6894

SURREY

FORM "JP"

FILE No. 6894

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: KADO Shizuo

HOME ADDRESS: R. R. #4, New Westminster, B. C.

REGISTRATION NUMBER 12712 SEX male AGE: 40

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: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Tokuyo

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN Yorio (M) Hidenori (M) Yuji (M)

Takako (F)

ADDRESS OF CHILDREN: same address

AGE OF CHILDREN: 7, 4, 2, Yrs. and 2 months.

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

1. LOCATION AND DESCRIPTION: Title no.96995C.

Roll No.5274 Bl.2 Quarter W½ Sec. 32 Blk.RW (5 West) ✓ Map 4080

Roll No.5275 Bl. 3 " " " " " " "

in the District of New Westminster, (Mun. of Surrey)

2. BUILDINGS AND OTHER IMPROVEMENTS 5 roomed 2 storeyed wooden frame dwelling house. 1 barn 2 packing sheds 2 storage houses 1 wood shed 1 bath house

3. INSURANCE (Give particulars; state where policies are) National Union Fire Ins. Co #201451 Vancouver Branch $1000.00 (on dwelling only)

4. TAXES (Amount and where payable) $40.00 1941 paid Municipal Hall, Cloverdale.

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

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

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 strawberry, black currents, gooseberry, rhubarb, ever bearing berries, asparagus.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, sec. 1

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

LEFT IN HOUSE: 1 couch, 1 bureau, 1 kitchen table, coat hangers, chairs
~~1-Singer-Sewing-Machine~~, kitchen stove, 2 heaters,
kitchen utensils on shelves, plumbing.
IN STORAGE HOUSE: new harness, 3 wedges, sledge hammer, mattock, hay fork,
rake,hoe, 500 jam crates, 25 raspberry crates, 25 strawberry
crates, 3 wheelbarrows, plough, cultivator, harrow
peevie, crowbar, logger saws, cable blocks, coal, wood,
straw (8 ton)4 mattresses, 6 mattresses, 6 sacks fertili
4 sacks Go-West, 5 sacks lime, 2 spray pumps,

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

CHANGE IN REGISTRATION

KADO (Kato) Shizuo No. 12712

He has rented his house to Murray Co. Ltd. (Jam Co.). 6 West 17th Street, Vancouver, B. C. (Phone Fairmont 4521)

The lease covers the house and land and strawberry crop, $500.00 the season ending about August 31st 1942. Argricultural Tools are locked up in shed and not included in lease.

CHANGE IN REGISTRATION

KADO (Kato) Shizuo No. 12712

One bicycle to be removed from registration as it has been sold to Mr. John Schmelback 966 Main St., Vancouver, B. C. for $35.00

ADDITIONAL REGISTRATION

KADO (Kato) Shizuo No. 12712

Declares that he has a full interest in a Life Insurance Policy No. 607224 (Sun Life Insurance Co.). The policy is on the life of his brother Junjiro Kado, who went to Japan in 1927, and left the policy in his care since which date he has paid all the premiums. He states that his brother wrote to the Sun Life Insurance Co. surrendering the policy to KADO (Koto) Shizuo. The policy matured in September 31st 1941.

G. B. Spain

OFFICE OF CUSTODIAN
June 16, 1942.

FORM "[illegible]" FILE No.

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)
$100.00 Victory Bond (1942)

8. BANK ACCOUNTS: Royal Bank of Canada, Hastings & Main, Vancouver } total amoun
Bank of Montreal, New Westminster, B. C. } $1200.00

9. LIFE INSURANCE: Manufacturers Life Insurance Co., Vanc.Br. 2 pols-$2500.00
Beneficiary, wife, Tokuyo. Policys in owner's possession.

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 29th day of April 1942.

(Signature) S. Kado

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 28/43

Our File No. 6894 KATO

Full Name KADO, Shigeo
(Surname in Block Letters)

Registration No. 12712

[✓ Male] - Female
(check)

Age Nov. 24, 1903

Former Address R.R. #4, New Westr., B.C.

Date Evacuated 20/6/42

Naturalized - Canadian-Born - [✓ National]
(check)

Present Address P.O. Box 299
Raymond, Alta.

[✓ Married] - Single
(check)

Name of Wife (née NISHIMURA) Tokuyo 41271

Name of Husband —

Name of Mother (née KOMOTO) Sana

Name of Father Toramatsu (Dead)

Names of Children under 16 (Dead)
See Over

Requested by P.E.G.

Registered with Custodian
(Yes or No)

Additional Information Farmer. Owner of 15 acres
& bldgs.

REAL PROPERTY SUMMARY

JAPANESE NAME: Shizuo KADO   Reg. No. 12712   File No. 6894

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act. First Offer. BC/535-P.

PROPERTY ADDRESS: North on Sandell Road off Townline Road.

LEGAL DESCRIPTION: Lots 2 and 3 of Section 32, Block 5 North, Range 2 West, Map 4080, Municipality of Surrey in the District of New Westminster.

TITLE: Registered in the name of Shizuo KADO.

ENCUMBRANCES: Registered: Vesting Order filed No. 25160 - Dec. 14, 1942.

Unregistered: No indication of any unregistered charges.

ASSESSED VALUES:

Land $920.00
Improvements 400.00 - $1320.00   Taxes - $36.90

CLASSIFICATION: This is a small fruit farm with dwelling and out buildings. The Custodian's representative reported July 3, 1942, that this property had an area of 15.27 acres planted to the following crops:

5½ acres strawberries, 1/8 acre Gooseberries (poor) 2 dozen mixed Fruit Trees (½ young)

1 - 1½ storey five room dwelling 24' x 30' in fair condition. 2 packing sheds, 1 barn 15' x 20' (new) 1 packer's house 24' x 26'

HISTORY OF ADMINISTRATION: This property was leased by Shizuo Kado May 1942 to Murray Company Limited for a term of one year from 7th May 1942 to 7th May 1943 with option to extend term for one year if Lessee requests same in writing before the 15th January 1943 to the Lessor's solicitor, J.M. Streight, New Westminster, B.C., same terms and conditions to apply; consideration $500.00 payable 7th May 1942 paid; 566 Jam crates for $113.20 which sum has been paid.

The foregoing lease was cancelled and replaced by Lease No.85 given by the Custodian to George Saastad 10th December 1942 - term one year from 1st September 1942 to 31st August 1943, consideration $95.00 paid 2nd July 1943.

SOLD: To: The Director, The Veterans' Land Act for $1081.00 as at January 1st, 1943.
Approval of Advisory Committee June 1st, 1943.

Funds released to the credit of Shizuo Kado May 9th, 1943, against which were the following charges: Registration Fees $3.00, Legal Fees $15.00, Arrears of Taxes $42.61 = $60.61 leaving a net credit of $1,020.39 from said transaction.

.....2/

Adjustments as at January 1st, 1943 to the amount of $16.83 being Unexpired Fire Insurance Premiums were placed to the credit of Shizuo Kado's account.

The following Fire Insurance Policy:
New England Fire Insurance Company, Policy No. 6251199, $1,000.00, covering on the 1½ storey dwelling, Lots 2 and 3, Section 32, Block 5 North, Range 2 West, Map 4080, Municipality of Surrey, B.C.

In view of the rents for 1943 having been collected by the Custodian, viz.$95.00, a cheque covering same was issued to The Director,The Veterans' Land Act, November 17th, 1943.

Certificate of Title No. 169554-E in the name of The Director, The Veterans' Land Act.

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

June 3rd, 1947.

D A Cramer

D. A. CRAMER.

DAC:lc

	NAME	FILE NO.
12712	KADO, Shizuo	6894

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Daily Report National Union Fire Insce. Co.	201451	Cancelled. $1,000.00	April	20th	1943.	Lt. "B", Blks. 2 and 3, W.½ Sec. 32, Blk.5N., R.W.2, Gp.2, Municipality Surrey, B.C.
New England Fire Insce. Company	6251199 Transferred to S.S.B.	~~Cancelled~~ $1,000.00	October	22nd	1945	Lt. "B", Blks. 2 and 3, W.½ Sec. 32, Blk.5N., R.W.2, Gp.2, Municip. Surrey, B.C.

FIRE INSURANCE SUMMARY

Shizuo Kado   Reg. No. 12712   File No. 6894

When the property owned by the above named Japanese came into the hands of the Custodian, the following Fire Insurance Policy was in force:
Daily Report National Union Fire Insurance Company,
Policy No. 201451, $1,000.00, covering the dwelling.
This was cancelled pro rata by the Company and a returned premium of $3.37 was placed to the credit of Shizuo Kado's account.

Our Insurance Department replaced this insurance with the New England Fire Insurance Company, Policy No. 6251199, $1,000.00, expiring October 22nd, 1945. This policy was transferred to The Director, The Veterans' Land Act January 1st, 1943 and the Unexpired Premium, viz. $16.83 was placed to Shizuo Kado's credit.

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

June 3rd, 1947.

D A Cramer
D. A. CRAMER.

