Is this district a good one? Yes.

Employment opportunity Local in berrying, remote in hops, mills & logging.

Predominating Nationality and religion: British, none predominant.

Describe Fencing and its condition: Good 3 wire fence, 3 sides, cult. Value \$ inc. inland area

Water supply: Well and creek Value \$ " " "

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 26	lumber &	8	shgl	10?	posts	good	450.00
add'n.	12 x 26	shcls.	7	"	new	"	unfin.	
Woodshed	14 x 30	spl. cedar	8	shk	rough	shelter		20.00
BATH	x	"	"	"	new	"		15.00
Fruit shelter	10 x 20	"	7	"	new	"		
BATH	x	(Typical Jap. bath-house 6x9x7, no value)						
GRANARY	x							
	x							
	x							
	x							
	x							

No electricity near.

Total present day value \$ 485.00

Total Value Buildings add to farm \$ 485.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Addition requires finishing inside. Can be done at leisure.

Describe the basement and chimneys: None. Roof jack.

No. rooms downstairs? 5 Upstairs? none How finished 1 room fin. with lbr. Bal.

Are buildings painted? No. Condition of paint unfin.

Distance from nearest bush 50 yards.

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
3.5	rolling	18" edy. loam	edy. clay	strawberries	55.00	192.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1.8	rolling	15" edy. loam	edy. clay	bal. of stumping	25.00	40.00
5.155	rolling	"	"	medium clearing	100.00	20.00
						60.00
						103.00
Area Unavailable 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 \$ 355.50

Total added by buildings to value of farm \$ 485.00

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

Total value of farm \$ 840.50

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

Good tillage, comparatively new land. Under current crop sale lease. Did not see tenant.

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

Pioneer fruit.

Noxious weeds: Canada thistle.

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

Mun. & school \$17.95

Matsqui Municipality,
Mt. Lehman, B.C.Date: 15th June, 1942.
Place: Abbotsford, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 11th May of June, 1942.

Inspector's Signature

"B.C. WORKWORTH"

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

9231

Index

Place is still only in a pioneer stage. Not particularly favored as to location.

(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

Existing crop is 3.3 acres of strawberries

in fairly good condition.

Total \$ _____

Amount fruit trees add to value of farm \$.....

Diagram of Property

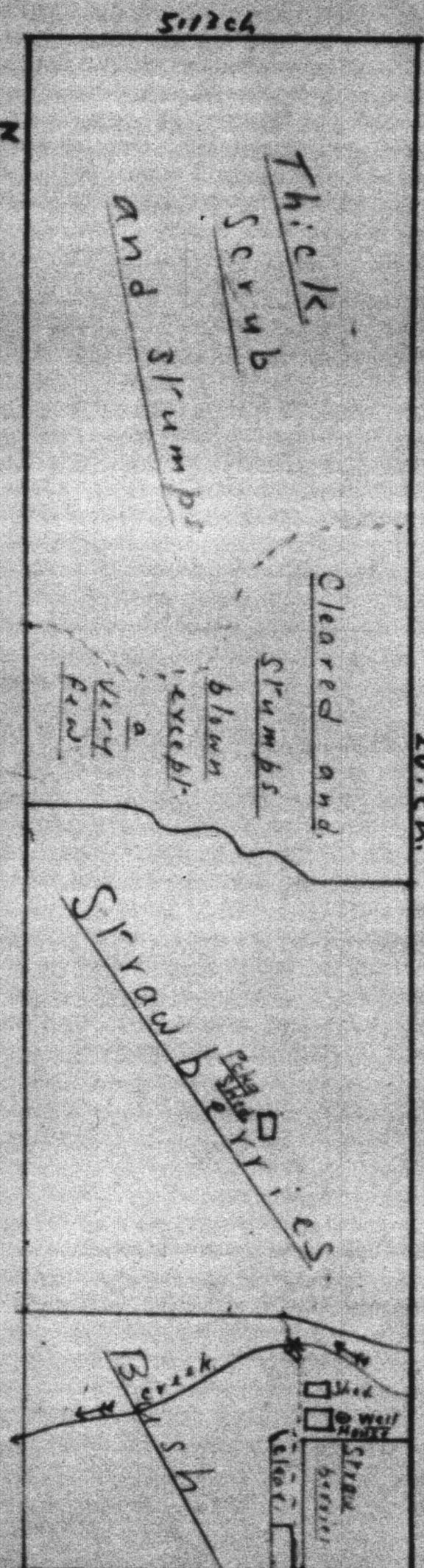
S. Inouye.

