

4973

20/4/42

FORM "20"

STEVESTON, B. C.

FILE NO. 4973

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: MUKIDA, Taniso

HOME ADDRESS: Canadian Pacific Cannery, Steveston, B. C.

REGISTRATION NUMBER 03443 SEX: Male AGE: 57

OCCUPATION: Fisherman

(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: B. C. Packers, Steveston, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: His

ADDRESS OF WIFE OR HUSBAND: Canadian Pacific Cannery, Steveston, B. C.

NAMES OF ANY LIVING CHILDREN: Hatsue (F); Fusae (F); Takeo (M);

Kikue (F); Yoshihiro (M); Akira (M) Sumiko (F).

Fusae - (Mrs. E. Tezuka) - Vancouver, B. C.; Hatsue (Mrs. M. Tanaka)
ADDRESS OF CHILDREN: Steveston, B.C. the rest at home.

AGE OF CHILDREN: 22; 28; 26; 25; 22; 20; and 18 years respectively.

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

1. LOCATION AND DESCRIPTION: Garry St., Steveston, B. C.

Municipality of Richmond, Lot 29, of Sec. 2, Block 3, North Range 7

West Map 963 in the District of New Westminster. No. 943493. ✓

2. BUILDINGS AND OTHER IMPROVEMENTS: 1-barn wooden frame. ✓

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

Dyking tax - \$.91 paid 1942.
4. TAXES (Amount and where payable) Land tax - \$39.33 paid 1941 payable Municipality
Of Richmond, B. C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) None

Declarant farms land himself.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 2 1/2 acre loganberries; 1/2 acre strawberries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Canadian Pacific Cannery, Steveston, B. C.
2. LANDLORD'S NAME AND ADDRESS: B. C. Packers, Steveston, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
By arrangement with the Cannery.
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:
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: None5. 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)

None8. BANK ACCOUNTS: None9. LIFE INSURANCE: \$2,500.00 Canadian Mutual Benefit Ass., -Vancouver, B.C.
beneficiary - His (wife) Policy # A-5812 in owner's possession10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. 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.A. J. McOmish

Witness

(Signature) Tamigo H. Ikida

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date June 5th, 1943

File No. 4973

Full Name HIKIDA, Tamizo
(Surname in Block Letters)

Registration No. 03443

Male - Female
(check)

Age April 2, 1884

Former Address Steveston, B. C.

Date Evacuated May 15, 1942 Naturalized - Canadian-Born - National
(check)

Present Address C/o Mr. W. A. Heniger, P. O. Box 231, Raymond, Alberta, (22/10/42).

Married - Single
(check)

Name of Wife (Nee' WAKABAYASHI) Ito - 03462

Name of Husband

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 Sueko (F) 6/9/25 - #14456

Requested by J. Spratt

Registered with Custodian Yes
(Yes or No)

Additional Information

Fisherman. Owner of 5 acres farm land - \$1700.00

REAL PROPERTY SUMMARY

October 18, 1946.

JAPANESE NAME: Tamiso HIKIDA - Reg. No. 03443 - File No. 4973
CATALOGUE NO: Part of Director, The Veterans' Land Act first offer.
PROPERTY ADDRESS: Richmond, B. C.
LEGAL DESCRIPTION: Lot 29 of Section 2, Block 3 North, Range 7 West,
Map 963, Municipality of Richmond, D. N. W.
CLASSIFICATION: Farm land and barn.
✓ ASSESSED VALUE: Land \$1,406.00 Annual Taxes \$39.33
Improvements \$ 470.00
TITLE: Registered in the name of Tamiso HIKIDA.
ENCUMBRANCES: Registered Charge - Dyking Charge.
No indication of any unregistered.
Vesting Order No. 26186 - August 30, 1943.

HISTORY OF
ADMINISTRATION:

The Custodian's representative reports on May 20, 1942:
"There is only one building on this property, a frame,
shingle roof barn, of little value. The land consists
of 5 acres, which is at present uncultivated and used
for pasturage."

The file reveals that Tamiso Hikida leased this property to
Mrs. Mary C. Wark, who operates a Dairy Farm at Steveston,
for the sum of \$60.00 per annum and payment of taxes. The
lease did not include the use of the barn. Hikida must have
collected the 1942 payment as the first payment received by
the Custodian was for the year of 1943 in the amount of \$60.00.
This was credited to the account of Tamiso Hikida. Mrs. Wark
remained on the property until it was sold.