DAC:ic

LIABILITY SUMMARY

Shizuo KADO   Reg. No. 12712   File No. 689A

According to the file there was only one claim registered against the above named Japanese, viz.

Miyuki TAKASAKI, May 7th, 1942 . . . . . . $200.00

This came through the Office of Messrs. Norris and MacLennan, solicitors. When Shizuo Kado was notified of this, we received the following letter from him dated August 30, 1944:

> "I have not borrowed any money from Mr. Miyuki Takasaki. I don't even know him very well, so it may have been Mr. Saylo Kado. He passed away seven years ago."
> (Signed) Shizuo Kado.

Norris and MacLennan were notified accordingly.

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

June 3rd, 1947.

D.A.Crasser

D. A. CRASSER.

DAC:le

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

File No. 17095

Victoria bldg., 7 O'Connor St.,
Ottawa, Ontario
April 4th, 1950.

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

C
O
P
Y

Re: Junjiro KADO - Japan
Sun Life Policy No. 607,224

Dear Mr. Shears:

The above named took out a policy of insurance through the Vancouver Office of the Sun Life Assurance Company of Canada on September 1, 1921, and the policy matured for payment on September 1, 1941. The funds are still held by the Insurance Company and they have requested us to endeavour to secure evidence of survival or otherwise of the policyholder.

According to information on our file, the assured and his wife were living in Japan in 1941, having left Canada in 1927.

The Sun Life suggests that you may have information regarding the present address of the assured in Japan and it would be appreciated if you would kindly let us have a report in this connection.

Please accept our thanks for your co-operation herein.

Yours very truly,

"A. H. MATHIEU"
Assistant Deputy Custodian.

AHM)JF

506 Royal Bank Bldg.,
Vancouver, B. C.,
April 17, 1950.

6894
E/1964

A. H. Mathieu, Esq.,
Assistant Deputy Custodian,
Office of the Custodian,
Victoria Building,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Mathieu:

Re: Junjiro KADO - Japan
Sun Life Policy No. 607,224.
Your File No. 17094

Replying to your letter of April 4th in regard to the above. We have on our file a letter dated September 14th, 1947, purporting to be signed by Junjiro KADO, so that it would appear that the policyholder was alive at the date of maturity - September 1st, 1941.

The address given in 1947 was Hiroshima Ken, Japan, and this is the latest information available to us.

We enclose a copy of the letter just referred to and our reply to same. It is quite evident that Junjiro KADO signed his letter in blank and that his brother afterwards filled in the contents in the body of the letter.

We do not always seem sure of the position to be taken in connection with insurance of persons resident in Japan. In regard to this present case, in view of the fact that the maturity value of this policy was due and unpaid at the time of the declaration of war with Japan, it would be our thought that the funds should be paid by the company to the Custodian and held as enemy funds. However, with the information given above, you may be in a position to reply to the Prudential Company and we would appreciate a copy of same.

Yours very truly,

F. G. Shears,
Director.

FGS/GN

6894

REGISTERED MAIL

September 25th, 1948.

Mr. Shizuo KADO,
Registration No. 12712,
Welling, Alberta.

Dear Sir:

We are presently making final distribution of all funds in this office, which were derived from the sale of Real and Personal properties, and we are accordingly enclosing, herewith, our cheque in your favor for the sum of $849.73.

Acceptance by you of this cheque does not prejudice in any way, your claim for loss which you may feel you sustained in the sale of your property, as the Commissioner, the Honourable Mr. Justice Henry I. Bird, has made a ruling to this effect.

Please acknowledge receipt of this cheque at your earliest convenience.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ:NS

Encl. 1

File No. 6894
Reg. No. 12712

Shizuo KADO

Date		Particulars	Debit	Credit	Balance
1942	September 14	Refund fire insurance premium	$	$ 3.37	
	October 30	Fire Insurance premium	18.00		
1943	January 1	Credit re Sale of Property		1,052.22	
		Land Registry Office - Certificate of Encumbrance	1.00		
1944	October 2	Claim paid - Y. & K. Mukai		260.00	
	October 5	Sale of furniture & cultivator		32.85	
	November 18	Proceeds Auction Sale		16.07	
1945	April 7	Manufacturers Life Assurance Co.	111.74		
	April 10	Cheque to you	260.00		
	April 23	Legal fees re sale of property	15.00		
	November 21	Manufacturers Life	109.04		
			$ 514.78	$1,364.51	
					CR $ 849.73

Accounting Department
June 4th, 1948

6894 add

Welling, Alberta,
March 14, 1948.

Mr. A. Watson.
Secretary to the Commission
Japanese Property Claims Commission
Court House
Vancouver B.C.

Reg No. 12712.

6AK

Dear Sir—

Please send me all information regarding to the valuation of my property, which was made for the Custodian.

The property concerned is—

Roll	Block	Quota	Sec	Blk	Map
5274	2	W ½	32	5W	
-75	3			R W 2	40.80

Thank you for this service.

Yours truly,
Shizuo Kato

MR. S KADO
WELLING ALTA

6094
K/1564

7th October, 1947.

Mr. Shisuo Kado,
Registration #12712,
c/o. Mr. D. Cox,
Welling, Alberta.

Dear Sir:

We have your letter of September 14th in which you enclose a letter written by yourself which you state was signed by your brother, Junjiro.

We notice that this letter is headed "Hiroshima Ken, Japan" and dated September 14th, which is the same date as your letter written from Welling.

However, your brother is a resident in Japan and as such his assets, including the maturity value of his insurance policy, vests in the Custodian.

We have been informed by the Sun Life Assurance Company that you have no interest whatever in this policy and therefore the proceeds of this policy will not be able to be dealt with until the terms of the Treaty of Peace have been arrived at.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

[illegible], Alberta
Sept 14, 1947.

EVACUATION SECTION
SEP 17 1947
No. 6894
File
Ans. 9/18/47
Referred

Office of Custodian,
The Royal Bank Building,
Vancouver, B.C.

Dear Sir:

28 1947

I am writing about Insurance Policy No. 607224 of Junjiro Kado. I have been notified that the for two thousand dollar (2000) policy which was completed in September of 1941 has been turned over to your office.

I would like this Sun Life Insurance Policy value turned over to me as soon as possible.

Enclosed please find letter which I have written with my brother, Junjiro Kado consent and complete with his signature.

Yours truly,

Shizuo. Kado

Hiroshima Ken, Japan

September 14, 1947.

C
O
P
Y

Office of the Custodian,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

I have been informed that my Life Insurance Policy of Sun Life Insurance Co. has been turned in at your office. The policy no. is 607224, and is valued at two thousand dollars (2000). This policy was completed in September of 1941. I would like this above amount sent to my brother, Shigeo Kado, residing in Welling, Alberta immediately, as it is impossible for me to receive it because of my return to Japan in 1927.

Yours very truly,

"JUNJIRO KADO"

MEMORANDUM

File No. 6894 26th March, 1946.

Re: Shizuo KADO - Reg. No. 12712

TO: Miss C. Girard

FROM: W.E. Anderson

Please transfer from the account of the above Japanese the following items which were sold in Surrey Auction No. 6, and credited to his account in error:-

Phonograph	$3.50
Garden shears	2.00

These items are to be credited to Suspense account as they are not identified.

A corrected statement of Auction proceeds is attached for this file.

WEA:HA

Transferred
27/3/46.
C.G

6894

4th March, 1946.

Mr. Shizuo KADO,
Registration No. 12712,
c/o D. Cox,
Welling, Alta.

Dear Sir:

We wish to acknowledge your letter of the 28th January, and we note your enquiry regarding your assets in the Protected Area.

On the 26th May, 1944, we sent to you a detailed statement regarding sale of your real property, which was sold in accordance with the Canadian Government's policy of liquidation. Since that time, all saleable chattels that were found on your property were also sold and the net proceeds credited to your account.

Attached hereto is a statement of your account at this office showing entries made since the date one was last sent to you. You will note your credit balance is $849.73, and this sum is available to you upon request.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

File No. 6894
Reg. No. 12712

Shizuo KADO

	Date	Particulars	Debit	Credit	Balance
1944	May 9	Balance as per statement sent	$	$1,036.59	
	October 2	Y. & K. MUKAI - settlement of claim		260.00	
	October 5	Purchase of household furniture & cultivator		36.50	
	November 18	Proceeds Auction Sale		16.07	
	December 12	Appraisal fee on goods sold	3.65		
1945	April 7	Premium on life policy # 449647 & 750171	111.74		
	April 10	Cheque to you	260.00		
	April 23	Legal Fees	15.00		
	November 21	Premium on life policy # 449647 - $ 41.58 750171 - $67.46	109.04		
			$ 499.43	$1,349.16	
					CR $ 849.73

EVACUATION SECTION
Rec'd JAN 31 1946
File No. 6894
Ans.
Referred Anderson

c/o D. Cox,
Welling, Alta.,
Jan. 28, '46

The Custodian's Office,
Dept. of the Secretary of
State of Canada,
Vancouver, B.C.

Dear Sir;

Since I am planning to go back to Japan I would like to know what is it become of my property which was placed under your care, so could you please send me a statement to inform me about it.