Lot 2 of N $\frac{1}{2}$ of SW 15 - Tp 14.

Map. 4063. N.W.D.

10.153 acres.

Scale 2 chains.



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

value is \$ 800.00

Date 16th June, 1942.

"I.T. BARNET"
District Superintendent.

FARM LEASE

THIS INDENTURE made in duplicate the 15th day of April A.D. 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASING ACT"

BETWEEN:- **WILSON INDUEN of Mount Lehman**
in the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

GEO. W. GORDON of the same place
Farmer
(hereinafter called the Lessee)

Of the Second Part

EXHIBIT NO. 673-9

DATE Sept 15/48

FILED BY Edra Rice

WITNESSETH THAT: for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOETH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Natugwa in the District of New Westminster and Province of British Columbia, more particularly described as:

**Lot Two (2) of the North half of the South West quarter of Section
Fifteen (15) Township Fourteen (14) Range 4065**

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of

Ten months to be computed from the first day of April A.D. 1942.

and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Three hundred and Fifty Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1942 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of:-

Three and one half (3½) acres of strawberries

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated, PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants The Lessee covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

The Lessee agrees to assume and pay the fertilizer account to the Pacific Co-operative Union, which account amounts to approximately \$122.70.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by

~~WILSON LEITCH and GEO. W. CROAKER~~
in the presence of

M. M. Fletcher

S. Inouye

G. W. Croaker

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see ~~WILSON LEITCH and GEO. W. CROAKER~~ the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in the Province of British Columbia

this fifteenth day of April
A. D. 194 2

[Signature]
A Commissioner for taking affidavits within British Columbia.

M. M. Fletcher

File No. 4498

Property: Shigeo INOUE.

Lessee: Geo. Croaker.

Amount: \$100.00

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

File 4498
INOUE, Shigeo

PAYMENT ORDER.

To *Pacific Coast Union*.....

Address *Union, B.C.*.....

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of

One Hundred...../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 Crops*.....

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 *9*..... day of *July*..... 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *[Signature]*

Address: *Office of Custodian*

ACKNOWLEDGMENT

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

Signature

OK

FILE No. 4498

W. F. J. King,

Picture Butte, Alaska,
Aug. 10, 1943,

Mr. A. McAllister,

506 Royal Bank Bldg.,
Hastings & Knoxville.
Anchorage Bk.

EVACUATION SECTION	
Rec'd	AUG 13 1943
File No.	
Referred	McAllister

Dear Sir;

RE SADAO YANOSHITA

Replying to your letter of the
4th concerning the indebtedness of \$120.00
lodged against me. I am sure
it must be a mistake on the
part of the claimant as I do not
recall owing this party to that
amount.

I can not supply you
with no other particulars on this matter
but I am sure Mr. Yanoshita can
if what he says is not a mistake.

Yours very truly,
S. Savage.

4498

August 14th, 1943.

Mr. Shigeo INOUE, *and rec'd*
Registration No. 12960,
c/o Mr. F. L. King,
Box 58,
Picture Butte, Alta.

Sir:

1. M. Ebisuzaki Co. Ltd.....315.17
2. Hyokura KOZAI..... 30.40

*Debt
admitted*

AMcA:ND
Form 97.

4498
5582

August 16th, 1943.

Mr. Shigeo INOUE,
Registration No. 12960,
c/o Mr. F.L. King,
Box 58,
Picture Butte, Alta.

Dear Sir: re: Sadao YANOSHITA

We have for acknowledgment your letter of the 10th of August regarding the claim against you by the above named amounting to \$120.00.