There was no fire insurance carried on this property.

✓ Sold to the Director, The Veterans' Land Act for the sum
of \$1,176.00 and adjustments were calculated as of
January 1, 1943. Certificate of Title No. 166791-E was
delivered to the Director on February 29, 1944.

Funds were released to the account of Tamiso Hikida on
February 9, 1944, and a complete statement of the trans-
action was forwarded to him on April 18, 1944.

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

George Peters,
Office of the Custodian.

GP/EL

*Land sold 1176⁰⁰
net 1140⁰⁰ as
shown for claim*

October 18, 1946.

PERSONAL PROPERTY SUMMARY

Re: Tamiso HIKIDA
Reg. No. 03443

Chattels:

In his declaration of April 20, 1942, Tamiso Hikida declares no chattels in the Protected Area and none were found or inventoried by the Custodian. However, the file reveals a letter from Hikida to Mrs. Wark, dated May 6, 1943, in which Hikida enquires about some things in the barn. Mr. Robinson reports on May 21, 1943, that he visited this property and found the barn broken open and pilfered, and only a few empty strawberry crates left.

Specified Articles:

There are no Cameras, radios, Fire arms or motor Vehicles revealed in the registration or the file.

Life Insurance:

\$2,500.00 - Canadian Mutual Benefit Association, Policy No. A 8812, in owner's possession - no action required by the Custodian.

Accounts Receivable:

A cheque for \$200.19, payable to the order of Tamiso Hikida and Akira Hikida, was received from the Sun Life Assurance Co. and forwarded to them on September 10, 1943. This cheque represented the cash surrender value of Policy No. 2226384.

No property interests other than those mentioned are found on the file.

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



George Peters,
Office of the Custodian.

GP/EL

File No. 4973

October 18, 1946.

LIABILITY SUMMARY

Re: Tamiso HIKIDA
Reg. No. 03443

There are no claims against Tamiso Hikida revealed
on the file.

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



George Peters,
Office of the Custodian.

GP/EL

INFORMATION FOR REAL ESTATE AGENTS
TO WHOM PROPERTY IS HANDED FOR ADMINISTRATION

Name: Tamizo HIKIDA

Address: Canadian Pacific Cannery, Steveston, B. C.

File No.: 4973

Location and Description of Property:

Garry Street, Steveston, B. C. Municipality of Richmond, Lot 29, of
Sec. 2, Block 3, North, Range 7 West, Map 963, in the District of
New Westminster.

1 barn wooden frame.

5 acres pasturage.

Fire Insurance: None

Taxes: Dyking tax - \$.81 paid 1942.
Land tax - \$39.33 paid 1941.

Tenant's Name: Mrs. Mary C. Wark, who is operating a dairy farm
at Steveston, B. C.

Rental Arrangements: \$60.00 per annum and taxes, save and except the use
of the barn above referred to.

Name of Agent: T. C. King,
Steveston, B. C.

MEMORANDUM

File No. 4973

July 23, 1943.

To: Soldiers Settlement Board

From: George Peters

LESSOR: HIKIDA, Tomiso

LESSEE: Mary C. Wark

DATE: 13th of May, 1942.

TERM: Duration of war with Japan.

CONSIDERATION: The sum of Sixty Dollars (\$60.00) on the signing of the agreement, and further sums of Sixty Dollars (\$60.00) on the First day of May, 1943, and a like sum of Sixty Dollars (\$60.00) on the First day of May in each and every year during the term of this agreement.

It is agreed and understood that if the Lessor returns to Steveston in any year before the First day of May, then the Lessor shall have the right to repossess and on the other hand, if the Lessor returns to the Town of Steveston after the First day of May in any year, then the Lessee shall have the right to maintain the property until all crops are garnished.

PROPERTY: Lot Twenty-nine (29), Section Two (2), Block Three (3) North, Range Seven (7) West, Map 963, District of New Westminster.

HOUSE: Yes

GP:EB

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. **20/6687**
(51-881)

Vancouver, B.C.

FEB 29 1944

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

4973 out to you
03443
HIKIDA, Samigo

Dear Sir:-

Re: Lot 29 of Section 2, Block 3 North,
Range 7 West, Map 963.
MUNICIPALITY OF RICHMOND

I beg to acknowledge receipt of Duplicate Certificate of Title No. **166791E** 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 \$ **25,972.71**, in favour of The Secretary of State, forwarded to you and dated **February 9th, 1944**, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 1,176.00
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State	- \$ 1,176.00 ✓

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.