Thank-you.

Yours sincerely,
Shizuo Kado

Tab Welling Alberta
in Sep. 1949

4078 & 6894

22nd February, 1946.

Mr. & Mrs. Shizuo KADO,
Registration Nos. 12712 & 12711
c/o Mr. D. Cox,
Welling, Alberta.

Dear Sir and Madam:

Re: The Manufacturers Life Insurance Policy
No. 449,647 & 750,171

As requested by the Manufacturers Life Insurance Company we enclose herewith their two cheques in your favour for the sum of $83[illegible].00 and $421.00 respectively. These funds represent the cash surrender value of the above numbered policies.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:MA
Encls. (2)
C.c. to Dept. of Labour.

509 Royal Bank Building,
Vancouver, B.C.,
13th February, 1946.

1564 - Enemy Section
6894 - Evacuee Section

Mr. Shizuo Kado,
Reg. No. 12712,
c/o D. Cox,
Welling, Alta.

Dear Sir:

Re: Junjiro KADO (In Japan) and
Sun Life Policy No. 607224

We are in receipt of your communication of 1st instant.

We advised you in our letter of November 22nd, 1945 that the Sun Life informed us that you had no interest in the above named's assurance policy and, therefore, of course, you would not be able to collect the matured value.

You state that you are returning to Japan and we would suggest that you inform Mr. Junjiro Kado that his policy matured on September 1, 1941 and recommend that he contact the Tokyo Office of the Sun Life.

Yours truly,

W.J. JOHNSTON
ADMINISTRATION DEPARTMENT

WJJ/DG

COPY

c/o D. Cox,
Welling, Alta.
Feb. 1, 1946.

The Custodian's Office,
Dept. of the Secretary of State of Canada,
Vancouver, B.C.

Dear Sir:

I have been notified that Mr. Junjiro Kado's Life Insurance Policy No. 607224 had been placed under your care at the opening of the war. Since I am going back to Japan I would like you to inform me if I can take the money back to Japan with me, for I will be going to Mr. Junjiro Kado's place. If for some reason I cannot take it with me, could you please tell me how Mr. Junjiro Kado will be able to get it. Thank you.

Yours sincerely,

"Shizuo Kado"

509 Royal Bank Bldg.,
Vancouver, B.C.,
22nd November, 1945.

1564
Enemy Section
6894
Evacuee Section

Mr. S. Kado,
Registration No. 12712,
c/o D. Cox,
Welling, Alberta.

Dear Sir:

Re: Junjiro KADO (In Japan) and
Sun Life Policy No. 607224

We are in receipt of your letter of 19th November and wish to advise that we wrote you on 28th September as follows:

"In reply to your enquiry concerning the above mentioned Assurance Policy, we have been advised by the Sun Life Assurance Company that you have no interest whatsoever in the policy.

The Policy matured on September 1, 1941 at which time the Tokyo Office of the Sun Life was given full particulars in order that settlement might be effected with the assured but according to their Montreal Office no word has since been received in the matter."

We trust the above information answers your enquiry.

Yours truly,

W.J. JOHNSTON
ADMINISTRATION DEPARTMENT

WJJ/DG

COPY

c/o D. Cox,
Welling, Alta.,
Nov. 19/45.

The Custodian's Office,
Dept. of the Secretary of State of Canada,
509 Royal Bank Building,
Vancouver, B.C.

Dear Sir;

I wrote before asking you to let me know what you are going to do with Mr. Junjiro Kado's Sun Life Policy No. 607224. He now lives in Japan. I received your reply which you sent me on Sept. 19th advising me that you had written to the Sun Life Assurance Company for a report on the above policy and would advise me in due course, but I have not received any answer yet. Would you please let me know as soon as you can. Thank you.

Yours sincerely,

"S. Kado"

IN REFERRING TO POLICIES PLEASE QUOTE NUMBERS

The Manufacturers Life Insurance Co.

Head Office Toronto Canada

Branch Office, 418-20 Stock Exchange Building
Vancouver, B.C.

JAS. SHERRATT
BRANCH MANAGER

PHONE PACIFIC 6136

November 19, 1945

EVACUATION SECTION
Rec'd NOV 20 1945
File No. 689K
Ans.
Indexed

Custodian of Enemy Property,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

449,647
Re: Policies - 750,171 - Shizuo Kato

We are enclosing a letter just received from this policyholder. There are premiums due on the 30th of October on these policies. The amount due under #449,647 is $41.58 and the amount due under #750,171 is $67.46. We would appreciate remittance to cover at an early date.

Yours very truly,

A S McCloskey
A. S. McCloskey,
Branch Secretary.

ASM/EM
Encl.

25U, 17/47
a, 6
[illegible]

c/o. H. I. Cox,
Welling, Alta.,
Nov. 13/45

The Manufacturers Life
Insurance Co.
413-20 Stock Exchange Bldg.
Vancouver, B.C.

Dear Sir,

I cannot pay this year's premium for my life insurance, so would you please get it from the Custodian.

Thank-you

Yours sincerely,
Shizuo Kato

RECEIVED
NOV 17 1945
MANUFACTURERS LIFE
INSURANCE CO.

12712.

6895
3k

EVACUATION SECTION
Rec'd NOV 17 1945
File No. 6895
Ans.
Referred Anderson

c/o D. Cox,
Welling, Alta.,
Nov. 14/45

The Custodian's Office,
Department of the Secretary of State
of Canada,
Vancouver, B.C.

Dear Sir;

I cannot pay this year's premium for my Life Insurance so would you please pay it, and send me the rest of my money which was placed under you.

Thank-you.

Yours truly,
Shizuo Kado

509 Royal Bank Bldg.,
Vancouver, B.C.,
28th September, 1945.

1564 - Enemy Section
6894 - Evacuee Section

Mr. [illegible] Kado,
Registration No. 12712,
c/o D. Cox,
Welling, Alta.

Dear Sir:

Re: Junjiro KADO (In Japan) and Sun Life Policy No. 607224

In reply to your enquiry concerning the above mentioned Assurance Policy, we have been advised by the Sun Life Assurance Company that you have no interest whatsoever in the policy.

The Policy matured on September 1, 1941 at which time the Tokyo Office of the Sun Life was given full particulars in order that settlement might be effected with the assured but according to their Montreal Office no word has since been received in the matter.

Yours truly,

W.J. JOHNSTON
ADMINISTRATION DEPARTMENT

WJJ/DG

EVACUATION SECTION
Rec'd. MAR 31 1945
File No. 6894
Ans. [illegible]
Referred Gibson

C/o D. Cox,
Welling, Alta.,
March 28, '45.

The Custodian's Office,
Department of the Secretary of State
of Canada,
Vancouver, B.C.

Dear Sir;

Mr. Yutaka Mukai of Lemon Creek, B.C., owed me a debt of ~~three~~ two hundred and sixty dallors ($260) which he said he paid to the Custodian, but I have not recieved it yet, so would you please send it to me right away.

Thank-you.

Yours very truly,

Shizuo Kato.

①

NAME KADO, Shizuo

REGISTRATION NO. 12712 FILE NO. 6894

The following chattels were sold by public auction at Surrey, B. C. on September 27, 1944.

X	Crib and comforter	$ 1.50	F
	Barn door track and hanger	1.00	M
X	4 Cross-cut saws	3.50	T
X	Heater	4.00	F
X	Bed and springs	4.00	F
	High chair	3.00	F
X	Dresser	7.00	F

Total $ 24.00

Less Expenses:
(Auctioneer's Fee: $ 2.40
(Advertising: .41
(Moving: 5.12
$ 7.93

Net Proceeds Credited: $ 16.07

Members of Custodian Staff Present. Mr. R. M. Anderson

Extracted from Auctioneering List No. Surrey 6.

Remarks.

File 6894 File Km

INVENTORY OF CHATTELS BELONGING

to

KADO, Shizo # 12712
Westermen Rd., Surrey B. C.

Sold to tenant, Mrs. Marshall.

1 Kitchen Chair	$ .50	F
1 Old Range	8.00	F
5 Chairs	3.00	F
1 Kitchen Cabinet	3.00	F
1 Stone Crock	4.00	K
1 Dinning Table	6.00	F
1 Heater	2.00	F
S. P. Cultivator	10.00	M
	$36.50	
Less Appraisal Fee (10%)	3.65	
	$32.85	

"Considered a just and fair appraisal as made by me this 19th day of September 1944."

Signed.

TRAPP MOTORS, LTD.

Witness. Rm Anderson T W Trapp

Approved by RAC.
13/2/45.

INVENTORY OF CHATTELS BELONGING

to

KADO, Shizuo #12 712
Westerman Rd. Surrey.

" I have today inspected the undermentioned articles and consider them to be valueless and should be abandoned. "

- 1 Clothes Basket. ✓
- 1 4-gal. Oil can. ✓
- 2 Beds. ✓ ✓
- Galv, Pail. ✓
- 7 Sacks of Lime (gone hard.) ✓

Signed. RM Anderson

Sept2o/44.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 6694

NAME: Shiso KADO

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: $36.50

PURCHASE PRICE: $36.50

COMMITTEE'S APPROVAL: February 13, 1945

PURCHASER'S FULL NAME: Mrs. Marshall

ADDRESS: Surrey, B.C.