We are writing to YANOSHITA informing him of what you say in your letter under reply. As this would appear to be a case where the Custodian cannot be of any material assistance we are informing YANOSHITA to deal with you direct.

His address is:

Registration No. 07852,
c/o Mr. A. Dainty,
239 - 15th St., N.,
Lethbridge, Alta.

The Custodian will not take any further action.

Yours truly,


AMcA:DE

A. McAlister,
Claims Department.

4498
12960

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/366P
(JL-293)

Vancouver, B.C.

APR 28 1944

A.C. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

INVOYE, Ifigio.

Dear Sir:-

Re: Lot 2 of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of
Section 15, Tp.14, Map 4063.
MUNICIPALITY OF MATSQUI

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 168931-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 25,443.12, in favour of The Secretary of State,
forwarded to you and dated March 7th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 825.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ 20.59 ✓
Amount paid to Secretary of State -	804.41 ✓

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

JKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

APR 28 1944

Date

Solicitor for
The Secretary of State

FILE No. 4498.

EVACUATION SECTION	
Recd	SEP 4 1943
File No.	
Ans.	RND
Referred	M. G. G. G.

Shigeo Inouye,
Reg. No. 12960.
Picture Bkts.
Aug 28, 1943.

Mr R. M. G. G.
506 Royal Bank Bldg.
Vancouver B.C.

Dear Sir:

In reply to your letter of Aug
14 in which you inquire concerning
the claims lodged against me by
Mr M. Chingai and Mr P. H. H. H.
I am glad to state that the above
mentioned claims are correct.

Although it is correct I
regret to mention that I am in
no position to settle the matter at
the present time. Furthermore, I see no
hope of settlement for the duration
under the present circumstances.

4498
accrued
reports
99.00

Very truly yours,

Shigeo Inouye

7-9-43
D

7-9-43
D
[Signature]

EVACUATION SECTION
 Rec'd NOV 21 1945
 File No. 4498
 Ans.
 Referred *Anderton*

Anderton
 Mr. Frank King,
 P.O. Box 58,
 Picture Butte, Alta.
 Nov. 19, 1945.
 File no. - 4498
 Reg. no. - 12960

\$ 4187.55
 741.98
 6445.57
 91.98

The Custodian Office
 Dept. of the Sec. of State of Canada
 516 Royal Bank Bldg.
 Vancouver, B.C.

Dear Sir:-

I have the debt to pay to the various persons
 as will you kindly send me the property
 money the balance of \$801.48 immediately.

There should be the balance of 1942
 house rent so please send that too.

Also let me know about the share of P. & M.

Thanking you, I remain

Yours truly,
 S. Inouye

1941 share 50⁰⁰

File no. - 4498
Reg. no. 12960.

EVACUATION SECTION	
Rec'd.	FEB 5 1946
File No.	
Ans.	
Reference	

Ch. K. King
Box 55
Butte, Alaska
Feb. 2nd, 1946.

Regist' Sec' of State
Office of the Canadian
506 Royal St. Bldg.
Vancouver B.C.

Dear Sir: -

I am enclosing P. & M. share certificates
so will ^{you} kindly pay from this to Union Store
~~don't~~ have debt as you have written to me
I am repatriating to Japan sooner or later -
kindly inquire about this share as soon as
possible and pay the debt from this. Thank you.

However please send all the balance
of the property account in immediately
as possible. Thanking you,

Yours truly

P.S. There should be some balance from
the land & house rent so please send
me the balance as soon as possible.

FEB 6 - 1946 Received
1944 Cent. 1368 St. 4003 - 1 sh.
1944 1524 4428-31 4
Non-refundable 102 1421-7 7.

Ch. K.

Bal. 91.95

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
September 15th, 1946.

IN THE MATTER OF THE CLAIM OF
SHIGEO INOUE.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. NICE, Esq., K.C., appearing for the
Dominion Government.

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

MISS LILLIE THOMAS, Secretary.
D. J. HANDFORD, Esq., Official Interpreter.
S.R. HOWARD, Esq., Official Reporter.

