

4836

FILE NO. 4836

HANEY
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: MISHIMA, Teurukichi

HOME ADDRESS: R.R. No.1. Whonnock, B.C.

REGISTRATION NUMBER 13684 SEX: Male AGE: 50

OCCUPATION: 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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shima 49/3

ADDRESS OF WIFE OR HUSBAND: R.R. No.1. Whonnock, BC

NAMES OF ANY LIVING CHILDREN: SHIORI (F) Akio (M) Kazuko (F)
Satsuko (F)

ADDRESS OF CHILDREN: R.R. No.1. Whonnock, BC

AGE OF CHILDREN: 13, 9, 7, 11

EXHIBIT NO. 695-7

DATE Sept. 21/48

FILED BY Chakie

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

1. LOCATION AND DESCRIPTION: N.W. 1/4 of Section 15, Township 12,
R.R. No.1. Whonnock, BC 10 acres

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling house four-rooms,
woodshed, garage, chicken house, packing sheds

3. INSURANCE (Give particulars; state where policies are) \$1000 on the house with the
North West Fire Ins. Co.

4. TAXES (Amount and where payable) \$32 per year payable at Maple Ridge Municipal
Hall

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$380 mortgage
to Mr. T.J. Drain, Haney, BC

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of Mr. T.J. Drain

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

9. IF FARM LAND STATE CROPS SOWN strawberries, raspberries, 2 acres

Owner is considering asking his neighbour, Mr. Curtis, to look after the above crops and house.

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: strawberries and raspberries

STATEMENT OF PERSONAL PROPERTY OWNED:

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

None

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)
None Four \$5 War Savings Certificates at home.
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 20th day of April 1942.

J. I. Williams

Witness

(Signature)

T. Mishima

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Jan 25/42

Full Name

MISHIMA, Tsurukichi
(Surname in Block Letters)

Registration No.

13684

Male - Female
(check)

Age

44 4/11/92

Former Address

RR #1, Ukonack BC.

Date Evacuated

Apr. 28/42 ⁽²⁾

Naturalized - Canadian-Born - National
(check)

Present Address

C/o A.M. Conrad and Wm. Valgardson,
Takla, Alberta.

Married - Single
(check)

Name of Wife

nee KOGO, Shima-13685

Name of Husband

Name of Mother

nee MIYAGAWA, Irie
(Japan)

Name of Father

Kagumatsu - Japan

Names of Children under 16

Akio - 6/21/33 -

Shiori 1/6/34 - Kazuko 6/24/34 - Setsuko 11/9/30

Our File No.

4836

Registered with Custodian
(yes or no)

yes

Requested By

P. Hunter

Additional Information

Farming - 15 acres & house at RR #1,
Ukonack BC.

FIRE INSURANCE SUMMARY

File 4836

Re: TAMUWACHI NISHINA

Reg. No. 15684.

The dwelling on the property was insured in the North West Fire Insurance Co., under policy 205705, in the amount of \$500.00, and the same policy carried insurance on the household effects of \$500.00, the policy expiring on the 11th September 1944 and which policy was transferred to The Director The Veterans' Land Act.

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


DATED May 17th, 1945.

IN:ML

[illegible]

4500m Effects
not named

REAL PROPERTY SUMMARY

File 4836

V.L.A. B.C. 84-P

JAPANESE NAME: Tsurukichi MISHIMA - - Reg. No. 13684.

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

PROPERTY ADDRESS: 2498 Desdney Trunk Road, Haney, B. C.

LEGAL DESCRIPTION: Lots 9 and 10 of the North West quarter of Section 15, Township 12, Map 1973, Municipality of Maple Ridge, in the District of New Westminster.

TITLE: In the name of Tsurukichi MISHIMA.

ENCUMBRANCE: 70702-C Mortgage dated April 14th, 1932, in favour of Thomas James Drain for \$500.00 with interest at 8% per annum.

Vesting 24845 - 21st December 1942.

ASSESSED VALUE: 1943 - 10 acres.
Land \$900.00
Improvements \$580.00 Total \$1480.00 Taxes \$35.57.

CLASSIFICATION: Inspector reported May 16th, 1942, farm of 10 acres with 1 acre in strawberries and 2 acres in raspberries with a 1 storey frame house 20 x 36, 4 rooms, fair condition; garage and packing shed. Property occupied at date of inspection by J.H. CURTIN.

HISTORY OF ADMINISTRATION: Property was leased by Tsurukichi MISHIMA to James H. CURTIN on the 24th April 1942, for 1 year from the 28th April 1942 to the 28th April 1943 at a rental of 1/3rd of net profits after all expenses for marketing, up-keep of buildings and taxes to the Municipality were paid. This net 1/3rd interest amounted to \$188.49, which was paid to the Custodian. Lease was renewed on the 6th January 1943 for 7 months from the 1st April 1943 to the 31st October 1943 with storage space for chattels reserved, at a rental of \$125.00 which was paid to the Custodian and allowed as accrued rental to The Director The Veterans' Land Act.
The mortgage charged against the property amounted on the 10th July 1942 to \$441.00, being \$380.00 on principal and \$61.00 interest, from April 14, 1942. This amount was paid on the 7th July 1944 and a discharge of mortgage was procured from Mr. Drain and registered.

SOLD: To The Director The Veterans' Land Act for \$982.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Tsurukichi MISHIMA, sale price \$982.00 plus crop return rental \$188.49, rental from J.H. CURTIN, taxes payable under lease \$50.00, refund of fire insurance \$5.64,

insurance \$5.64,

total \$1226.13; less Certificate of Encumbrance \$1.00, taxes \$39.15, registration fee \$4.00, mortgage \$441.00, legal fee \$15.00, total \$500.15. Net amount released \$725.98.

TITLE:

Included in C. of T. 172840-E and payment of consideration included in cheque to the Custodian dated March 24th, 1944.

PROTEST:

Under date of August 19, 1944, Mr. MISHIMA writes the Custodian protesting against the sale of his farm at \$982.00 and referring to a letter from the Custodian to himself dated October 3rd, 1942, in which he was advised that the Custodian had an offer for \$1500.00 for this property from Mr. Curtin and requesting his approval of the sale. On November 3rd, Mr. MASHIMA refused the offer.

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

DATED May 17th, 1946.



IN:ML

PERSONAL PROPERTY SUMMARY

File No. 4836

29th May, 1947.

Re: Tsurukichi MISHIMA - Reg. No. 13684

CHATELS: The above Japanese registered with this office on the 20th April, 1942, and at that time declared he had no chattels. However his property was inspected by our fieldmen on the 16th May, 1942, and a number of goods inventoried, and which were left in the care of MISHIMA's tenant, Mr. J.H. Curtin. On the 6th August, 1942, Mr. Curtin advised us that he had padlocked the house and found everything in order as per our inventory.

The chattels were moved to public auction at Haney, and sold for the net sum of \$75.32, on the 3rd, 10th, 17th and 22nd February, 1943. The only shortage noted was 2 cross cut saws which were missing and could not be accounted for by the tenant, and a heater which was abandoned as not being worth the expense of handling.

MISHIMA's mail box was sold on the 29th November, 1943, for \$2.00, and this sum was credited to his account at that time.

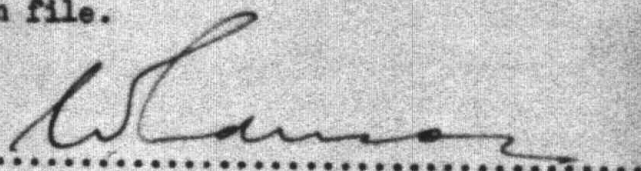
On the 28th January, 1946, the Dept. of Labour, wrote to this office on behalf of Chiyaki MIYAZAKI, stating that MIYAZAKI had left a trunk (which he wished shipped to him) at his Uncle, Tsurukichi MISHIMA's house. This trunk had been sold for \$15.00 with the other goods auctioned at Haney. We advised the Dept. of Labour that settlement would have to be made between themselves. MISHIMA also wrote to us about the trunk on the 28th May, 1946, and we supplied him with a copy of our auction sheet.

SPECIFIED ARTICLES: This file reveals no specified articles.

BONDS & INVESTMENTS: MISHIMA declared owning a number of War Savings Certificates, but these were not brought under control by the Custodian.

This file reveals no other personal property assets.

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


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LIABILITY SUMMARY

File 4836

Re: Tsurukichi MISHIMA

Reg. No. 13684.

The Union Fish Co., filed a claim on the 2nd March 1945, for \$26.33. This claim was referred to Mr. MISHIMA on the 20th March 1945 for confirmation. No reply was received and no further action appears to have been taken.

Shotaro NAKAMURA filed a claim for \$11.20. Mr. MISHIMA was notified of this claim on the 22nd February 1944 and replied on the 2nd March 1944, disputing the claim as having been settled. This was reported to Mr. NAKAMURA on the 9th March 1944 and no reply was received from him. No further action recorded on file.