OCCUPATION:

BILL OF SALE REQUIRED: ~~YES~~ NO
(state if purchase price already paid or arrangements made) Paid in full

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD:

1 Kitchen chair	0.50
1 Old range	8.00
5 chairs	3.00
1 Kitchen cabinet	3.00
1 Stone crock	4.00
1 Dining table	6.00
1 Heater	2.00
S. P. Cultivator	10.00
	$36.50

File No. 6894

Date Sept 27/44.

SUMMARY

Name: KADO, Shizuo #12712

Address: Westermam Rd. Surrey B .C.

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

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

(3) - We have sold to the tenant articles as per attached list at $36.50 for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:
Nothing Outstanding -----

The tenant gave us the following explanation:
Nothing Oustanding ----

R .M.Anderson.

File 6894

INVENTORY OF CHATTELS BELONGING

to

KADO, Shizo # 12712
Westermen Rd., Surrey B. C.

Sold to tenant, Mrs. Marshall.

1 Kitchen Chair	$ .50
1 Old Range	8.00
5 Chairs	3.00
1 Kitchen Cabinet	3.00
1 Stone Crock	4.00
1 Dinning Table	6.00
1 Heater	2.00
S. P. Cultivator	10.00
	$36.50
Less Appraisal Fee (10%)	3.65
	$32.85

"Considered a just and fair appraisal as made by me this 19th day of September 1944."

Signed.

TRAPP MOTORS, LTD.

Witness. R.M. Anderson T.D. Trapp

6094
8005

September 6th, 1944

Messrs. Norris & MacLennan,
Barristers & Solicitors,
602 W. Hastings St.,
Vancouver, B. C.

Dear Sirs;

re: Miyuki TAKASAKI

With reference to the claim of $200.00 which you lodged with the Custodian on behalf of your client the above named, against Shizuo KADO. We have now received a reply from him which reads as follows:-

> "I have not borrowed any money from Mr. Miyuki TAKASAKI. I don't even know him very well, so it may have been Mr. Suyeo Kado. He passed away seven years ago."

Unless you can supply us with more details in connection with this claim, we are afraid we cannot do anything more to assist you.

Yours truly,

AMcA:ND

A. McAlister,
Claims Department.

c/o D. Cox,
Welling, Alta.,
August 30th

The Custodian's Office,
Department of the Secretary of
State of Canada,
Vancouver, B.C.

EVACUATION SECTION
Rec'd SEP 2 1944
File No. 6894
Ans. D.McA.
Referred [illegible]

Dear Sir,

I have not borrowed any money from Mr. Mizuki Takasaki. I don't even know him very well, so it may have been Mr. Sueyo Kado. He passed away seven years ago.

Thank-you.

Yours truly,
Shizuo Kado

6894

August 24th, 1944.

Mr. Shizuo KADO,
Registration No. 12712,
c/o Mr. D. Cox,
Welling, Alta.

Dear Sir:

We have for acknowledgment your letter of the 21st of August 1944 lodging a claim of $260.00 against Yutaka MUKAI. We have written to him informing him of your claim and asking him to make arrangements to settle same, if he acknowledges its correctness. If he authorizes payment we will arange a settlement, if he does not do so within a reasonable time we suggest that you should contact him direct.

We notice on reviewing your file that there is a claim against you of $200.00 by Miyuki TAKASAKI. Please advise us whether this claim is correct, and if so authorize us to settle same from your credit balance with the Custodian.

Your early reply to this letter would be appreciated.

Yours truly,

A. McAlister,
Claims Department.

AMcA:DE

6894
8621

August 23rd, 1944.

Mr. Yutaka MUKAI,
Registration No. 12395,
Slocan, B.C.

Dear Sir:

We have received a letter from Shizuo KADO, copy of which we give below:

> "I have lent Yutaka Mukai two hundred and sixty dollars ($260.). He lives in Lemon Creek, Slocan, B.C. Would you please get it from him and send it to me because having a new baby this spring, my wife is unable to work and we cannot make our living doing beets myself."

If you agree that the above claim is correct kindly authorize us to settle it in your behalf from funds which you have with the Custodian. At the same time please reply to our letter of the 3rd July dealing with the other claim against you by the Brownsville Sawmills Limited.

Yours truly,

A. McAlister,
Claims Department.

AMcA:DE

c/o D. Cox,
Welling, Alta.,
August 21, 1944.

EVACUATION S
Rec'd AUG 23 1944
File No. 6 8940
Ans. [illegible]
Referred McAlister

506 Royal Bank Building,
Hasting & Granville,
B. C.

Dear Sir;

I have lent Yutaka Mukai two hundred and sixty dollars ($260.)

He lives in, Lemon Creek,
Slocan, B. C.

Would you please get it from him and send it to me because having a new baby this spring, my wife is unable to work and we cannot make our living doing beets myself.

Thank-you.

Yours truly,

Shigeo. Kido,

J.L. No. 443

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 6694

Reg. No. 12712

506 Royal Bank Building,
Vancouver, B. C.

MAY 26 1944

Mr. Shisue KADO,
P.O. Box 299,
Raymond, Alberta.

Dear Sir:

Re: Westerman Road, R.R. 4, New Westminster, B. C.
Lots 2 and 3 of Section 32, Block 5 North Range
2 West, Map 4060, District of New Westminster.
C. of E. 50791.

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		$ 1081.00
Add:		
Unexpired insurance premium as at January 1st, 1943		16.83
		$ 1097.83
Less:		
Tax arrears to December 31st, 1942	$ 42.61	
Registration fee	3.00	
Encumbrance—Principal		
—Interest		$ 45.61
Net proceeds of sale		$ 1052.22

1017.32

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		Debit	Credit	Balance
Jan. 1	Balance Brought Forward	$14.63	$	$14.63 Dr.
	Credit re Sale of Property		1052.22	
	Land Registry Office C. of E.	1.00		
		$15.63	$1052.22	
				CR $1036.59

BC-535-P

BC/535-P Page 1

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

Farm Appraisal Report

File No. J.L.443

Land Description Lots 2 & 3, Sec.32, Blk.5N., Map 4080.
No number on house.

Containing 15.25 Acres

Owner's Name S. KADO Post Office Address R.R.No.4, New Westminster, B.C.
South Westminster P.O. 2½ mls.

Nearest Rail Point Kennedy, B.C.E.R. Distance 2½ miles

Market Town New Westminster Distance 5 miles

Church (give denomination) St. Helens (Anglican) Distance 2 "

Nearest School Queen Elizabeth & Simon Cunningham Distance 2 "

State how property was identified: By survey post, map and roads.

Roads: State whether property has access to main road, the kind of road and its condition.
On side road ¼ mile west of Sandell Road and north of Town Line Road, gravel, fair. Road to west of property not constructed.

Is this district a good one? Poor, some light sandy soil and hard pan. Poor farming district.

Employment opportunity Seasonal on farms, mainly berry picking. Industries such as sawmills, etc., along Fraser River, 4 miles distant.

Predominating Nationality and religion: British, Protestant

Describe Fencing and its condition: No fencing. Value $

EXHIBIT No. 561-2
DATE Aug. 12/48
S.E.A. Rie

Water supply: Wood cribbed well 6' to water. Goes dry after hot spell. Value $

6894

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 30	frame	14'	shgls	10 y.	cedar posts	fair	700.00
	x							
Packing shed..	16 x 26	Poles & shks	9'	shks	20 "	Poles	poor	-
BARN	x							
	x							
BARN	16 x 20	frame	8'	shgls	2 "	Posts	good	100.00
Packing shed	22 x 28	Poles & shks	8'	shks	20 "	"	poor	-
GRANARY	x							
	x							
shack	12 x 24	frame	9'	shgl	20 "	cedar psts	fair	100.00
Leanto	12 x 24		8'					
	x							

No electricity in house.

Total present day value $ 900.00

Total Value Buildings add to farm $ 650.00

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

$

Describe the basement and chimneys: No basement. Brick chimney from ground.

No. rooms downstairs? 4 Upstairs unfinished. How finished Boards

Are buildings painted? No Condition of paint --

Distance from nearest bush 50 yds.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6.85	Level & sloping Drained	sandy & gravelly loam - some light sand 6" - 20"	sand, gravel, Hard Pan	Straws. etc. - fair	50	342.50

Area which can be cultivated without cost other than for breaking.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	TOTAL

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
2.5	Level & Sloping.	sandy loam 6" - 20"	sand, gravel, hardpan	now slashed, clearing of stumps etc.	100.00	20.00	50.00
5.9	" "	"	"	Clearing of bush some cordwood	150.00	10.00	59.00

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 $ 451.50

Total added by buildings to value of farm $ 650.00

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

Total value of farm $1101.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm in good state of cultivation - now rented to Murray Co. Ltd. for $550.00.

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

Noxious weeds: Some thistles.