30

2
S. Inouye,
In Chief.

THE SECRETARY: Case No. 673, Shigeo Inouye.

SHIGEO INOUE, the claimant herein, being
first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q I show you a form of summary of evidence showing
your land at Mount Lehman.

A Yes.

Q And the improvements you put on it, clearing, and
10 so on; the buildings you put on it?

A Yes.

MR. VIRTUE: By the way, I would like to call my
learned friend's attention to the fact that there
is an error in subtraction on page 3. It should
be \$1675.00 and not \$1775.00. I do not know
whether I corrected it in his form or not.

Q And this form shows your personal property, your
household furniture and your little bit of
farm machinery?

A: Yes.

20 Q Is that your signature (indicating)?

A Yes.

Q Was this claim, this that I am showing you now,
prepared by you in your office with the help of
an Interpreter?

A: Yes.

Q Are the statements made in this statement true
statements?

A: Yes.

Q What about the values that you have placed on
your land, improvements and buildings and your
personal property? Are they fair values?

30 A Yes.

S. Inouye,
In Chief.

MR. VIRTUE: I will file that as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: I would like, if my learned friend would let me see a letter in the Custodian's file from the Custodian, dated June 1st, 1945, and another one of January 15th, 1946.

MR. RICE: You refer to a letter. There is a memorandum here dated June 1st, 1945. I don't appear to have a letter of that date.

10 MR. VIRTUE: That will be it. This is a memorandum from my learned friend's file, dated June 1st, 1945, which I will put in.

"This property was originally leased to George W. Crocker, and at the time of his occupancy the effects listed on the accompanying inventory were there. When we are next in this district, the chattels can be checked."

(MEMORANDUM MARKED EXHIBIT NO. 2).

20 MR. RICE: There is a pencilled note on that memorandum. Perhaps you had better read it into the record as well.

MR. VIRTUE: I don't know anything about the pencilled note.

MR. RICE: It is part of the memorandum, that is all. You might as well read the whole of the memorandum if you are going to read it.

MR. VIRTUE: Have you the inventory of October 5th, 1942?

30 MR. RICE: Yes. Do you want it made part of that

S. Inouye,
In Chief.

same exhibit?

MR. VIRTUE: No, it is much later. It just contains a list which he is asked to sign form of the chattels, and it seems to cover all he has listed, sir, and probably a few more.

(INVENTORY MARKED EXHIBIT NO. 3).

MR. VIRTUE: Then there is a letter of January 15th, 1946.

MR. RICH: I don't see a letter. There is a memorandum.

10 MR. VIRTUE: All right, it must be the memorandum.

MR. RICH: Is that what you mean (indicating)?

MR. VIRTUE: Yes, I will offer this memorandum from my learned friend's file, dated January 15th, 1946, and it reads, "Visited this property on January 14th, 1946, and it has been vacant for a year or so. There is nothing of saleable value remaining. The doors were open and if any effects were left by the former tenant they could have been easily removed.

20

Both stoves are rusted and burnt out. A broken old trunk and several homemade tables remain there. Everything else on the Chattel List of October 5th, 1942, has disappeared." I can't make out the signature but it is from the Custodian's file.

(MEMORANDUM MARKED EXHIBIT NO. 4).

MR. VIRTUE: There is another inventory which my learned friend has on his file of September 15th, 1942. This inventory comes from my learned

30

5
S. Inouye,
In Chief.

friend's file. It is dated September 15th,
1942.

"Report on Evacuated Japanese Property",
and at the bottom is a long list of chattels.
(INVENTORY MARKED EXHIBIT NO. 5).

MR. VINEY: That is all, thank you.

10 MR. RICE: I am submitting, your Honour, that the real
estate was sold for its fair market value. I
am submitting that the chattels were leased by
the claimant to his tenant along with his pro-
perty and that the chattels claimed by him
never came into the Custodian's possession and
the Custodian is in no way responsible for the
same.

I wish to submit as an exhibit, your Honour,
the farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 6).