WKC/W

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

FEB 29 1944

Date

Solicitor for
The Secretary of State

Registration Number 03443

HIKIDA, Tamiso

Canadian Pacific Cannery, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Description of property as per Form "JP" is correct.

OWNERSHIP

The title to this property has been inspected and is in the name of the above Tamiso Hikida.

LAND AND BUILDINGS

There is only one building on this property, a frame, shingle roof barn, of little value. The land consists of 5 acres, which is at present uncultivated and used for pasturage.

TAXES

The taxes are paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities. No personal property.

REMARKS

This land has been leased to a Mrs. Mary C. Wark, who is operating a Dairy Farm at Steveston. Under the lease, Mrs. Wark is to pay \$60 per annum and taxes for the property, save and except the use of the barn above referred to. The lease to this property was drawn by Thomas C. King.

RECOMMENDATION

I would recommend that this property be handed to Thomas C. King for management on behalf of the Custodian.

May 20th, 1942.

A. Mather

COPY

Farm Appraisal Report

File No.

Land Description Lot 29 of Sec. 2, R1k. 5N, R6. 7W, Map 963, N.W.D.Containing 5.39 acres more or less AcresOwner's Name T. HakidaPost Office Address R.R. 1, Steveston, B.C.Nearest Rail Point Y Station on B.C.E.Rly.Distance 1/2 mileMarket Town Steveston 1 mile;VancouverDistance 10 milesChurch (give denomination) All DenominationsDistance 1 - 3 milesNearest School Steveston PublicDistance 1 mileState how property was identified: Registered Plan, Road and boundary check.

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

Has 244' frontage on Garry Street along N. Boundary; good hard surfaced road.Is this district a good one? Yes. Closely settled and about 10 miles from Vancouver.Employment opportunity Fairly good at seasonal fishing, farming or industrial in Vancouver.Predominating Nationality and religion: British; Protestant religion.Describe Fencing and its condition: Old wire fencing at east and south only Value \$
generally poor.Water supply: City water on tap just outside old building Value \$**BUILDINGS ON FARM**

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
Old building	20 x 30	Lumber	10	Shingle	20 yr.	Cement	Only	\$ 150.00
Lean to addn.	12 x 20	"	8	"	"	Post	"	
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Electric power line available along Garry Street at north boundary of property.

Total present day value \$ 150.00Total Value Buildings add to farm \$ 120.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it

habitable? Building securely locked and boarded up. Value arrived at from outside examination
and local information obtained. Appears to be a storage shed, unpainted \$
and vacant more or less for years.

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finishedAre buildings painted? Condition of paintDistance from nearest bush Unexposed

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
8.39	Level	Clay loam 12"-18"	Clay	Oats and loganberries about average	\$200	\$ 1078.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 1078.00

Total added by buildings to value of farm \$ 120.00

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

Total value of farm \$ 1198.00

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

Land in fair condition and tillage, but no buildings of much value, and understand that land has been rented for some years.

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

Small fruit and truck farming in conjunction with some local employment.

Noxious weeds:

Some thistle at boundaries but not bad.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Municipality of Richmond
1942 taxes including dyke and drainage - total \$39.33

Date: July 18th, 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 16th day of July 19 42.

Inspector's Signature

"J.D. PATTERSON"

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

Remarks: Property fairly well situated on south side of Garry Street, about one mile from Steveston, and 10 miles from Vancouver.

Am informed that the land is rented this season for \$60 to Mrs. Mark who operates a dairy farm about a mile away.

(FOR ORCHARD LANDS ONLY)

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

Level land lying about 1 mile north of the Fraser River at Stevenson. Fertile.

alluvial loam soil, subject to Lulu Island dyking and drainage charges.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

See taxes on page 1. Dyke and drainage charges are combined with general taxes on statement furnished by the Municipality of Richmond and total \$39.33

ORCHARDS, SMALL FRUITS, ETC.