EXHIBIT No. With 561-2
DATE
FILED BY

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Taxes $36.90
Surrey Municipality.

Date: July 1st, 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 22 day of June, 1942.

Inspector's Signature "R. V. BROWN"

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

BC/535-P Page 3 J.L.443 S.S. Form No. 43
(*Sheet 2*)

Farm Appraisal Report

Remarks: Property is located on a side road 1/2 mile west of Sandell road and about 3/4 mile north of the intersection of Sandell and Town Line roads. There is considerable variation in the soil on this property. The south portion is a bench with sandy loam and sand and hardpan underneath. This portion is drained. The balance is on a north slope with lighter soil and near the north boundary is almost straight sand with a sand sub-soil. Part of bush has been slashed but the stumps are still in and there is second growth, the balance is fairly heavy clearing.

Buildings are in fair shape and there is no fencing. Water is obtained from a wood cribbed well but apparently it goes dry after a hot dry summer.

There is no electricity available at present but a power line runs about 100 yards to the east. The house is not numbered. There are a few fruit trees around the house but of no commercial value, Pears, Cherries, Apples.

(FOR ORCHARD LANDS ONLY)

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

This is not a good property as the light soil would dry out after a short spell of hot weather. For this reason it is possibly best suited to growing straws. Soil would require building up by cover cropping.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

EXHIBIT No. With 561-2
DATE
FILED BY

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
Approximate acreages in small fruits.	$
5.45 ac. Straws (British Sovereign)	$
.3 " Straws (Ever bearing)	$
.3 " Rhubarb	$
.3 " Black currants	$
.35 " Trees etc.	$
.15 not cropped	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

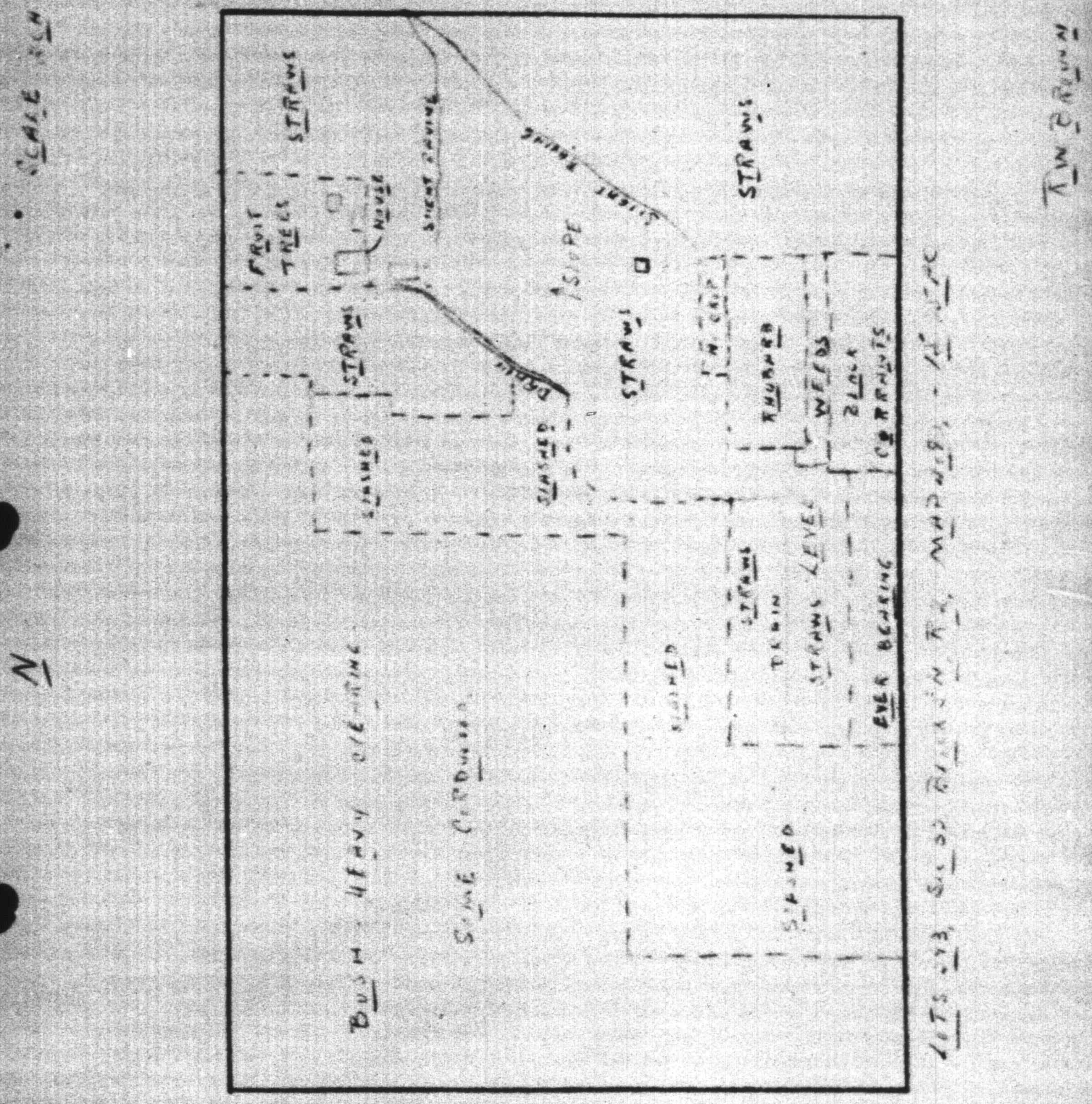

EXHIBIT No. ~~~~
DATE
FILED BY Wit. 5-61-2

Following careful review of this appraisal report, it is my opinion that the present value is $ 1100.00

Date 7th July, 1942.

"I. T. Barnet"
District Superintendent.

EVACUATION SECT'O
Rec'd DEC 14 1942
File No.
Ans.
Referred Wright

·SUN·LIFE·ASSURANCE·COMPANY·OF·CANADA·
·HEAD·OFFICE: MONTREAL·

VANCOUVER BRANCH
A. L. WRIGHT, C.L.U., BRANCH MANAGER
H. A. FAIRBAIRN, ASSISTANT MANAGER
C. E. HAY, BRANCH SECRETARY

ROYAL BANK BUILDING
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

December 16, 1942.

Mr. K. W. Wright,
Counsel for the Custodian,
Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Wright: Re: Your File No. 6894 - Evacuee
Shizuo Kado, #12712

In reply to your enquiry of the 14th instant we would advise that the above named party has no interest whatever in policy No. 607,224, which at maturity was payable to the assured policyholder. The office of the Custodian already has a record of this policy which matured on September 1st, 1941, at which time the policyholder was a resident in Japan. At that time our Tokyo office was given full particulars of the matured policy to enable them to effect settlement but according to our Montreal office no word has since been received in the matter and a full report was since filed with the Custodian.

We trust this information will enable you to deal with the point in question.

Yours faithfully,

BRANCH SECRETARY.

CEH/ILQ

December 14, 1942.

6894 Evacuee

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

Dear Sirs:

Re: Shizuo KADO, #12712

We are in receipt of advices that the above Japanese has a full interest in Sun Life Policy No. 607224, which was made out in the name of his brother Junjiro Kado, who left for Japan in 1927.

The above states that he has paid all premiums, but there appears to be some confusion in regard to the mature date. The information that we have is that the policy might have matured on September 31st, 1942. We would appreciate it if you could give us the correct information on this matter.

Yours truly,

K. W. WRIGHT.
Counsel for the Custodian.

WGB/MFP

File No. 6894

December 11th, 1942.

Rec'd DEC 11 1942
File No.
Ans.
Referred MR BELL

MEMORANDUM

TO: MR. K. W. WRIGHT

FROM: MR. ANDERSON

Re: Shizuo KADO, #12712

The following is an extraction from additional registration supplied by the above Japanese, which we feel your Department will be interested in:

> Declares that he has a full interest in a Life Insurance Policy #607824 (Sun Life Insurance Co.). The policy is on the life of his brother Junjiro Kado, who went to Japan in 1927, and left the policy in his care since which date he has paid all the premiums. He states that his brother wrote to the Sun Life Insurance Co. surrendering the policy to KADO (Kato) Shizuo. The policy matured in September 21st, 1942.

WBA/BM

6894

28th October, 1942.

Messrs. Reed, Phipps & Davies Ltd.,
815 West Hastings Street,
Vancouver, B.C.

Dear Sirs:-

Re: Shizuo KADO

We wish to acknowledge with thanks your letter of the 26th inst. enclosing New England Policy #6251199.

Please find enclosed our cheque for $18.00 to cover the premium in full. Kindly let us have your receipt in due course.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

Enc.

6894

22nd October, 1942.

Reed, Phipps & Davies Ltd.,
615 West Hastings St.,
Vancouver, B.C.

Dear Sirs:- Attention Mr. Henderson

Re: Shizuo KADO

I am enclosing herewith a copy of Daily Report covering National Union Fire Insurance Company Policy No. 201451. This policy was cancelled by Dale & Company as at September 25, 1942. The cancellation, I understand, was effected in accordance with the general policy of the Company with respect to all Japanese property.