The B.C. Electric Railway Company filed a claim of .54¢ which was paid from the deposit ~~to~~ credit with the company to Mr. SHIMIZU and the balance of \$1.92 to his credit was turned over by cheque to the Custodian on the 3rd February 1943.

The B.C. Telephone Company filed a claim for \$2.50, which was paid by the Custodian on the 21st January 1943, and Custodian cheque was returned on the 27th of that month, the account having been paid.

Furuya & Co., filed a claim of \$29.35 which was paid by the Custodian to P.S. Ross & Sons on the 21st January 1943.

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



DATED May 17th, 1946.

IN:ML

The Union Fish Company's claim was acknowledged by MISHIMA on the 26th May, 1946, and was paid in full from his account here on the 15th June, 1946.

This Indenture

Made (in duplicate) this Fourteenth day of April in the year of our
Lord one thousand nine hundred and thirty-two

In Pursuance of the "Short Form of Mortgages Act"

Between

Tsurukichi Mishima of Port Haney, Province of
British Columbia, Farmer.

Insert full Name,
Street Address and
Occupation of each
Party.

(hereinafter called the Mortgagor)

of the FIRST PART

AND

Thomas James Drain also of Port Haney, Province
of British Columbia, Insurance Agent,

(hereinafter called the Mortgagee)

of the SECOND PART

WITNESSETH that in consideration of the sum of Five Hundred Dollars

Dollars of lawful money of Canada now paid by the said
Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged) the said Mortgagor
DOTH GRANT and Mortgage unto the said Mortgagee, his heirs and assigns FOR EVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in
the District of New Westminster

Province of British Columbia, more particularly known and described as Lots Nine (9)

and Ten (10) of the North West Quarter Section Fifteen (15)

Township Twelve (12) Map deposited #1973.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging or with the same or any part thereof held or enjoyed or appurtenant thereto and all the estate, right, title, interest, property, claim and demand of him, the said Mortgagor in, to or upon the said premises,

PROVIDED this mortgage to be void on payment of Five Hundred Dollars (\$500.00) Dollars of lawful money of Canada, with interest at Eight per cent. per annum, both before and after maturity, as follows: The said principal sum of \$ 500.00 is to be paid on or before the Fourteenth day of April 1935.

interest for the same at the rate aforesaid, payable by equal instalments of \$40.00 on the Fourteenth day of April

In each and every year

until the principal is paid, without any deduction whatsoever, the first payment of interest to be due and payable on the Fourteenth day of April 1933 19

AND TAXES and performance of Statute Labor.

AND the said Mortgagor **COVENANTS** with the said Mortgagee that he will pay any Tax which may hereafter be levied on the Mortgagee in respect of the Mortgage money and interest.

THE said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso.

THAT the said Mortgagor has a good title in fee simple to the said lands.

AND THAT he has the right to convey the said lands to the said Mortgagee.

AND THAT on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.

AND THAT the said Mortgagor will execute such further assurances of the said lands as may be requisite.

AND THAT the said Mortgagor has done no act to incumber the said lands.

AND THAT the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value.

AND the said Mortgagor doth RELEASE to the said Mortgagee ALL his CLAIMS upon the said lands subject to the said Mortgage.

THE ATTACHED MORTGAGE IS A TRUE COPY OF THE ONE
HELD BY THOMAS JAMES DRAIN DATED APRIL 14, 1932.

NOVEMBER 25, 1942.

Thomas James Drain

Provision of British Columbia

whereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly, and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever in any such sale, shall be in damages only.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

PROVIDED ALSO that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the Municipality of Maple Ridge and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn, unascertained or under disability.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED

In the presence of

Signature of Witness "Halbert Menzies"

Street Address

City or Town

Occupation

Port Haney

Notary Public

"Tsurukichi Mishima"

Discharge of Mortgage

Know all Men by these Presents

That **THOMAS JAMES DRAIN,**

of **Haney,**

in the Province of **British Columbia,**

DO HEREBY CERTIFY

That **TSURUKICHI MISHIMA #15084**

in the Province of **BRITISH COLUMBIA**

has satisfied all money due or to grow due under a certain Indenture of Mortgage made by

TSURUKICHI MISHIMA #15084

as Mortgagor, to **THOMAS JAMES DRAIN, of Haney, B. C.,**

as Mortgagee

for the sum of ~~Five Hundred Dollars (\$500.00)~~ **Five Hundred Dollars (\$500.00)** Dollars,

which said Mortgage ~~was made~~

~~was made~~

and was registered in the Land Registry Office in the City of **New Westminster,** in the Province

of **British Columbia,** on the **14th** day of **April,**

19 **42,** under number **707080.**

The following is the description of the lands and premises released and discharged hereunder:—

All and singular that certain parcel or tract of land and premises situate, lying and being

in the Municipality of Maple Ridge, in the District of New Westminster, Province of British Columbia, and more particularly known and described as Lots Nine (9) and Ten (10) of the North West quarter of Section Fifteen (15), Township 12, Map 1973.

(WE) (I) DO FURTHER CERTIFY that the said Mortgage has not been assigned; that I am entitled to receive the money; and that said Mortgage is therefore discharged.

SIGNED, SEALED AND DELIVERED at

this

8th

day of

Haney B.C.
May.

A.D. 194 **4**

SIGNED, SEALED AND DELIVERED

in the presence of

Signature

Address

Occupation

Monaghan
Haney, B.C.
Fieldman

T. J. Drain

(If given by a Company) The Common Seal
of

was herewith affixed in the presence of:

3054

Dated 194

THOMAS JAMES DRAIN

— TO —

TSURUKICHI MISHIMA

Discharge of Mortgage

The Charis & Simon Co. Limited, Law Firms and Solicitors
Vancouver, B.C.

CHUX & MCMASTER
SOLICITORS
RANDALL ELDO
VANCOUVER B.C.

I HEREBY CERTIFY that, on the day of 194, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of the person, and that he is the person who subscribed his name to the annexed instrument as to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at British Columbia, this day of in the year of our Lord one thousand nine hundred and forty-

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

I HEREBY CERTIFY that, on the day of 194, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of the person, and that he is the person who subscribed his name to the annexed instrument as to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at British Columbia, this day of in the year of our Lord one thousand nine hundred and forty-

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

before me and acknowledged to me that the person mentioned in the annexed instrument as the maker thereof, and whose name executed the same voluntarily, and contents thereof, and that

THOMAS JAMES DRAIN

Province of British Columbia
To Wit:
JACK MONTGOMERY
Honey
of
Sworn before me at Vancouver
in the Province of British Columbia, this day of 1944
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

1. I was personally present and did see the within instrument duly signed and executed by THOMAS JAMES DRAIN
2. The said instrument was executed at
3. I know the said part, and that
4. I am the subscribing witness to the said instrument and am of the full age of twenty-one years.

of the
in the Province of British Columbia,
THOMAS JAMES DRAIN
the part
herein, for the purposes named therein
of the full age of twenty-one years
and am of the full age of sixteen years.

FOR WITNESS

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 4836

MUNICIPALITY: Maple Ridge.

Date: May 16th, 1942.

NAME: MISHIMA. Tsurukichi,

REGISTRATION NO. 13684.

ADDRESS: 2498 Dewdney Trunk Road, Haney, B.C.

PROPERTY:

ACREAGE: 10.

KIND OF CROPS:

Strawberries

Rasberries.

APPROXIMATE ACREAGE OF EACH: 1.

2.

HOUSE:

VACANT: Yes.

OCCUPIED

DESCRIPTION 1 Story wooden frame house.

ROOF: Shingle.

SIZE: 20 x 36.

NO. OF ROOMS 4.

CONDITION: Fair.

OTHER BUILDINGS: Garage. Packing shed.

NAME OF LESSEE OR RENTOR: J. H. Curtin. Next door to property.

TERMS: 1/3 of nett returns to MISHIMA.

WATER: "Well"

ON:

OFF:

LIGHT:

ON:

OFF: Yes.

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

Stored in the house., the following,

Heater. *X Burnt out N. Good*

Kitchen range. *✓*

3 Beds complete. *✓* 2 No Value

Baby buggy. *✓*

Trunk. *✓*

Garden tools. *✓*

6 Chairs. *✓*

Roll Linoleum *✓*

X Cross cut saws. *✓*

Hand duster. *✓*

4 cords wood X no

Signed:

I. C. Bardwell.

Canada

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

JAPANESE EVACUATION SECTION

JUL 19 1944

File No. 4836

Reg. No. 13684

506 Royal Bank Building,
Vancouver, B. C.

Mr. Tsurukichi MISHIMA,
c/o A. M. Conrad & Wm. Valgardson,
Taber, Alta.