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

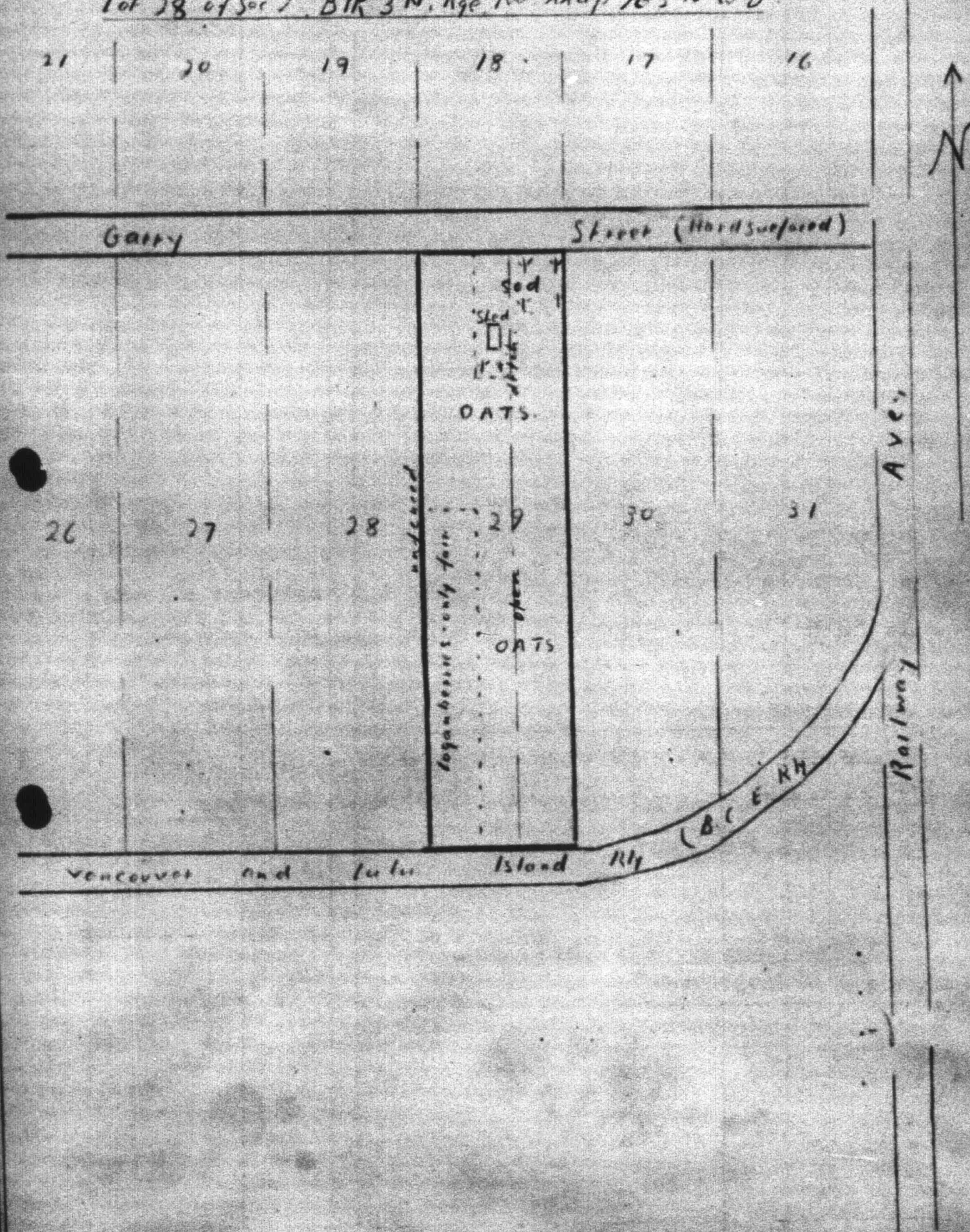
[illegible]

Amount fruit trees add to value of farm \$ _____

Scale 200' = 1 inch

Diagram of Property - In Red:- *T. Hikida property*

Lot 28 of Sec 2, Blk 3 N, Rge 7 W Map 963 N W D



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

value is \$1200

Date 23rd July 19 42.

"I. J. BARNET"

District Superintendent.

1973
46. and 6. 1. 8. 1942
28. 1. 1942
The date and
7/1/42

My Brother 3-1-42
Was this can be to agent
It so send him every
this

Custodian of Japanese Property

Office of the Custodian
JAPANESE SECTION
April 25/42
Box 130
Stevenson Bldg

RECEIVED
APR 27 1942

Dear Sir,

Having informed that after registering with the Custodian, the property should not be leased or rented without your consent so I am now informing you that I have decided to rent my property. Reg. No. Fol. 94349E. Lot 29 of section 2, Block 3 with Range 7 West of 963. W. Mary C. Wink of Stevenson at fifty dollars a year. The money shall be paid next season to my saving account in Royal Bank of Stevenson. After receiving your consent I shall negotiate the agreement. I have here the ~~say~~ signs of lessee and lessor.

lessee
153 Madison St.
Stevenson, Bldg.

lessor
Yours truly
T. Hibioka
Tamio Hibioka Jap. Reg. No. 03443

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

JUN 5 1942

315 METROPOLITAN BUILDING

VANCOUVER, B. C.