MR. RICE: I also wish to submit as an exhibit an
analysis of personal property claim.

20 (ANALYSIS MARKED EXHIBIT NO. 7).

MR. RICE: I would like to refer to Exhibit 2, a
memorandum taken from the Custodian's file.
My learned friend read the typewritten part,
but I observe there is a pencilled notation on
the same memorandum which reads as follows:
"Mostly junk but there may be value in scales.
Goulthard visited here. See my report of
15/1/46. W.J.D."

30 THE SUB-COMMISSIONER: 15/1/46 would refer to Exhibit
4, I take it?

MR. RICE: Apparently.

THE SUB-COMMISSIONER: Yes.

CROSS-EXAMINATION BY MR. RICE:

Q I show you a J.P. form, dated the 16th of April, 1942, apparently yours (indicating). Is that

your signature? A: Yes.

Q That is your signature? A: Yes.

MR. RICE: I tender that as an exhibit, your Honour.

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

MR. RICE: Q: Before you left Mount Lehman, you leased your land to Mr. Croaker?

MR. VIRTUE: I will give my learned friend that lease.

A No, I just sold my crop to him.

MR. RICE: Q: You didn't lease your place to him?

MR. VIRTUE: Show him the document first and ask him the question in the second place.

MR. RICE: Q: You just sold your crop to Croaker,

did you? A: Yes, I just

20 sold my crop.

Q Didn't you turn your chattels over to Croaker?

A No.

Q Where did you leave your chattels?

A They were all gathered together in one room of the house.

Q And was the house locked? A: Yes.

Q And who did you give the key to?

A The room wasn't locked; the room was nailed up but not locked.

30 Q And did you leave anyone in charge or did you ask

S. Inouye,
Cross-Exam.

anyone to look after the property for you?

A No.

Q Your farm tools, did you put them in the room?

A Yes.

Q Your farm tools and your household effects were all put in one room, were they?

A Yes, they were all nailed up in one room.

Q And was the house nailed up?

10 A No, the door was locked up; the front door of the house was locked.

Q The front door of the house was locked?

A Yes.

Q Who did you give the key to?

A I kept it.

THE SUB-COMMISSIONER: Q You kept the key?

A I kept it.

MR. REE: Is it all right to put this lease in?

20 MR. VIRTUE: Well you have cross-examined him about it now without showing it to him or calling it to his attention.

MR. KICE: Q: I show you a lease dated the 15th of April, 1942 (indicating). Is that your signature?

A Yes, that is my signature.

Q Is that the agreement that you made with Croaker?

A Yes.

MR. KICE: With my learned friend's permission, your Honour, I will tender that as an exhibit, a lease dated the 15th of April, 1942, made between the claimant as lessor and George W. Croaker as lessee.

30 (LEASE MARKED EXHIBIT NO. 9).

MR. RICE: I would like to tender as an exhibit, your Honour, the real property summary and the personal property summary.

(SUMMARIES MARKED EXHIBIT NO. 10).

THE SUB-COMMISSIONER: You are putting them both in as one exhibit?

MR. RICE: Yes, your Honour, they are summaries.

THE SUB-COMMISSIONER: Yes, all right.

10 MR. RICE: I believe my learned friend's claim, there is an error there in the addition in the personal property chattels; it should be \$215.00 instead of \$217.00.

MR. VIRTUE: Well, apparently there was a \$2.00 error in addition.

THE SUB-COMMISSIONER: Was there some person else on this land after Mr. Croaker? I see here it says, "We communicated with Mr. Croaker who referred us to the tenant who took over the property from him but were unable to locate this man."

20 MR. RICE: I am afraid I cannot assist your Honour. Perhaps that real property summary would assist you.

MR. VIRTUE: I am glad that your Honour noticed that note on the analysis of personal property because I was going to call attention to it. From that note it appears that the chattels were left there all right, but for some reason or other the Custodian did not get around to selling them until after June, 1945.