Dear Sir:

Re: Municipality of Maple Ridge, Lots 9 and 10 of the north
west quarter of Sec. 15 Tp. 12 Map 1973 in the District
of New Westminster, C. of T. 99873E

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

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

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

Sale price of above described property	- - - - -	\$ 982.00
Add:		5.64
Unexpired insurance premium as at January 1st, 1943	- - - - -	
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$
Registration fee	- - - - -	4.00
Encumbrance—Principal	- - - - -	380.00
—Interest	- - - - -	61.00
Net proceeds of sale	- - - - -	445.00
		542.64

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

Yours truly,

F. G. SHEARS,
Director.

1943

		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Balance Brought Forward		199.34	199.34 Cr.
	Cr. re Sale of Property		542.64	
	Land Registry Office - Certificate of Encumbrance	1.00		
5	Cheque to Tsurukichi Mishima	100.00		
22	M. Furuya & Co. Account Paid	29.35		
25	Cheque to Tsurukichi Mishima	50.00		
Feb. 5	Refund B. C. Electric Rlwy Deposit		1.92	
Nov. 29	Sale of Mailbox	<u> </u>	<u>2.00</u>	
		180.35	745.90	565.55 Cr.

EXHIBIT No. Sept. 21/48

DATE

FILED BY W. S. Russell

THIS AGREEMENT

Made in duplicate the "24th" day of April, 1942.

BETWEEN:

Tsurukichi Mishima hereinafter called the "Owner" of the First Part,

AND:

James H. Curtin hereinafter called the "Operator" of the Second part;

The said "Owner" leases for a term of One Year from the 28th day of April, 1942 to the 28th day of April 1943 to the said "Operator" the property hereinafter described together with crops thereon; being on the South side of Dewdney Trunk Road, between 18th and 19th. Avenues, Haney, B. C. on Lot 10, N. W. $\frac{1}{4}$ Sec. 15, Twp. 12, Municipality of Maple Ridge, in the Province of British Columbia.

The "Operator" agrees to continue the cultivation of the crops and market the same to the best of his ability and after all marketing expenses are paid including the Municipal taxes on the property he shall pay to the "Owner" One-third of the net profits. It being understood that the "Operator" and his family will receive no other remuneration for the cultivation and marketing of the drops.

The "Operator" agrees to exercise due diligence in protecting the buildings on the property. Any rent received by the "Operator" from said buildings to be paid to the "Owner" after deducting all expenses incurred to keep the buildings in repair. No major expense to be incurred without the written permission of the "Owner."

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

SIGNED, SEALED AND DELIVERED

In the presence of

Signature of Witness

Address: "Richard Rudolph"

"Whonnock, B. C."

Signature of Witness

"Joe Gallinett"

Address: "Whonnock, B. C."

"T. Mishima"

"J. H. Curtin"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct. 21, 1948

C. M. Hughes

695 - 3
EXHIBIT No.
DATE Sept. 21/48
FILED BY W. S. Russell

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

File No. 4836

506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B. C.

October 30th, 1942.

Mr. Tsurukichi Mishima,
Registration #13684,
Taber, Alberta.

Dear Sir:

Mr. J. H. Curtin, the present lessee of your
property located at 2498 Dewdney Trunk Road, Whonnock,
B. C., has informed this office of his desire to purchase
your estate and he offers \$1500.00.

Kindly advise whether or not you accept.

Yours truly,

"R. D. Richardson"

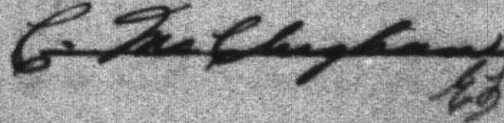
R. D. Richardson,
Farm Department.

HRS/EM

"H.R.C."

I hereby certify that the foregoing words are a true
copy of the original whereof they purport to be a copy.

Oct. 20, 1948



BC 84-P

Farm Appraisal Report

File No. JL-270

Land Description Lots 9 & 10, S/D of Pt. of NW $\frac{1}{4}$, Sec. 15, Tp. 12, Map 1973, N.W.D.

Containing 10. more or less Acres

Owner's Name MISHIMA, Tsurukichi

Post Office Address R.R.1, Haney, B.C.

Nearest Rail Point Haney on C.P.R.

Distance 3 miles

Market Town " 3 miles; or New Westminster

Distance 25 "

Church (give denomination) All denominations - Haney

Distance 3 "

Nearest School Public School - $\frac{1}{2}$ mile; Haney High School -

Distance 3 "

State how property was identified: Regt. Plan, Road and adjoining owner.

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

Good access and has frontage of 420' on Dewdney Trunk Rd. (hard surfaced) at North & fully 1000' frontage on 18th Ave. (gravel) at West.

Is this district a good one? Fairly good.

Employment opportunity Fair, but limited to 1 or 2 lumber mills and Haney Brick Yard, etc.

Predominating Nationality and religion: British & Protestant with some Japanese.

Describe Fencing and its condition: Unfenced or negligible.

Value \$

Water supply: About adequate for domestic use from 2 seepage wells in clay, each about 6'x6'x16'.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 30	Rough Lbr.	10'	Shgl.	12	Post	Poor	280.00
" Leanto	12 x 22	" "	7'	"	12	"	"	
Wood shed	20 x 26	open	8'	Shke.	12	"	Fair	20.00
Garage	14 x 16	Rough Lbr.	7'	"	12	"		
BARN	X							
GRANARY	X							
	X							
	X							
	X							

Electric light installed in dwelling.

Total present day value \$ 300.00

\$ 270.00

Total Value Buildings add to farm

Is dwelling habitable without repairs?

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

habitable? Habitable and would suffice for a year or so until a new house built.

Describe the basement and chimneys: No basement or cellar; 2 brick chimneys on bracket.

No. rooms downstairs? 4 Upstairs? - How finished V. Joint & shiplap

Are buildings painted? No. Condition of paint

Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.00	Level or slight slope West	Clay loam 6-8"	Clay	2 1/2 acs. Raspes and Straws, fair to poor.	100.00	700.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
3.00	Slight slope West	Cl. loam 6"-8"	Clay	Clear scrub bush and stumps	150.00	10.00
						30.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 730.00

Total added by buildings to value of farm \$ 270.00

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

Total value of farm \$ 1000.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Buildings makeshift and farm in poor condition and tillage. Been occupied for about the last 12 years by Japanese owner, but he apparently was employed at outside work as well.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Diversified farming with poultry and small fruit.

Noxious weeds:

Pretty bad in spots with thistle and couch grass.

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

1942 Taxes - \$35.57.
Municipality of Maple Ridge.

Date: June 10th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 5 day of June 1942

Inspector's Signature

"J.D. PATTERSON"

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

JL-270 - T. MISHIMA

Farm Appraisal Report**Remarks:**

Property well located, cornering on Dewdney Trunk Road and 18th Avenue, about 2½ miles East of Haney and comprises two 5 acre lots. Although the buildings are poor and makeshift and the farm not in good condition, since it is well located cornering on the Dewdney Trunk and 18th Avenue, it would probably sell fairly readily at around \$200.00 to \$300.00 more than my valuation.

(FOR ORCHARD LANDS ONLY)

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

Lies on a slight Westerly slope about a mile North of Kanaka Creek. Fairly fertile clay loam tho' somewhat thin at North along the Trunk Rd.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

1½ acre Raspberries - only fair condition.

\$

1 " Straws

- " " "

\$

About 50 mixed fruit trees, neglected and poor condition.