Would you kindly issue a policy covering this property for the same amount as shown on the enclosed Daily, namely $1,000.00, to be effective as from this date, for three years. In issuing this policy please carry out instructions contained in our Form Letter 68.

For purposes of identification kindly make note of the Japanese name and file number on the back of a policy and also on your statement covering the premium.

We will be glad to have the enclosed Daily returned when sending us the new Policy.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

Enc.

6894

24th September, 1942.

Murray Company, Ltd.,
6 - West 17th Avenue,
Vancouver, B.C.

Dear Sirs:-

Re: Shizuo KADO

According to the terms of the lease between yourself and the above named Japanese covering property shown as being Lots 2 and 3 of Section 32, Block 5, North, Range 2 West, Map 4080, Municipality of Surrey, I understand that you are to be responsible for fire insurance protection on the buildings situate on the above mentioned land. If that is so, will you kindly advise me immediately and also send to this office a copy of the fire insurance policy.

This matter is rather urgent because the policy originally carried by the above named Japanese, being No. 201451 in the National Union, is being cancelled by that Company as at September 25th and I want to be sure that the property is protected.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

6894

24th September, 1942.

Dale & Company,
1006-1015 Marine Building,
Vancouver, B.C.

Dear Sirs:-

Re: Cancellation of Japanese Insurance

We wish to acknowledge with thanks your letter of September 11th giving us a list of the Japanese names, file numbers and policy numbers, which policies you wish to cancel.

We also wish to thank you very much for your further letter of September 16th enclosing copies of the various insurance policies to be affected by cancellation.

Please find attached our receipt covering your cheque received in your letter of September 11th, being the return premiums on the policies affected.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

Enc.

EXHIBIT No. 561-A
DATE Dec 12
PRESENTED BY [illegible]

September 10th 1942.

REGISTERED

Mr. Shizuo Wada,
C/o Mr. Louis Brandley,
Raymond,
Alberta.

File No.6894

Dear Sir:

This Company has elected to cancel its policy No. [illegible], issued to SHIZUO WADA, loss, if any, payable to the Insured, written to cover $1,000. on Dwelling House situate on Lot "B", Blocks 2 and 3, West Half Section 22, Block 5 N., R. W. 2, Group 2, Municipality of Surrey, Province of British Columbia, from April 20th 1940 to April 20th 1943.

Kindly take notice that at the end of fifteen days from the giving of this notice the above mentioned policy will (without any further notice to you) become and be cancelled and terminated.

Cheque covering the excess premium paid by you beyond the pro rata premium up to and including the end of the said period of fifteen days, amounting to $3.37, has been handed to the Department of the Secretary of State, Office of the Custodian, Japanese Evacuation Section.

Yours truly,
NATIONAL UNION FIRE INSURANCE COMPANY,
Pittsburg, Pa.
Per DALE & COMPANY, LIMITED.

Per:

ABG/J.

Agent

6894

c/o Mr. L. Brandley
Raymond, Alta.
July 22nd, 1942.

ont + Greer

Mr. C. T. Drewry
506 Royal Bank Bldg.
Vancouver, B.C.

EXHIBIT No. 561-11
DATE Aug 12/48
FILLED BY Geo. Rice

Dear sir:

I am letting you know about the articles that were not found by your agents. The bicycle which were to be sold to Mr. Schmelbach was cancelled and I have brought it here with me. Murrays have used the 4 sacks of G. wheat, and promised to return it when I return. I sold the strawb. Box in [illegible]. Murrays bought the farm crates from me and paid for it, ~~also~~, I have also sold the berry crates and received payment for it.

Some of the goods listed by the custodian which are not there in the house are here with me.

I am returning you the Inventory list, with some of the goods listed which were mixed up in the farm.

Yours truly,
Shigeo Kado.

File No. 6894

Name: KADO, Shizuo

Address: R.R. #4, New Westminster, B. C.

Reg. No: 12712

EXHIBIT NO. 561-12
DATE Aug 12/48
FILLED BY G. G. A. Rice

INVENTORY OF CHATTELS LEFT ON PEROPERTY

UPSTAIRS

1	baby's crib ✓
x 2	beds ✓
1	kitchen chair ✓
— 1	dresser ✓
1	clothes basket ✓
1	box kitchen utensils and personal belongings ✓
1	4 gal. oil can ✓
2	box sulfur (may be used by Murray.)

DOWNSTAIRS

x 2	beds ✓
1	kitchen range ✓
5	kitchen chairs ✓
1	kitchen cabinet ✓
1	5 gal. stone crock ✓
1	galvanized pail ✓
1	dining table ✓
— 1	heater ✓

Things used by Murray Co.

1	wheel barrow ✓
1	7 tooth cultivator ✓
2	hoe ✓
1	axe ✓
4	sacks Go-West ✓

LOCKED IN ROOM IN PICKERS HOUSE

2	hand sprayers ✓
1	spring tooth cultivator ✓
1	bicycle ([illegible] took bicycle with him) ✓
1	plow ✓
3	cross-cut saws ✓
1	steel pulley ✓
1	crow bar ✓
3	peaveys ✓
3	mattocks ✓
1	pick ✓
2	axes ✓
2	sledge hammers ✓
1	roll ½" cable (on spool) ✓
1	single harness ✓
7	sacks of Lime (50# each) ✓
1	wheelbarrow ✓
1	warming stove #24 ✓
2	block ✓
3	potato rake ✓
3	wedge ✓
2	hand saw ✓
10	mattress ✓ (may be used by Murray Co.)

Confirmed:

DATE: July 22nd 1942. **Signed:** Shizuo. Kado.

Please return this copy.
A.m

6894

July 16, 1942.

Mr. Shizuo KADO, #12712,
Lethbridge, Alberta.

Dear Sir:

Re: Chattels, R. R. #4, New Westminster.

Our agent investigated your property at the above address and found certain chattels on your premises which have been listed in duplicate and enclosed herewith.

We note that there are some discrepancies between the goods found by our agent and those declared by you to the Custodian on the 29th of April. We presume that in the interval you have disposed of certain articles, among others the bicycle which we are advised was sold to Mr. John Schmelback, Vancouver, and 4 sacks Go-west, 8 tons straw and a number of jam and berry crates.

Would you please be good enough to check this inventory carefully, confirming it, if correct, and indicating on it all those goods which are for the use of the tenant, Murray Co. Ltd., Vancouver, and those which are to be locked in a room in the pickers' house.

Please attend to this matter as soon as possible, returning one copy of the inventory with the date and your name as indicated, so that we may obtain a similar confirmation from the tenant on your farm.

Please do not fail to mention which you have done with the goods which our agent failed to find.

Yours truly,

H. F. Green,
Manager, Protection Department.

AGM:AS
encl.

[illegible] The Clarke & Stuart Co. Limited, Law Printers [illegible]

OFFICE OF THE CUSTODIAN
RECEIVED
MAY 19 1942

F 6894

This Indenture,

Made in duplicate the day of May in the year of Our Lord one thousand nine hundred and forty-two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between: SHIZUO KADO, of Rural Route Number 4 New Westminster, in the Province of British Columbia, Farmer

Insert full Names, Addresses and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

MURRAY CO. LTD., a body corporate having its head office at 6 W. 17th Avenue, City of Vancouver, Province of British Columbia

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, **All and Singular** that certain parcel or tract of land and premises situate, lying and being in the Municipality of Surrey, Province of British Columbia, more particularly known and described as Lots Two (2) and Three (3) of Section Thirty-two (32) Block Five (5) North, Range Two (2) West, Map 4080.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

Cancelled. Replaced by Lease No. 85.

From the 7th day of May one thousand nine hundred and forty-two to the 7th day of May 1943 for the term of one year thence ensuing ~~xxxxxxxxxx~~

Yielding during the said term therefor the rent of Five Hundred ($500.00)---Dollars, of lawful money of Canada, payable on the fo~~llowing days and times that is to say~~xxx 7th day of May A.D. 1943. 2

THE Lessor agrees to extend the term of the Lease for one year if the Lessee should request same in writing before the 15th day of January A.D. 1943 to the Lessor's solicitor, J.M. Streight, New Westminster, B.C. The same terms and conditions are to apply to an extension of the said term.

THE Lessee agrees to purchase 566 jam crates from the Lessor for the sum of $113.20, the receipt whereof is hereby acknowledged.

THE Lessor states that the property is free from all encumbrances and further states that he has no outstanding debts whatsoever. THE Lessor agrees that the Lessee has the right to remove all growing crops, grain, berry or otherwise, during the said term.

THE Lessor agrees to assume all responsibility for the buildings against fire and damage.

R.K.G. S.K. the first payment to be made on the ~~xxxxxxxxxxxxxxxxxxxxxxxxx~~ day ~~of~~xxx , 194xxx

That the said Lessee covenants with the said Lessor to pay rent; an~~d to pay taxes; and to pay rates~~x fo~~r water, electric light, gas and telephone.~~x

And to repair; and to keep up fences; and not to cut down timber;

R.K.G. S.K. ~~**And** the said Lessor may enter and view state of repair; and that the said Lessee will repair according to notice.~~x

And will not assign without leave; and will not sublet without leave.