30 THE SUB-COMMISSIONER: Yes.

MR. VIRTUE: And by that time, according to his own account, the farm was unoccupied and the chattels could easily have been stolen, and so on, and so on, which explains why the chattels were worthless when they got around to them.

THE SUB-COMMISSIONER: That is the reason I was asking who was the man who succeeded Mr. Croaker.

10 MR. VIRTUE: This man wouldn't know. When he left he leased to Croaker and then he wouldn't know what happened after that.

THE SUB-COMMISSIONER: Except that his lessee might tell him, that is all.

MR. VIRTUE: I will ask him about that.

THE SUB-COMMISSIONER: Yes.

MR. VIRTUE: Q: When you were evacuated, or before you were evacuated you rented the land to Croaker?

A I just sold my strawberry crop to him.

Q Well, at any rate, you put Croaker in possession of the land? AP Yes.

20 Q Do you know how long Croaker kept in charge of that land, how many years?

A No, I don't know; Croaker lived in a house about two miles away from my place.

Q Oh, I see. He wasn't supposed to live in your house?

A No.

Q And you don't know who took possession of the land after Croaker left?

A No, I don't know.

THE SUB-COMMISSIONER: All right, then.

30 MR. VIRTUE: I am glad your Honour called it to my

B. Inouye.

attention. It explains the note on the analysis.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

[Signature]
"S.A. HOWARD: Official Reporter."

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

SUB-COMMISSIONER.

10

20

30

Defense Brief

Shigeo INOUE

File No. 4498

Case No. 673

LETHBRIDGE

15 September 1948

V.L.A.

Sheet A 18-2

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Lot 2 of N $\frac{1}{2}$ of S.W. $\frac{1}{4}$, Sect. 15, Township 14, Map 4063

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$2500.	\$840.50	\$825.00

Witness: Appraiser, B.C. Wormworth

Appraiser (Wormworth) reports - House about 10 years old. Addition requires finishing inside. Good tillage, comparatively new land.

Appraiser (~~Wormworth~~) reports - Place is still only in a pioneer stage. Not particularly favoured as to location.

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

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Household Goods & Farm Equipment

Amended Claim

\$215.

Claimant stated that he left his furniture and farm tools in one room of his house which he nailed up. He stated that he locked up the house and kept the key but he did not ask anyone to look after his goods for him.

Mr. W.J. Iverson, a Custodian representative, reported that he visited this property on 14/1/46 and stated that the property had been vacant for a year or so. He stated that there was nothing of saleable value remaining. The doors were open and if any effects were left by the former tenant, they could have been easily removed. Both stoves were rusted and burnt out, a broken old trunk and some homemade tables remained there. Everything else of the Chattel list of 5/10/42 had disappeared.

Claimant leased his property and chattels to a Mr. G. W. Croacker and Custodian communicated with him and he referred the Custodian to the tenant who took over from him but he could not be located.

Shigeo INOUE
Case No. 673

-2-

- (a) Goods value \$ 84.00 Abandoned
(b) " " \$131.00 Not accounted for (Theft)
\$215.00

It is submitted that the chattels were leased by the claimant to his tenant along with his property and that the chattels claimed by him never came into the Custodian's possession and the Custodian is in no way responsible for same

Summary of Defence Witnesses

Where required

B. C. Wormworth

1

Appraiser

W. J. Iverson

2

Staff

EMP/WW

Name of Claimant **INOU, Shigeo**Case **673**Custodian File **4498**

<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
					835.00		665.93				495.93	
<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					
<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 CHATELS</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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price					
			46%	200.00								
					32.00					32.00		
TOTAL RECOMMENDATION										547.93		

4498

September 20, 1950.

Mr. Shigeo INOUE,
c/o Burns Lumber Co.,
Burns, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission - Case 673

We are enclosing herein statement of your account which will be closed out by the cheque of \$1.64 enclosed herein.

For your information we have today sent to Messrs. Virtue & Russell a cheque in your favour for \$465.74 in connection with your claim award, and this will doubtless be forwarded by Mr. Virtue without delay.

Yours very truly,

F. G. Shears,
Director.

FGS/GN
Encl. 2.