\$

\$

\$

\$

\$

\$

\$

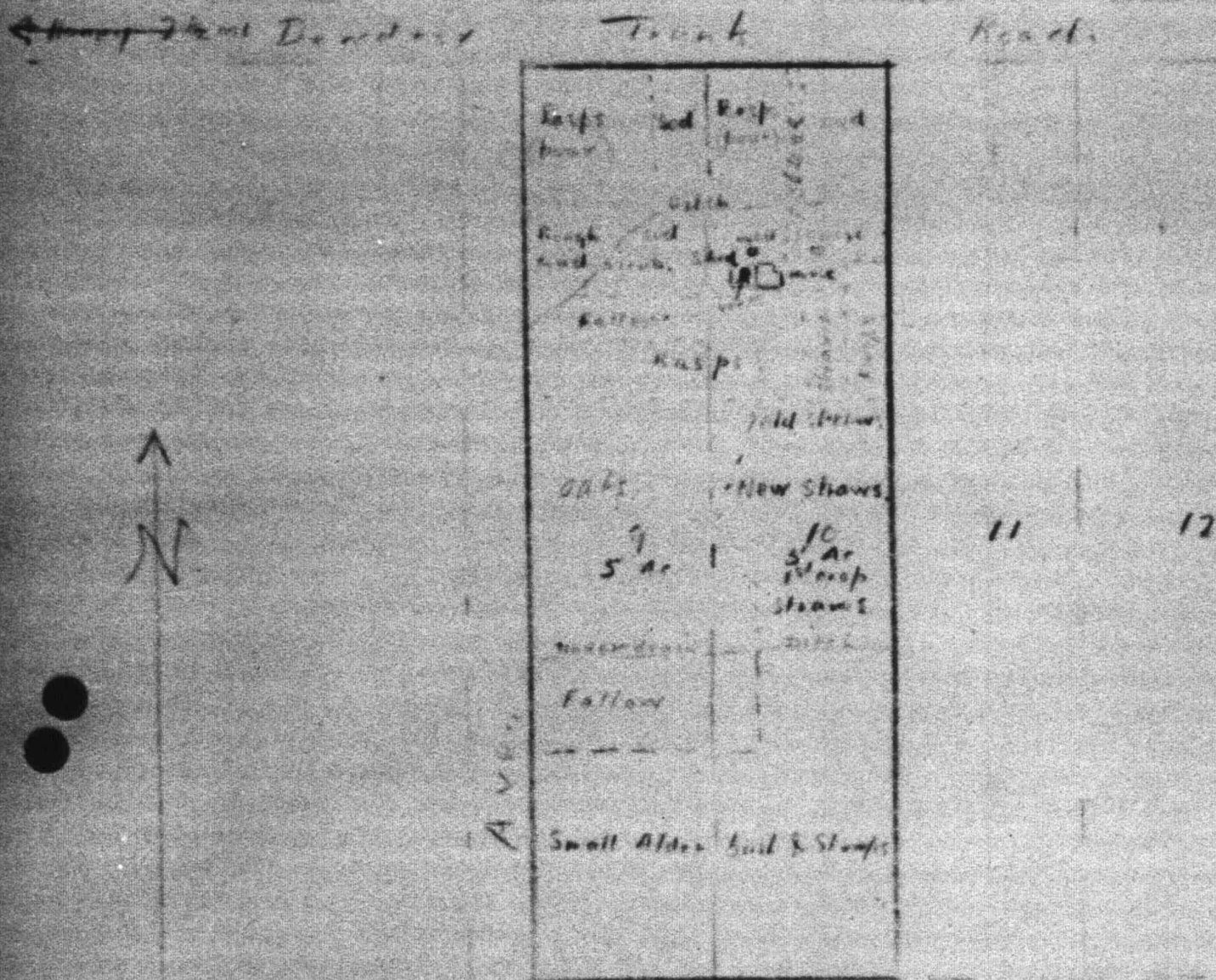
Total \$

Amount fruit trees add to value of farm \$

Scale 200' = 1 in.

Diagram of Property - T. MISIMA property

Lots 9 & 10, Sub-Div. of 1/4 & N 1/4 Sec 15, T12N, R12E, N.M.



Y. Yamaga property

S. Shimaji property

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

value is \$ 1000.00

Date 15th June 19 42.

"I.T. BARNET"

District Superintendent.

NAME NIMURA, Tsurakichi*Confidential*
*June 15/46*REGISTRATION NO. 13684FILE NO. 4836

The following chattels were sold by public
auction at Haney, D. C. on February 3, 10, 17, 22, 1945.

Scale	7.25 T-10
Pipe	0.50 T-10
2 Cross cut saws	5.50 T
Sundries	1.25 H-10
Wire	2.75 T-10
Sprayer	1.00 T
Linoleum	0.50 T
3 Iron Pots	3.00 T
2 Crocks	1.00 T
Gramophone	0.25 H-10
Saw	1.00 T-10
Gramophone	4.00 T
Extension	1.25 H-10
Buggy	2.50 T
Bottles and jars	3.00 T
3 Lamps	0.25 T
Level and hammer	2.50 T-10
Tea Trays	1.50 T
Scales	14.00 T
Trunk	15.00 T
2 Boxes of crockery	2.00 T
Chest of drawers	2.00 T
5 Chairs	1.50 T
Galvanized iron	1.25 H-10
Cot	6.00 T
Bed and spring	4.00 T
Stove	20.00 T
Total	\$ 104.75
Less Expenses: (Auctioneer's Fee: \$10.48	\$ 29.43
(Advertising: 0.77	
(Havings: 18.38	
Net Proceeds Credited:	\$ 75.32

Members of Custodian Staff Present. Mr. Morryson

Extracted from Auctioneering List No. Haney 13

Remarks.

File No.

4836

Date

Feb 21/45

SUMMARY

Name:

MISHIMA J

Address:

2495 Mendenhall Dr Haney, B.C.

(1) - We have today moved to auction room at Haney 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 none 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 none 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:

2 brass cut suits

1 Steamer left N.C.

The tenant gave us the following explanation:

Knows nothing.

MEMORANDUM.

File #4836.

17th July, 1942.

re: MISHIMA, Tsurukichi -
N.W. 1/4 Sec. 16, Tp. 12 (10 acres)

Mr. J. H. Curtin, who has a lease on the above's property, has in the meantime sub-leased the house only to Mr. Godfrey. Mr. Curtin advises he is very dissatisfied with the tenants and has requested the latter to vacate the house as soon as possible.

In view of the above, I contacted Mrs. Lewis, who lives at the above, and re-checked the chattels left by Mr. T. Mishima. I also noticed that the tenants were using all the household furniture, for which according to Mr. Curtin no permission was granted. I instructed Mrs. Lewis that there was no understanding that the furniture was to be used, and advised her to put same back where Mr. T. Mishima had them stored.

HRC:GF
AKG

4836

29th July, 1942.

Mr. J. H. Curtin,
2498 Dewdney Trunk Road,
Haney, B.C.

Dear Sir:

Referring to our letter addressed to
Mr. Lewis dated the 23rd instant, a copy of which
was sent to you, we would ask you to kindly confirm
having checked Mr. T. Mishima's chattels before
Mr. Lewis vacated the premises.

Thanking you in anticipation, we are,

Yours truly,

Manager,
Farm Department.

HRC:GF

~~Registered~~
Copy

R. R. No. 1, Whonock, B.
Aug. 6th. 1942.

OFFICE OF THE CUSTODIAN
JAPAN
The Custodian's Office,
506 Royal Bank Building,
Vancouver, B. C.

RECEIVED

AUG 7 1942

Dear Sirs:-

Re Your File 4836 T. Mishima -
2948 Dewdney Trunk Rd.

Replying to your letter of July
29th. I have checked your list and find
everything in order.

We have barred the inside door
and padlocked the outside one.

Please note that 2948 is the
number that appears on the house and
2945 is the number on Mr. Oka's house
across the road.

Very truly yours,

C. H. Purdin.

File # 4836

with Graham
Jaber Alta.
Nov. 3 1942

R. H. Richardson
Sec of State Office of Custodian
506 Royal Bank Bldg.
Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

Dear Sir

I have your letter of Oct. 30 stating
that Mr Curtin the present lessee of my
farm wishes to buy my farm.

I am sorry to say that at
the present I have no thought of
selling my farm. I may change
my mind in the future and if I
do I would be glad to let him
have it but at present I do not
wish to release it.

Thanking you for your enquiry
and hoping I may have your service
in the future I am.

Yours Truly

J. Mishima
Reg. # 13684

4836

November 6, 1942.

McGregor Johnston & Thomas, Ltd.,
414 West Pender Street,
Vancouver, B. C.

MISHIMA, Tsurukichi
North West Fire Policy No. 205705

Dear Sir:

With reference to the above numbered policy will you kindly change by endorsement the name of the insured and add a vacancy permit as per instructions in our form letter #68.

The property on which the building covered under the above named policy is situated is under lease to J. H. Curtin. He actually is not occupying the house but his own home is nearby and is able to take care of this Japanese property almost the same as if he were actually living in the house.

Yours very truly,

S. M. Gibson
Insurance Department.

SMG:MS

4836

November 20th, 1942.

Mr. J. H. Curtin,
R. R. #1,
Whonnoek, B. C.

Dear Sir:

Re: T. NISHIMA

We have contacted the above Japanese regarding your offer to purchase his property. He informs us that he has no thought of selling his farm but that, if in the future he changes his mind, he would be pleased to consider your offer.

Yours truly,

R. D. Richardson.
Farm Department.

WEA/EM

INSURANCE

LIFE

ACCIDENT

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 25 1942

T. J. DRAIN

GENERAL INSURANCE AGENT

TELEPHONE: HANEY 67

FIRE

AUTOMOBILE

PLATE GLASS

PORT HANEY, B.C. Nov. 24th, 1942

Mr. D.A. Cramer,
for Title Examiner,
Japanese Evacuation Section,
506 Royal Bank Bldg,
Vancouver, B.C.

Dear Sir:

Re Tsurukichi Mishima, your File #4836.

At your request I am enclosing a duplicate of the mortgage I hold against the property of Mr. Mishima. When you have taken a copy of it as requested I will be glad to have it returned.

As further requested I have attached a statement showing the amount of principal and interest owing on this mortgage at this date.

Trusting you may find this in order,

I am,

Yours truly,

T. J. Drain

INSURANCE
LIFE
ACCIDENT
SICKNESS

T. J. DRAIN
GENERAL INSURANCE AGENT

TELEPHONE: HANEY 67
FIRE
AUTOMOBILE
PLATE GLASS

PORT HANEY, B.C. NOV. 24th, 1942

Re Tsurukichi Mashima Lots 9 and 10 of
the North West Quarter of Section 15 Township 12 Map 1975
Municipality of Maple Ridge, B.W.D.