R.K.G. S.K. ~~**And** that he will leave premises in good repair;~~x

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

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

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective 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 the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF
Signature of Witness ~~[illegible]~~
Street Address
City or Town
Occupation ~~[illegible]~~

[illegible] Harris
[illegible] Road,
Surrey. B.C.

The Murray Co Ltd
R. [illegible] Sec Treas.

Shizuo. Kado.

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 6894

MUNICIPALITY: Surrey.

Date: July 3, 1942.

NAME: KADO, Shizuo.

REGISTRATION NO. 12712.

ADDRESS: Turn north on Sandell Rd. off Townline Rd., take first turn to left to end of road, then, turn right.

PROPERTY:

ACREAGE: 15.27

KIND OF CROPS: Straws. Gooseberries. Fruit Trees.

APPROXIMATE ACREAGE OF EACH: 5½. 1/8.(poor) 2 doz. mixed.(½ young)

HOUSE: 1½ Storey.

VACANT:

OCCUPIED Yes. By Mrs. Schnellback & family. She is employed by Murray Cannery.

DESCRIPTION Frame. Shingled.

ROOF Shingle.

SIZE: 24 x 30.

NO. OF ROOMS 5.

CONDITION: Fair.

OTHER BUILDINGS: 2 packing sheds, barn 15 x 20 (new), pickers house 24 x 26.

NAME OF LESSEE OR RENTOR: Murray Cannery, Vancouver, B.C.

TERMS:

WATER: Well. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: Keys in care of Mr. N. Obey.(straw boss)
Rough boarded inside, good sized rooms. Pickers house, doors locked, windows barred.

INVENTORY OF CHATTELS LEFT ON PROPERTY

Upstairs.

Baby's crib.
2 Beds.
1 Kitchen chair.
Dresser.
Clothes basket.
Box Kitchen utensils & personal belongings.
4gal. oil can.

Downstairs.

2 Beds.
Kitchen range.
5 Kitchen chairs.
" cabinet.
5gal. stone crock.
Galvanized pail.
Dining table.
Heater.

Locked in room in pickers house.

2 Hand sprayers.
Spring tooth cultivator.
Bicycle.
Plow.
3 cross cut saws.
Steel pulley.
Crow bar.
3 Peaveys.
3 Mattocks.
Pick.
2 Axes.

continued.

2 Sledge hammers.
Roll ½" cable.(on spool)
Single harness.
7 sacks Lime. (50# each)
Wheelbarrow.

Missing: 1 heater
[illegible]
2 wheelbarrows
4 sacks [illegible]
8 tons straw
Jam & berry crates

Signed: J. Moryson

H. L. Lyon

INVENTORY OF CHATTELS BELONGING

to

KADO, Shizuo #12 712
Westerman Rd. Surrey.

" I have today inspected the undermentioned articles and consider them to be valueless and should be abandoned. "

1 Clothes Basket.

1 4-gal. Oil can.

2 Beds.

Galv, Pail.

7 Sacks of Lime (gone hard.)

Signed. PM Anderson

Sept2o/44.

2u 6894

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

NOV 20 1947

R. 443
Ac. 535.P.
Inv. 31

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME KADO Shigeo (Print) Surname Given Name (RCMP) Reg. No. 12712

(2) Pre-Evacuation Address R.R. #4, New Westminster, B.C.

(3) Present Address WELLING, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) Municipality of Surrey, B.C. City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)

Westerman Road, R.R. #4, New Westminster, B.C.
Lots 2 and 3 of Section 32, Block 5 North Range 2 West,
Map 1080, District of New Westminster. C. of T. 50791.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) ~~Residence~~ Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

SEE SUPPLIMENT FOR DETAILS

(i) Land - - - - - - - - - - - - - - - - $ 3838.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 1600.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - - - - - - - - - - - - - $ 5438.00
(v) Amount at which Custodian sold property and credited your account - - $ 1081.00 ✓

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 4357.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation On property

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) In house and pickers house

(c) How stored or packed at time of evacuation locked in pickers house.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") **In custody of Custodian**

(e) Itemized description of personal property which is the subject of the claim:

1. Estimated Value $
2. **SEE SUPPLEMENT** Estimated Value $
3. Estimated Value $
4. Estimated Value $
5. Estimated Value $
6. Estimated Value $
7. Estimated Value $
8. Estimated Value $
9. Estimated Value $
10. Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - - - - - - - - - - - - - - $ 6041.33

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) **LETHBRIDGE**

(b) Do you require the services of an interpreter at the hearing? Yes or no **Yes**

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

I, Shizuo Kado of the village of Welling in the Province of Alberta

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the town)
of Raymond)
in the Province of Alberta)
this 15 day of November)
A.D. 1947.)

W L Jones
A Commissioner &c.

Shizuo. Kado

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

6894

SUPPLEMENT

5. Personal property.

(a) Itemized description of personal property which is the subject of the claim.

IN HOUSE	1baby crib ......estimated value	$ 4.00	
	4 beds	60.00	2 beds abandoned
	6 kitchen chairs	6.00	
	1 dresser	5.00	
	1 clothes basket	1.00	abandoned
	Kitchen utensils & personal belongings	15.00	
	1 4-gal oil can	1.00	abandoned
	2 boxes sulfur	22.00	T
	1 kitchen range	50.00	
	1 " cabinet	15.00	
	1 5 gal stone crock	[illegible]	1.65
	1 galvanized pail	.50	abandoned
	dining table	8.00	
	1 heater	8.50	
	doll	15.00	X withdrawn
In PICKERS HOUSE:			
	2 hand sprayers	44.30	50
	1 cultivator	8.50	
	1 bicycle	15.00	✓
	1 plough	21.50	
	3 crosscut saws	36.50	30
	2 steel pulleys	20.00	
	1 crow bar	1.50	
	3 peaveys	5.00	
	3 mattocks	4.50	
	1 pick	2.70	
	2 axes	4.50	
	2 sledge hammers	5.50	
	1 roll ¼" cables	20.00	
	1 single harness	35.00	
	7 sacks lime	3.50	abandoned
	1 wheel barrow	10.00	
	1 heater	10.00	8
	3 rakes	6.75	
	3 wedges	4.50	
	2 hand saws	5.00	
	10 mattresses	20.00	T
RENTED TO MURRAY			
	1 wheel barrow	3.50	T
	7 tooth cultivator	16.50	T
	2 hoes	1.00	T
	1 axe	2.50	T
	4 sacks "Go-West"	16.50	12
	Total	$536.90	
	Received from Custodian	52.57	
	Claims for personal property	$484.33	

Claim now $474.60

REAL ESTATE:

Land

Details:	Original cost of land ...	$750.00 ✓
	Improvement by crop:	
	5 acres strawberries	1500.00
	1 acre rhubarb	36.00
	currants	22.00
	Gooseberries	20.00
	Asparagus	10.00
	Fruit trees	100.00
	Improvement by clearing	1100.00
	Estimated value of land	3538.00

Building details:

Dwelling 24 X 32 - - 2 story
Picker's house 24 X24
Barn 16 X 22
Shed 16 X 20
2 packing sheds.

CASE NO: 561.

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

Lethbridge, Alberta,
August 12th, 1948.

IN THE MATTER OF THE CLAIM OF
SHIZUO KADO.

PROCEEDINGS AT HEARING.

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.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

THE SECRETARY: Case No. 561, Shizuo Kado.

SHIZUO KADO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Kado, you have a claim with respect to some farmland in British Columbia, is that right?

A Yes.

Q And that land is described as Lots 2 and 3 of Section 32, Block 5, North Range 2 West, Map 4060, District of New Westminster?

A Yes, that is correct.

Q Now with respect to that claim for farm lands, I want you to look at that form (indicating), if you will. A: Yes.

Q And has that been read over to you?

A Yes.

Q And is that your signature on it?

A Yes.

Q And are the particulars contained in that form true and correct to the best of your knowledge, information and belief? A: Yes.

MR. HUCKVALE: I tender that as Exhibit 1, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

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

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now, Mr. Kado, according to this appraisal report the nearest rail point was Kennedy. I notice you have made a notation in pencil there. Is Kennedy correct or not?

A This is the nearest railroad station I have marked in pencil, Scott West, which is about a half a mile.

Q So that Kennedy is incorrect, is that right?

A If you go by road, by truck, they are about the same.

Q They are about the same? A: Yes. But if you walk, Scott West is closer.

Q Now, I observe, according to this report, that your well was only six feet deep; is that right or not?

A It is only timbered for about six feet but it goes down a further 10 feet without any timber.

Q Now on page 3 of this appraisal, the appraiser has this property located on a side road a half a mile west of the Sandell Road and about three-quarters of a mile north of the intersection of Sandell and Town Line Roads. Is that a correct description of where it is?

A This would be correct measuring along the road which curves, but if you walk directly, the distance is a little less.