June 4th, 1942

J. D. MATHER

Mr. Dwyer
[Signature]
The Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

ack 10/6
Re - HIKIDA, Tamiso - Reg. No. 03443
Your File No. 4973

I beg to enclose herewith copy of Lease
given by the above Tamiso Hikida to Mary C. Wark,
for property listed as per Form "JP".

Yours truly,

[Signature: J. D. Mather]

JDM/ED

Box 1575 James Place East

May 6/43

T. Nikita
c/o J. A. Hemmick
P.O. Box 231
Paymond Alta

Dear Mrs. Marks.

How are you all these days? I hope you are all well. We are in good health and in good spirit. We have heard you have sold your dairy farm, is that true? I want to hear about my land you rented last year. Did you sub-lease the five acres land or are you cultivating yourself? I also want to know about the stuff that was in the barn? Did the custodian move the things that was in the barn or is it still there? I wish you would send us a letter regarding this. We will be anxiously waiting for your letter. Wish you good health and success.

Yours sincerely
T. Nikita

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

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO.

Stevenson B.C.

21 May 1943

EVACUATION SECTION
Rec'd MAY 24 1943
File No.
Ans. 3/6/43 RRM
FOR ROYAL CANADIAN MOUNTED POLICE
WASHING AND DRYING
VANCOUVER, B.C.

To Mr. Green
From C. Robinson
T. HIKIDA.

Tamigo

129 Larry 8

4973.

Herewith is a letter from the above at Box 231
Raymond Alta addressed to Mrs. Wark which
has been handed to me.

The barn mentioned is situated on lot 29 Sec 2
Block 3 N R 7 W.

I visited this and found nothing in it except a
few empty strawberry crates and the barn
showed that it had been broken open and
pilfered.

Mrs. Wark informs me that she leased the land
from Hixada but was not permitted the use
of the barn which was boarded up as far as
she knew.

Please advise.

CCR

JUN 35 1943

4973

June 5, 1943.

Mr. Tamizo HIKIDA,
Reg. No. 03443,
C/o Mr. W. A. Reniger,
P. O. Box #231,
Raymond, Alberta.

Dear Sir:

Mrs. Wark has handed to us your
letter of May 6th for our attention and reply.

Our Steveston representative has
visited your barn and found that it had been
broken open and pilfered, with nothing in it
except a few empty strawberry crates.

We are very sorry that this has
happened but we have had great trouble with
robberies in Steveston and Mrs. Wark was not
permitted to use the barn. Had you declared
that you possessed and had stored some goods
in your barn when you registered, we could
have taken the necessary steps to protect them,
but as you registered no chattels we can accept
no responsibility.

Yours truly,

R. B. Mackenzie.
Protection Department.

REM/MFP

File No. 4973

June 9th, 1943.

MEMORANDUM

TO: MR. C. G. ROBINSON

FROM: MR. W. J. IVERSEN

Re: Tadasi MIKIDA

Mrs. Mary C. Vark, who operates a dairy farm, has under lease Lot 29, Section 2, Block 3 North, Range 7 West owned by subject Japanese. Her agreement calls for payment of \$60.00 on May 1st, annual rental. As this has not been paid direct, will you kindly collect the money from her and let us hear from you as soon as possible.

Re 4088 16 June 43

WJ Iversen

4509, 4973

September 10, 1943.

Sun Life Assurance Company of Canada,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Policy No. 2226384

We wish to acknowledge with thanks your cheque for \$200.19 made payable to the order of Akira HIKIDA and Tamiso HIKIDA, which represents the cash surrender value of the above numbered policy.

We are today forwarding this cheque to your policy holders through the B. C. Security Commission at Lethbridge, Alberta.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

4973

February 12, 1948.

REGISTERED

Mr. Tamiso HIKIDA,
Reg. No. 03443,
Nagrath, Alberta.

Dear Sir:

Your letter of January 23, 1948, is acknowledged. For your information, we are enclosing a duplicate Statement re Sale and a copy of the V. L. A. appraisal of the property concerned.