The mortgage held by Thos. J. Drain on this
property stands on this date as follows:

	Dr.	Cr.
April 14-1932 Amount loaned to Mishima	\$500.00	
Aug. 13-1935 By return of principal		20.00
Aug. 11-1941 By " " "		100.00
April 14-1942 Interest is paid to this date —		
Nov. 24 -1942 To interest 8% on \$380.00 from April 14th to Nov. 24th 1942	18.40	
Nov. 24 -1942 Amount owing to mortgagee T.J.Drain		\$98.40

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 9 1942

H. H. Richardson
Office of Custodian
506 Royal Bank Bldg.
Vancouver B.C.

File # 4836 Anderson

Mr. T. Mishima

Reg. # 13684

Taken Alta

December 7 1942

Dear Sir

In reply to your letter of Nov. 30th inquiring on sale of my property in Whonnock to Mr. J. W. Curtin for the sum of \$500 I wish to state that I do appreciate your trouble in this matter but at present I have no thought of disposing my property.

I answered your letter of October 30th with the same answer but judging by your late letter you seem though you never received it.

In case I change my mind and wish to dispose said property I will appreciate it if I can have your help then but at present my answer is as above. Thanking you for your trouble I am

Yours truly
T. Mishima

Office of Custodian
Sec. of State
506 Royal Bank Bldg.
Vancouver B.C.
Wheatley -

Jaber. Alta.
Dec 28 1942
EVACUATION SECTION
Rec'd DEC 30 1942
File No. 4836
Ans.
Referred Richardson

I have information from
Mr. J. D. Curtis lessee of my
property in Whonnock stating that
on August he entrusted you with
sum of fifty (\$50) dollars for payments
of taxes and any debt claim on
my property and on October he paid
over one hundred eighty eight dollars
and forty nine cents (\$188.49) also all
records of crop production statement
on said property.

Now then why is it that you
have not let me know of these
payments made to you. As a Custodian
I thought that all money due me
was to be sent immediately after
payment of any claim.

I do not know your reason
for keeping this amount but if
you have received it as Mr. Curtis
states please send it to me
at once without delay.

as you well know I have a
lot of children to support and
any amount of cash available
will help me along in this
time of distress. As you well know
what work I have had so far
is not sufficient to get me
through this winter in our
unaccustomed climate and place.
and so I say again if there is
any amount due me I would
appreciate it if it would be
sent along at once.

Thanking you for your
trouble and hoping to see
your cheque by return mail.

Yours sincerely
A. Mishima.

T.M. M.S.

~~F.M.~~ TSURUKICHI MISHIMA.

Reg. # 13684

1/2 Mr. A. CONROD.

TABER ALTA.

4836

4th January, 1943.

Mr. Tsurukichi Mishima,
Registration No. 13684,
Taber, Alta.

Dear Sir:

In reply to your letter of the 28th ultimo, I have to advise that Mr. Curtin has paid into this office the sum of \$238.49, which has been credited to your account here. Out of this we have paid the 1942 taxes amounting to \$39.15 and \$1.00 for a Certificate of Encumbrance, leaving at this time a balance in your favour of \$198.34. After debiting your account with the \$100.00 cheque, which we enclose herewith, there will remain a balance of \$98.34 to your credit.

On looking over your file we find the following unpaid accounts:

M. Furuya & Co.	-	\$29.35
B.C. Telephone Co.	-	2.50
B.C. Electric Railway Co.	-	.54
		<u>\$32.39</u>

Kindly let us know whether or not these accounts are correct or if you have already paid them.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Encl:

9424
3239
65.98

INSURANCE
LIFE
ACCIDENT
SICKNESS

T. J. DRAIN
GENERAL INSURANCE AGENT

4836

TELEPHONE: HANEY 67
FIRE
AUTOMOBILE
PLATE GLASS

HANEY, B.C. Jan. 15th, 1943

D. A. Gramer Esq.,
For Titles Examiner
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 18 1943
File No.	4836
Ass.	DL
Referred	Gramer

not to Russell

Dear Sir:

Re Tsurukichi Mishima.

In reply to your letter of January 13th 1943
your File 4836 requesting that a duplicate be sent you of
a mortgage I hold against this man, also a statement of the
present standing of the said mortgage, I may say that I have
already forwarded these documents to you as you will find
by your letter to me of November 23rd 1942, your File 4836
and my reply to you of Nov. 24th 1942.

Yours truly,

T. J. Drain

File # 4836

Mr. J. W. Johnson

INVESTIGATION SECTION	
FILED	FEB 3 1943
FILE NO.	4836
ANS.	☒
REFERRED	Richardson

Faber Alta.
Feb. 1 1943.

Dear Sir:

I wish to acknowledge receipt of your cheque for fifty dollars (\$50) and your letter of the January 23rd. In it I see you have paid my accounts left before my evacuation and that there still is a balance of fifteen dollars & sixty five cents to my credit. If there is no further trouble I wish you would send me the balance but if there is any reason of leaving this credit balance in your hands I am willing that it be settled with my 1943 credit due me again.

Thanking you for all the trouble caused in this matter I am.

Yours truly.

J. W. Johnson
Ref. # 13684.

INSURANCE
LIFE
ACCIDENT
SICKNESS

T. J. DRAIN
GENERAL INSURANCE AGENT

TELEPHONE: HANEY 67
FIRE
AUTOMOBILE
PLATE GLASS

HANEY, B. C. Sept. 19th, 1943

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

EVACUATION SECTION	
SEP 21 1943	
Rec'd	
File No.	4836
Ans.	
Referred	Richardson

Dear Sir: Re Tsurukichi Mishima. Your File #4836.

The above Japanese evacuee owes me a balance of \$380.00 on money loaned to him on first mortgage of which you already have record.

On Septemebr 14th inst. interest from April 14th 1942 to September 14th 1943 at 8% on the above mentioned principal will also fall due, making a total of \$423.00 due on that date. *Int 437*

I would like to have repayment of this loan which is long overdue.

Yours truly,

T. J. Drain

Sold to 72a.

January 21st, 1944.

Registered A/R

Mr. Tsurukichi WISHIMA,
Registration No. 13684,
c/o A.M. Conrad & Wm. Valgarson,
TABER, Alberta.

Dear Sir:

RE: Lots 9 & 10, of H.W. 1/2 Sec. 15,
To. 12. Map 1973.

Mr. Thomas James Drain, Mortgagee, has filed with us a statement dated November 24th, 1942, showing that you are indebted to him in the sum of \$380.40 and interest, being the balance of Mortgage. Details as follows:

Balance of Principal \$380.00
Interest to 24th Nov.,
1942, @ 8%..... \$ 18.40

Will you be good enough to confirm this by signing the duplicate of this letter and return the copy you sign at once to this office using the stamped, addressed envelope enclosed herewith.

If any differences exist, please let us have full particulars.

Failing to hear from you by return of mail we will have no alternative but to decide that the claim is correct.

Yours truly,

MML
Encls.

Ian Macpherson
Title Examiner

Approved Corrects _____

(Japanese Name)



EVACUATION SECTION	
Rec'd	JAN 28 1944
File No.	4986
Ans.	<i>My</i>
Referred	<i>Mr. Thompson</i>

File # 4836

ISURUKICHI 1/15/44

% Apt. Command

19868 SHID.

Jan. 27/44.

Dear Sirs.

Received your letter dated January 21, 1944
on Jan 24 asking us to sign this letter and
mail it soon as possible.

Before we evacuated S.C. we paid
Mr. J. J. Brain the sum of twenty six dollars
and sixty cents (\$26.60). We have the receipt
showing that we have paid him before we
departed from Honey. Receipt being dated Apr. 24, 1942.
And that is all settled with him for the year
1942. And besides it is not 8% as typed on
that letter, and it should be 7% which
he deducted 1% off from 8%.

Would you mind checking up with
Mr. J. J. Brain and let us know soon
as possible.

I am willing to sign this but with
all his mistake I can not sign them.

We are hoping that letter until we hear
from you soon. and please find out the
mistake. And please check on the



saying Int. to 24 Nov. Is it for 1943. or 1942.

3

By the way how much money did we
get out of our Strawberry crops. Can you
let us know them too. We shall be much
obliged if you will let us know them
soon as possible.

Yours Truly.

J. Wiskema 13684.

4836

January 31st, 1944.

Mr. Tsurukichi MISHIMA,
Registration No. 13684,
c/o A.M. Conrad & Wm. Valgardson,
TABER, Alberta.

Dear Sir:

RE: Lots 9 & 10, of N.W. $\frac{1}{4}$ Sec. 15,
To. 12. Map 1973.

We are in receipt of yours of the 24th instant and note that you claim to have paid to Mr. T.J. Drain, \$26.60, for which you have not been given credit, and that you hold a receipt dated April 24th, 1942. We are writing Mr. Drain calling his attention to this, and will advise you as soon as we hear from him. In the meantime, for your information I am enclosing a copy of the statement from him which we have on file.

In respect to the money received for your strawberry crop, you will be informed concerning this by another department.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML
Enc.

January 31st, 1944.

Mr. T.J. Drain,
General Insurance Agent,
Port Haney, B. C.

Dear Sir:

RE: Lots 9 & 10, of N.W. $\frac{1}{4}$ Sec. 15,
Twp. 12, Map 1973.

On November 24th you furnished us with a statement of the amount due from Tsurukichi MISHIMA, in respect to a mortgage held by you covering the above described land. Presumably you have a copy of this, but I am enclosing one in case you have not.

We have today received a letter dated January 24th, from Mr. MISHIMA, from which we quote as follows:

"Before we evacuated B.C. we paid Mr. T.J. Drain the sum of twenty-six dollars and sixty cents (\$26.60). We have the receipt showing that we have paid them before we departed from Haney - Receipt being dated April 24th, 1942, and that is all settled with him for the year 1942. And besides it is not 8% as typed on that letter, and it should be 7% which he deducted 1% off from 8%.

Would you mind checking up with Mr. T.J. Drain and let us know as soon as possible."

It would appear that Mr. MISHIMA claims that he paid the item on your statement dated November 24th, 1942, \$18.40 plus \$8.20, and that according to him, he is entitled to a reduction of 1% in the interest rate from a date unstated by him.

Will you kindly let me have your comment on Mr. MISHIMA'S claim.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML
Enc.

INSURANCE
LIFE
ACCIDENT
SICKNESS

T. J. DRAIN
GENERAL INSURANCE AGENT

TELEPHONE: HANEY 67
FIRE
AUTOMOBILE
PLATE GLASS

HANEY, B. C. Feb. 2nd, 1944

EVACUATION SECTION	
Rec'd	FEB 3 1944
File No.	4836
Ans.	
Referred	McPherson

Out to you.

Mr. Ian McPherson,
Examiner of Titles,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sir:

Re Lots 9 and 10 N.W. 1/4 Sec. 15, Tp. 12 Map 1973.
Your File #4836

In reply to your letter of 31st January I may say that Mr. Mishima's statement to you is correct. He paid \$26.60 on, as he states, April 24th 1942 and his account was credited with this amount which paid interest on \$380.00 for one year at 7%, paying interest to April 14th 1942.

I promised Mashima to reduce the interest to 7% providing he would pay it promptly as he had not been doing, also that he would make a special effort to clear off this loan.

In placing the interest at 8% in my statement of November 24th 1942 I was not sure that these conditions would be complied with, but if they are the 7% interest promised holds good.

Yours truly,

T. J. Drain

Filed

4836

February 15th, 1944.

Mr. T. J. Drain,
Haney, B. C.

Dear Sir:

re: Tsurukichi MISHIMA

With reference to your claim against the above named Japanese in the form of a mortgage, the unpaid principal of which amounts to \$380.00 and interest at 8% from April 14th, 1942 to date, according to your letter dated the 10th of September, 1943.

We have recently heard from MISHIMA and he states that the interest rate on this mortgage should be 7% not 8%. We quote from his letter:-

"And besides it is not 8% as typed on that letter, and it should be 7% which he deducted 1% off from 8%. Would you mind checking up with Mr. T. J. Drain and let me know soon as possible."

Please advise us if there is any basis for the above statement. We are quite aware that your mortgage, copy of which we have in this office, shows the rate as 8%. As you have already been advised we hope to get this matter cleared up when we complete the process of conveying the property to the Director of the Veterans' Land Act.

Thanking you in advance for an early reply.

Yours truly,

AMCA:ND

A. McAlister,
Claims Department.

4836

February 23, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Tsurukichi MISHIMA - Lots 9 & 10 of NW $\frac{1}{4}$
of Sec. 15, Twp. 12, Map 1973,
Municipality of Maple Ridge.

We enclose herewith Certificate of Encumbrance No.
50364, covering subject property and showing the regis-
tered owner as Tsurukichi MISHIMA, Evacuee, Registration
No. 13684, with registered mortgage to Thomas James Drain
of Haney, B. C.

We are in receipt of a statement from the mortgagee
showing the balance owing at the 22nd instant, as follows:

Unpaid Balance of Principal, as at April 14/42	\$ 380.00
Interest at 8% from April 14/42 to Feb. 22/44	<u>49.98</u>
Total amount owing on mortgage	\$ 429.98

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

49.98
11.02
61.00



File No. #836.

EVACUATION SECTION	
MAR 6 1947	
Rec'd	
File No.	1836
Ans.	W
Referred	Anderson

Dear Sir,

We will gladly pay Mr. Drasin
for 2 year interest which is due on Sept 24, 1947.

Please have them interest paid out of our
fund which the Cystodian is holding.

We think there must be quite a bit
in our fund which you get from the fellow
renting our house and last years strawberry
crops and raspberry.

We heard that there is a fellow renting our
house so he must be paying at least \$100
over.

Please let us know how much money
did you get out of our berries last year and
how much is this fellow paying for the rent.
on return mail.

Please let us know before April.

Mr. Drasin will be paid in
full shortly.
Being handled in VHA
Attention
WGA

Yours Truly,
T. H. Anderson

FILE # 4836



EVACUATION SECTION	
Rec'd	MAR 6 1944
File No.	4836
Ans.	
Referred	M. A. Lester

TSURUKICHI MISHIMA

REG. NO. 13684

4 A.M. CONRAD

TABER ALTA.

Mar. 2, 1944.

Dear Sirs. //

Received your letter on Feb 24 on
claim against us by Shotaro Nakamura.

I think there is some mistake some
place which is claimed by Nakamura.
About 9 years ago we have paid them all
and it was okay'd by him too. Maybe he
never destroyed the bill since we paid him
and kept the old bill to make us another.

Please get a statement from this fellow
Shotaro Nakamura and get a statement or
please let us know his address and
we will settle this matter by writing to
him personally. //

Yours Truly
I. Mishima

4836

May 4, 1944.

Mr. Thomas James Drain,
Honey, B. C.

Dear Sir:

Re: Tsurukichi MISHIMA - Lots 9 & 10 of NW $\frac{1}{4}$
of Sec. 15, Twp. 12, Map 1973,
Municipality of Maple Ridge.

According to advice received from you the balance owing on the mortgage which you hold on the above property amounted to \$429.98, as of February 29, 1944.

This property has been sold to the Director, Veterans' Land Act, and discharge of mortgage is now required in order to complete the sale.

We are enclosing herewith form of discharge for your signature and we would be obliged if you would sign the document and deliver same forthwith to our representative, Mr. J. Moryson, whose signature appears in the margin of this letter.

The Custodian hereby undertakes to forward you a cheque for the above mentioned sum together with interest as soon as the sale is completed. We expect that this transaction will be closed in the course of the next two weeks but if for any reason the sale is not completed, the discharge of mortgage will not be recorded and will be returned to you.

Your co-operation herein will be very much appreciated.

Mr. Moryson's signature:

Yours truly,

R. D. Richardson,
Farm Department.

Encl. (dup.)
RDR/EG

EVACUATION SECTION

AUG 23 1944

Rec'd

File No.

Ans.

Referred

4736
P.C.A.
Anderson

Jakes. Alta.

August 19, 1944

Dear Sir,

I received your letter of July 19th. informing me of the sale of my land for the sum of \$12.00. Do you think this is a fair price for it. Will you please tell me who you have sold it to. You know yourself that the land was worth more than what you have sold it at. Are you trying to give out bargain sales that would please the buyer. That piece of land has been cleared from bush land and you will never do what

V.M.W.T.O.

energy and sweat I have put in it to
make it produce as it does now. Just
because it is a Japanese owned property
I do not see any reason why you should
bargain it off so cheaply.

In Oct. 30th 1942 I have a letter from
you under file no. 4836 asking us
that someone desires to buy my land
for \$1500.⁰⁰. And you wanted to know if
we would sell it. Now if it was worth
that much then I see no reason
why it should not be worth the
same price now in 1944. Is it because
you fear that if my land was paid so
much for others would be hard to sell

so that you have set a scale by which
such lands should be sold for I am
sure that any scale by which you have
sold lands for will not be satisfactory to us.
So if you please collect more for the price
of the land I would be very glad to receive
the balance of what a really fair price is
concerned.

Also I notice that you have taken the
interest on my mortgage until the time
of my sale of land. If you should collect
it till then isn't it logical that I
receive what revenue there is until then.
But I do not see any outlet to me for 1943 or 44.
How about this?

Once again I say that the selling price of my
farm is too low for seeing as you offered
us \$1500⁰⁰ is the first place I am sure
that it is what we should receive so I
wait for your answer assuring us
that we can get the amount asked for.
Thanking you for your trouble and
hoping I will hear from you soon.

Yours truly,

J. Miskin # 19684
per Mrs.

4836

August 28, 1944.

Mr. Tsurukichi MISHIMA,
Registration No. 13684,
Taber, Alberta.