When completing your Registration Form "JP" on April 20, 1942, you declared your personal property to be "none". Since the time of your registration you have not advised this office of any chattels in the Protected Area, and the only intimation received by this office as to the possible existence of any is contained in your letter of May 6, 1943, to Mrs. Wark. Upon our Agent's investigation of this barn, it was found that the place had been forcibly entered and no chattels were apparent.

Yours truly,

W. G. Nutter,
Office of the Custodian.

WGN/fm
enc. (2)

4973

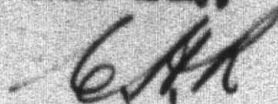
February 6th, 1950

Mr. Tamiro HIKIDA,
Magrath, Alta.

Dear Sir:

The Custodian has today forwarded to Yasaemon HIKIDA and Gihyoe Takahashi the sum of \$7,355.12 "In Trust". This represents the net proceeds from all the assets of the Steveston Nisan Kaisha. Included in this amount is the final distribution to shareholders at \$46.847 per share. You were the holder of 4 shares and therefore the amount due to you is \$187.39. For this payment you will please look to Mr. HIKIDA and Mr. Takahashi, who will be responsible for the distribution of this trust fund.

Yours truly,



C. H. Reed
Office of the Custodian

CHR:BK

CASE NO. 557.

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

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E
 (HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 August 11th, 1948.

IN THE MATTER OF THE CLAIM OF
TAMIZO HIYODA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
 Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the
 Claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

Y. Hikida,
In Chief.

THE SECRETARY: Case No. 557, Tamiso Hikida.

MR. HUCKVALE: In this case, there was a small chattel claim, sir, that we are abandoning and we will only proceed on the claim for real property.

TAMIZO HIKIDA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

10 Q You have a claim respecting a ^{small} farm property in British Columbia?

A Yes.

Q And that was described as Lot 29 of Section 2, Block 3, North Range 7, West, Map 963, in the District of New Westminster?

A Yes.

Q Now with respect to that real property I want to show you that form and will you look at it, please?

A: Yes, I understand.

Q And have you signed that form?

20 A Yes.

Q And are the statements contained in it true and correct?

A: Yes.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: And I would ask my learned friend to file on behalf of the Crown the farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

30 MR. HUCKVALE: I would just like to observe, sir, that when the appraiser examined this property

3
T. Hikida,
In Chief.

he never got inside of the barn at all, apparently, and his valuation, which can only be a guess, is made from an outside view only.

Q This appraisal report, Mr. Hikida, shows that there were four acres of oats on the place at the time the appraiser inspected it?

A I am not sure.

Q That is what the appraiser says, but what I want to find out, did you ever plant oats on the place?

10 A No, I never did plant oats.

Q That is all. Answer my friend, please.

MR. RICE: I am submitting, your Honour, that the property was sold for its fair market value.

I would point out that the property was sold for \$1176.00 and not \$1140.00 as shown on the claim.

I will point out that the assessed value of the land was \$1406.00 and the improvements \$470.00, and the annual tax \$39.32. That is all I have.

MR. HUCKVALE: That is all, thank you, Mr. Hikida.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S. H. Howard
"S. H. Howard"
Official Reporter.

Certified correct.

Sub-Commissioner.

DEFENCE BRIEF

Tamiso HIKIDA

File No. 4973

Case No. 557

LETHBRIDGE
11 August 1948
V.L.A.
Sheet A.34-12

REAL PROPERTY CLAIM

(All claims shown are Gross)

Land & Buildings Garry Street Steveston

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$2500.	\$1198.	\$1176.

Witness: Appraiser, J.D. Patterson

Appraiser (Patterson) reports -

House 20 years old. As the premises were locked and boarded up the value arrived at was from outside examination and local information obtained.

Appraiser (~~XXXXX~~) - Property fairly well situated, crops in fair condition.

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

PERSONAL PROPERTY CLAIM

Claim

\$657.50 Claim abandoned. (Trans. Page 2)

BMP/mw

Name of Claimant

HILIDA, Tuniso

Case

357

Custodian File

4973

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		
					1176	634.97				634.97
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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										634.97

4973

October 10th, 1950.

Mr. Tamiso NIKIDA,
Magrath, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 557

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$634.97.

Cheque for \$598.24 is enclosed herein, and the sum of \$36.73 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FCS/js
1 encl.