Dear Sir:

We are in receipt of your letter of August 19,
1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property is a matter which will give you personal concern. However, the sale of properties to the Director, The Veterans' Land Act, was carried out as part of a policy of liquidation outlined by the Canadian Government and the prices obtained were on the basis of appraised valuations.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record, but we can only advise you that the sale has been completed and that we are not in a position to consider any alternative in regard to this matter.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

4836 & 12431

20th March, 1946.

Department of Labour,
Japanese Division,
260 Homer Street,
Vancouver, B.C.

Dear Sir:

Re: Chiyaki MISHIMA - Reg. No. 14334

Sometime ago you made an enquiry on behalf of the above Japanese regarding a trunk left at the home of his uncle, Tsurukichi MISHIMA. According to the records of MISHIMA's account, his chattels were sold by public auction in February, 1945, and it is noted that a trunk was sold at that time, for the gross amount of \$15.00. This is no doubt the one about which the enquiry is being made.

An adjustment of its value, will therefore have to be made between the two parties.

Yours truly,

W.E. Anderson,
Administration Department.

W.E.A.

TSURUKICHI MISHIMA.
13684

File # 4836

EVACUATION SECTION	
Rec'd MAY 24 1946	INDEX DATA
File No. 4836	
Ans.	12/27 28/46
Referred	Anderson

Dear Sirs,

Received your letter of May 20th filing a claim against us from Union Fish for \$26.33. This is correct so please settle this amount out of my fund which is held in our credit by you.

1/ By the way would you kindly please let us know how much has my property has been sold for.

2/ And all the house hold goods which was stored in the house there.

3/ And there was one trunk belonging to another person which was let in our care to be stored.

Please let us know all the prices of 1-2-3 separately soon as possible.

Yours Truly
T. Mishima

- ✓ In one of them trunk a lot of snaps shot
other goods which is no use to white fellows
2/ Lobl. Cap. men records.
3/ Phonograph.

If none of these goods haven't been sold, will
you please send them collect as soon as
possible.

Would you let us know what house
hold goods haven't been sold yet.

14th June, 1946.

Mr. Tsurukichi MISHIMA,
Registration No. 13684,
c/o A.M. Conrad,
Taber, Alberta.

Dear Sir:

We wish to acknowledge your letter of the 28th May, and in accordance with your request are making payment of your account with the Union Fish Company for the sum of \$26.33.

We note your request for details of your property sale, and we are therefore attaching hereto a copy of the statement sent to you previously regarding this matter. Upon the back of which you will find full details of your account at this office. These funds are available to you upon request.

All saleable chattels that were found on your property were removed and sold by public auction, and the net proceeds from same amounting to \$75.32, you will note have been credited to your account. We are attaching hereto an itemized statement of the auction sale which shows that the trunk about which you enquired, was sold for the sum of \$15.00. We have no record of any personal property of yours in storage, and we therefore assume that the personal things about which you enquired, were either broken or spoiled, and considered as being of no value to anyone, and were accordingly destroyed.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encls. (2).

4836

29th May, 1947.

REGISTERED

Mr. Tsurukichi MISHIMA,
Registration No. 13684,
c/o A.M. Conrad,
Taber, Alberta.

Dear Sir:

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of \$99.54, which sum represents your full remaining credit balance at this office. For your information we are also enclosing a statement of your account showing entries made since the one sent to you with details of your property sale on the 17th July, 1944.

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

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encls 3 (cheque)

2270
AC 84P
Nov 11

NOV 27 1947

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by
Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99
of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and
report upon the claims of persons of the Japanese Race under said
Orders-in-Council.

4836

1. Name of Claimant in full: Tsurukichi Mishima.

Registration No. 13684.

2. Claimant's address at the time of his evacuation from the protected area: R.R. #1, Whonook, B.C.

3. Claimant's present address: c/o A. Conrad, Taber, Alta.

4. Claim relating to real property:

(a) Street address of real property: Dewdney Trunk Rd., Whonook, B.C.

(b) Legal description of property: Lots Nine(9) and Ten(10) of North West Quarter, Section Fifteen(15), Township Twelve(12) of the District of New Westminster, Province of British Columbia.

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Ten acre small fruit farm.

- (d) Title or interest held by Claimant in the real property:

Deed of land.

- (e) Fair market value of real property at date of sale:

(I) Land—	\$ 2750.00
(II) Buildings—	\$ <u>2100.00</u>
Total	\$ 4850.00

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference: \$3943.00

#####

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

Dewdney Trunk Rd., Whonnock, B. C.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

All personal property stored in one room of home.

- (c) In whose care was property left by the Claimant at date of evacuation?

Real property left in care of Custodian.
Personal property left in care of a neighbor, Mr. T. Cotten.

- (d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Re. Real Property.

Cost Price of Ten Acres----- \$1000.00

Cost of clearing (70 Seven Acres @ \$250.00 per --- \$1750.00

Total \$2750.00

Value of house (plus Improvements) \$2100.00

Re. Personal & Household Property

Value of above----- \$ 400.00

Total of Claim ----- \$5250.00

Payments received from Custodian

(a) Real property ----- \$907.00

(b) Personal & Household \$75.00

Total \$982.00

\$982.00

- (e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

Loss on Real Property--(\$4850-\$907.00)-----\$3943.00

Loss on Personal & Household Property

(\$400.00 - \$75.00) - \$ 325.00

Total of claim-----\$4268.00

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will be required.

November

DATED this 17th day of October, A.D. 1947.

Saunder Sanderson
Witness to Signature of Claimant.

T. McShinn
Signature of Claimant.

STATUTORY DECLARATION

1. **Tsurukiohi Mishima.**
(Full Name of Claimant)

of **c/o A. Conrad, Taber, Alta.** **Labourer.**
(Present Address) (Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

Received from Custodian:	
for real property-----	\$907.00
" household & personal-----	75.00
Total	\$982.00

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at *Taber*
in the Province of Alberta,
this *17th* day of *November*
A.D. 1947.

Samson Sanderson
A Commissioner for Oaths in and for
the Province of Alberta.

T. Mishima

Virtue & Russell
Barristers & Solicitors
Lethbridge, Alberta

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION.

BEFORE
(HIS HONOUR JUDGE L. H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,

April 2nd, 1946.

Sept. 21,

IN THE MATTER OF THE CLAIM OF
TSURUKICHI NISHINA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G. E. A. RICE, Esq.,

appearing for the
Dominion Government.

W. S. RUSSELL, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

D. J. HANDFORD, Esq.,

Official Interpreter.

S. R. HOWARD, Esq.,

Official Reporter.

30

T. Nishima,
In Chief.

THE SECRETARY: Case No. 695, Tsurukichi Nishima.

TSURUKICHI NISHIMA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

MR. RUSSELL: This is another case, sir, where the
summary of evidence doesn't exactly coincide with
the proof of claim. There is a downward amendment
insofar as both personal property and real property
is concerned, and again the summary of evidence
represents the claim.

THE SUB-COMMISSIONER: Perhaps you should state the
actual claim that you are now making and it can
be corroborated by the evidence afterwards.

MR. RUSSELL: Yes. The real property claim is now
reduced from \$3943.00 to \$3268.00, and the personal
property claim is amended downward from \$325.00
to \$320.68.

THE SUB-COMMISSIONER: Yes.

MR. RUSSELL: Those are the amendments.

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Nishima, I am showing you a document entitled
a summary of evidence in support of claim?

A Yes.

Q Is that your signature at the end of that?

A Yes.

Q Is this statement true and correct to the best of
your knowledge and information?

A Yes.

Q And was it prepared on your instructions and with

Y. Mishima,
In Chief.

your assistance?

A: Yes.

MR. RUSSELL: I will tender that as the first exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: Have you an assessment, Mr. Rice, for
the year 1943?

MR. RICE: Yes.

(Assessment to Mr. Russell)

MR. RUSSELL: Q: I am showing you assessments from
the Corporation of the District of Maple Ridge
for the years 1940, 1941 and 1943?

MR. RICE: I think you might as well put those in, Mr.
Russell. The claimant knows nothing about them.
The documents speak for themselves, and they have
been going in as exhibits. Mr. Justice Bird will
deal with them in his own way.

MR. RUSSELL: I will put these three in as one exhibit.
There are two lots and it sets out the assessed
value of land \$900.00 and of improvements \$580.00,
making a total of \$1,480.00, and each of the documents
and tax receipts have the same information.

(DOCUMENTS MARKED EXHIBIT NO. 2).

MR. RICE: There are two lots, you say, Lots 9 and 10?

MR. RUSSELL: Yes.

MR. RICE: And one assessment deals with both of them?

MR. RUSSELL: Yes.

Q I am now showing you two letters from the Farm
Department, Department of Secretary of State,
Office of the Custodian. They are dated October
30th and November 30th respectively, and they
purport to advise you that an offer had been
received for your property, the offer being \$1500.00.
Do you recognise these letters (indicating)?

4
T. Nishimura,
In Chief.

A Yes, I received these.

MR. RUSSELL: I will put these in as one exhibit.

(LETTERS MARKED EXHIBIT NO. 3).

MR. RICE: Letters from the Custodian?

THE SECRETARY: Yes, a letter from the Custodian to the claimant October 30th, '42, and November 30th, '42.

MR. RUSSELL: Q: Were you satisfied with those offers of \$1500.00?

A No, I was not, therefore, I refused to sell.

10 Q Did you have insurance on your house?

A Yes.

Q How much was the house insured for at the time of your evacuation?

A: \$1000.00.

Q In your J.P. form, which you signed at or about the time that you were evacuated, you made no claim for personal property?

Q: No, I didn't declare them. After talking it over with the Custodian representative I decided to leave it to the person next door to take care of for me.

20

Q You are now making your claim of \$320.66?

A Yes, \$320.66.

Q And the particulars of your personal property claim are in this summary of evidence?

A: Yes.

Q All right, answer Mr. Rice.

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 sold for their fair market value. Two items, perhaps three items, were abandoned as worthless, and two items

30

T. Mishima,
In Chief.
Cross Exam.

there is no account for an account of theft.
I am further submitting that if the Custodian is
responsible for any of these articles that the
claim made for the same is exorbitant.

I submit as an exhibit, your Honour, a farm
appraisal report dealing with the land.

(APPRAISAL REPORT MARKED EXHIBIT NO. 4).

MR. RICE: I also submit as an exhibit summaries dealing
with the real and personal property, the valuations
and the sale.

(SUMMARIES MARKED EXHIBIT NO. 5).

MR. RICE: I tender as an exhibit an analysis of personal
property claim.

(ANALYSIS MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE:

Q I show you a J.P. form, apparently completed by you,
dated the 20th of April, 1942 (indicating); is that
your signature to that document?

A Yes.

Q That is your signature? A: Yes.

MR. RICE: I tender the claimant's J.P. form as an
exhibit, your honour.

(J.P. FORM MARKED EXHIBIT NO. 7).

MR. RICE: Q: How much did you pay for your gramophone?

A I had two.

Q Oh, I see, you had two. You have one that you paid
\$3.00 for, and you had apparently a better one. How
much did you pay for the better one?

6
T. Michina,
Cross-Exam.

A I don't quite remember from my memory, but I think I have it down on papers if I may look at it.

Q All right. When did you put it down on the paper? Just a minute before you look at it. When did you make the record that you are now referring to?

A At the time when I was making out my claim.

Q And when was that? How long ago was that?

A In July, I think it was.

Q Of this year? A: Yes.

10 Q All right. Now, how was it that you made up that list at that time? Did you have any record of any kind? A: Yes, I did.

Q Where is the list that you had?

A I haven't brought it with me today.

Q When did you prepare it?

A I took it from a book.

Q All right, when did you write it down in a book then?

A At the time that the things were purchased in my book, my diary.

20 Q At the time that the things were purchased. Where is your diary? A: I haven't brought it with me today.

Q But you have a diary showing the date that you purchased all of these articles referred to in your claim today have you? A: Yes.

Q Well, I can't understand why you haven't got it with you.

MR. RUSSELL: Well, it is quite clear that he has made a consolidation of the diary.

30 MR. RICE: I think if he is speaking from anything he

7
T. Whelan,
Cross-Exam.

would speak from a proper record than anything that he has copied out. He knew he would be cross-examined on these articles.

MR. RUSSELL: It would take him a long time to go back to 1930.

MR. RICH: Now is it he had a diary with these things? If he had a diary that will show when he bought these things I would have more respect for his figures.

10 Q Did you buy your records at the same time you bought the gramophone, the 120 records?

A No.

Q How many records did you buy when you bought the gramophone? A: 10 pieces.

Q And when did you buy the others?

A I used to buy them when I went in to Vancouver, but I don't remember exactly when it was.

Q Is that record in your diary? A: Yes.

Q And do you know what you paid for these records?

20 A Yes, about a dollar.

Q How many crescent saws did you own?

A Three.

Q You owned three crescent saws. You are claiming for two?

A: Yes, one was quite old.

Q One was quite old and you are laying no claim to it?

A Yes, that is right.

Q And the other two, what did they cost you?

A \$15.00 for the two.

30 Q It cost you \$15.00 for the two? A: Yes.

T. Mishin,
Cross-Exam.

Q And after using them for about four years you still think they are worth \$15,000?

A I don't think I used them four years.

Q Well, the statement shows that you bought them in 1938 and you were evacuated in 1942, isn't that right?

A: Yes, I am claiming the same amount. I used them very little.

Q The Canadian wrote you on October 30th, 1942, saying that he had been offered \$1500.00 for your property and asked you if you would accept this amount? You didn't reply to that letter, did you?

A Yes, I replied that I didn't want to sell.

Q Well, the next letter says that you didn't reply? I am referring to Exhibit 3?

A I am not sure which of these letters it was, but I answered one of them saying that I didn't wish to sell.

Q You leased your place to Mr. J. H. Curtin, did you not?

A: Yes.

Q And you left your chattels in his care to look after for you?

A Yes, he arranged to look after them for me.

Q Yes.

I point out, your Honour, that the articles that were declared as being left on the property consist of ten according to the analysis, whereas the claim now filed is of a much greater number. You will bear in mind, your Honour, that in the claimant's J.F. form he stated he had no chattels whatever to declare.

9
Y. Michim,
Cross-Exam.
Re Direct.

MR. RUSSELL: There is just one point. I notice that the lease from Mr. Michim to Mr. Curtin and also a letter from the Custodian dated July 19th, 1944, are mentioned in the summary of evidence, and they are not on the Court file, and I think probably they should go in.

THE SUB-COMMISSIONER: I think perhaps they should; they have been referred to now several times.

MR. RUSSELL: Yes.

10 RE-DIRECT-EXAMINATION BY MR. RUSSELL:

Q I show you an agreement dated the 24th of April, 1942, purporting to be a lease between yourself and James H. Curtin (indicating); do you recognize that document?

A Yes, that is my signature.

Q. That is your lease? A: Yes. These are the witnesses (indicating).

Q That is your lease with Mr. Curtin? A: Yes.

MR. RUSSELL: I will put it in as an exhibit.

20 (LEASE MARKED EXHIBIT NO. 8).

MR. RUSSELL: Q: And I am showing you a statement from the office of the Custodian, dated July 19th, 1944, showing the sale price of Lots 9 and 10, Section 15, Township 12, Map 1973, at \$962.00. Did you receive that document?

A: Yes.

(STATEMENT MARKED EXHIBIT NO. 9).

MR. RUSSELL: That is all.

THE SUB-COMMISSIONER: That is all, thank you.

(Witness aside)

30 (PROCEEDINGS ADJOURNED SINE DIE)

Transcript certified true and accurate.

"S.B. HOWARD" Official Reporter *[Signature]*

T. Nishimura.

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

SUB-COMMISSIONER.

Defence Brief

Tsunekichi MISHIMA

Lethbridge, Alberta

Sept. 21/48

File No. 4836

Case No. 695

REAL PROPERTY CLAIM

(All claims shown are Gross.)

ALO - 6 V.L.A.

1.

Claim

Appraised for

Sold for

\$4250.00

\$1000.00

\$982.00

Claim amended from \$4850.00 to \$4250.00
Trans. P. 2 L.15.

Witness: Appraiser J.D. Patterson

Appraiser reports "Buildings makeshift and far
in poor condition and tillage. Been occupied for
about the last 12 years by Japanese owner, but
apparently was employed at outside work as well."

Claimant refused offer of \$1500. for his property
tendered through the Custodian in October, 1942.
Trans. P. 3, L. 26 & (Ex. 3) & P.8 L.9.

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

PERSONAL PROPERTY CLAIM

2.

Claim

\$397.00

Claim amended from gross amount of \$400.00 to \$397.00

(Chattels not declared, were left in care of J. Curtin, next door
neighbour and lessee, Trans. P. 4, L. 19. Not included
in lease.)

(a) Goods valued by claimant at \$354.00 sold by auction for \$103.50

Witness: Auctioneer C.S. Pallot

J. Moryson attended auction.

(b) Goods valued by claimant at \$39.00 undeclared and not found.

no record

Inventory taken by I.C. Bardwell May 16/42, on
file

(c) Goods valued by claimant at \$2.00 sold with real property.

(d) " " " " \$2.00 abandoned

Witness - J. Moryson.

"I am submitting that the chattels were sold for their fair market value.
Two items, perhaps three items, were abandoned as worthless, and two items
there is no account for on account of theft. I am further submitting that
if the Custodian is responsible for any of these articles that the claim
made for the same is exorbitant."

Witnesses

Where required

J.D. Patterson

1

C. Spencer Pallot

2 (a)

J. Moryson

2 (a) & 2 (d)

I.C. Bardwell

2 (b)

Name of Claimant

NISHIDA, Tetsuichi

Case

22 22

Custodian File

425

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		
					222.00	1005.63				1005.63 ✓
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 & Not Found & 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 CHATELS										
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			
354.00	104.75	31.42	29.5%	42.00	6.51		37.53 ✓			
TOTAL RECOMMENDATION										1043.58 ✓