Q I see. O.K. Now, did you insure the dwellings on this place? A: Yes.

Q I want to show you this policy (indicating). Will you tell me if that is the insurance you had on your house? A: Yes.

Q Now can I just see that a moment? I notice that endorsement on this policy dated September 20th, 1940, which reads: "It is understood and agreed

> that there is no longer a stove-pipe chimney in the within described dwelling, and this

"policy is hereby made subject to the attached Superior Construction Endorsement, in consideration of which the rate hereunder is reduced from 3.50 to 1.80, and a return premium of $14.50 is allowed the insured to adjust."

Did you improve that chimney in any way when that endorsement was made?

A Yes, I had a contractor build a brick chimney.

Q And was that built approximately the same time that that endorsement was made on the policy?

A About one month prior to the date of this endorsement.

MR. HUCKVALE: I will tender that policy with its endorsement, sir.

(INSURANCE POLICY MARKED EXHIBIT NO. 3).

MR. HUCKVALE: The insurance policy is for one thousand dollars.

Q Was your house inspected when it was insured, Mr. Kado? A: Yes.

Q Now I want to show you a picture. Can you tell me what that is a picture of?

A The large house on the left is my dwelling house.

Q And that is the dwelling house that was insured?

A Yes.

Q And does that show the brick chimney?

A Yes.

Q And, roughly, when was that picture taken?

A In 1940.

MR. HUCKVALE: I tender that picture of the dwelling house.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Now, I show you another picture. Will you tell me what that is a picture of?

A This is a picture of my farm showing the new dwelling house in the centre with the old dwelling house just to the right of it.

MR. HUCKVALE: I tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Q: Now you cleared roughly 7 odd acres of this place, did you not? A: Yes.

Q Was the clearing heavy or light?

A It was very heavy clearing.

Q I want to show you that picture. Will you tell me what it is a picture of?

A This is one of the logs that had to be cleared.

Q Who is the individual in the picture?

A That is myself.

Q Well, is that typical of the type of timber that was on this place when you cleared it?

A Yes, this is representative of the logs.

Q And roughly what year would that picture be taken in? A: In 1932 or '33, I think probably '33.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 6).

MR. HUCKVALE: Q: Now I show you another picture. Will you tell me what that is a picture of?

A This is a picture of part of my strawberries.

Q I take it that was after the land was cleared, cultivated and planted, is that right?

A Yes.

Q And roughly what year would that picture be taken?

A About 1936.

Q And what plants are growing there?

A Strawberry plants.

Q Stfawberry plants? A: Yes.

MR. HUCKVALE: I tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

MR. HUCKVALE: Q: Now you have a claim, too, for personal chattels, have you not, Mr. Kado?

A Yes.

Q I show you the supplement to your original claim. Does that give a list of the chattels?

A Yes, this is a list of my property.

Q And with respect to those chattels will you take a look at that form, please?

A Yes.

Q Have you read that form over or had it read over to you? A: Yes.

Q And have you signed it? A: Yes.

Q And are the particulars in it true and correct to the best of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I tender that.

(STATEMENT MARKED EXHIBIT NO. 8).

MR. HUCKVALE: And I would ask my friend to file on behalf of the Crown the analysis of personal property.

(ANALYSIS MARKED EXHIBIT NO. 9).

MR. HUCKVALE: I would point out, sir, and doubtless my friend has observed it, that there is a reduction of $53.30 in the chattel claim as originally filed. $52.30, it is.

Q You claim amongst other things, Mr. Kado, for four beds? A: Yes.

Q What condition were those beds in at the date you left this farm? A: They had been used for two or three years.

Q Well what condition were they in?

A Well they weren't broken or in bad repair or anything. They just had two years of ordinary wear.

Q Now you claim for some other small items, a clothes basket, a four gallon oil can, a galvanized pail. Do you remember those items?

A Yes, those were all left upstairs.

Q What shape were they in?

A They were in good condition when I left.

Q And you also claim for 7 sacks of lime?

A Those were left in the old house.

Q Was that lime useable or not at the date you left the place? A: Yes, there was nothing wrong with it.

Q Now have you claimed, Mr. Kado, for any single article that you took with you when you left the farm? A: No.

Q Will you answer Mr. Rice, please.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value. I am submitting that the chattels that came into the hands of the Custodian were sold for their fair market value. I am submitting that the other articles that are claimed by the claimant were turned over to persons other than the Custodian and that the Custodian is not responsible for the same; and if the Custodian is responsible in any manner, then the claim placed by the claimant on the articles that have been stolen or lost is exorbitant.

I wish to tender, your Honour, as an exhibit a memorandum respecting real property as to its assessment and sale.

(MEMORANDUM MARKED EXHIBIT NO. 10).

CROSS-EXAMINATION BY MR. RICH:

Q I show you a letter dated July 22nd, 1942.

A Yes.

Q Is that your signature? A: Yes.

Q That is your signature? A: Yes.

Q This letter is addressed to Mr. C.L. Drewry, Royal Bank Building, Vancouver, B.C.?

A Yes.

MR. RICH: That is a member of your staff, Mr. Shears?

MR. SHEARS : He was at thetime, yes.

MR. RICH: Q That was the Custodian's office you were writing to, wasn't it?

A Yes.

MR. RICH: I tender this letter as an exhibit.

MR. HUCKVALE: May I see it?

MR. RICE: Certainly, excuse me.

(Letter to Mr. Huckvale).

(LETTER MARKED EXHIBIT NO. 11).

MR. RICE: Q In this letter you say as follows:

"I am letting you know about the articles that were not found by your agent. The bicycle which were to be sold to Mr. Schmelback was cancelled and I have brought it here with me. Murrays have used the four sacks of Go-West and promised to return it when I return. I sold the straw to B & K in Westminster. Murrays bought the jam crates from me and paid for it. I have also sold the berry crates and received payment for it. Some of the goods listed by the Custodian which are not there in the house are here with me. I am returning you the inventory list with some of the goods listed which were missing on the farm."

Now I show you a list of goods dated July 22nd, 1942, apparently signed by yourself. Is that your signature? A: Yes, that is my signature, and this is a list that was sent to me by the Custodian and I returned it.

Q You returned it with the additions you put on it?

A Yes.

MR. RICE: I would like to file this document, your Honour, as an exhibit. The inventory of chattels left on the property, signed by the claimant.

(INVENTORY MARKED EXHIBIT NO. 12).

MR. RICE: Q: Now in this list, apparently, you have added, "Things used by Murray Company, 1 wheelbarrow, 1 7-tooth cultivater, 2 hoe, 1 axe, 4 sacks Go-West". Is that right? A: Murray asked to borrow the cultivater, to which I consented. The other things I mentioned he just borrowed on his own without consent.

Q You leased this land, did you not, to Murray Company Limited? A: As I don't understand English very well, I didn't at the time. It wasmy understanding that I was selling the crop. I found later that the understanding had been translated to mean leasing the property and I was very much surprised.

Q You signed a written lease, did you not, for a year, leasing the place from 1942, from the 7thof May, '42, to the 7th of May, '43?

A I signed a document believing it to be the sale of the crop only and when I discovered that it was a lease of the entire property, I was very much surprised.

Q Well you went to your own lawyer to have it done, did you not, Mr. J.M. Streight?

A Yes, with an interpreter.

Q And you not only gave him a lease but you gave him an option to renew thelease for a year, did you not? A: No, I don't remember doing that.

Q You gave the company an option to renew the lease, did you not? A: No, I don't remember doing that.

Q Why did you put down here on this list that you signed of the chattels belonging to you, "Things used by Murray Company", and then they are listed, five items?

A The Custodian sent asking for a report of what had been loaned, so I entered those and informed him accordingly.

Q You informed him that you had loaned these articles to Murray Company and opposite it you have other articles listed with an addition or a notation by them, "May be used by Murray Company", this list here (indicating).

A Murrays were using quite a number of pickers and they needed mattresses, so this phrase, "may be used by Murray Company" applies only to the last item, 10 mattresses, which, as far as I knew, they may be using for their pickers.

Q This insurance that you referred to in thepolicy, Exhibit 3, you were afterwards notified that that insurance was cancelled on you?

A No, I never heard anything about it.

Q Did you not receive a letter from the insurance company that the insurance had been cancelled?

A I received a letter in regard to my life insurance saying that it was cancelled because I couldn't pay.

Q I show you a copy of a letter purporting to be written by the National Union Fire Insurance Company per Dale & Company, Limited, addressed to you, care of Mr. Lewis Brandley in Raymond. Just look at that and tell me if you ever received the original of that?

A No, I never received this.

Q Never received this? A: No.

Q The letter purports to be registered to you in the copy.

A No, I did not receive it.

Q Did your wife or a member of your family receive it?

A No.

MR. RICE: It is a copy of a letter, your Honour, and I would like to tender it. He says he never received it.

MR. HUCKVALE: He said he never received that letter.

MR. RICE: I will admit that, but it was registered to him and there would be evidence to show that he signed for it.

MR. HUCKVALE: That is a very nasty rotten remark.

THE SUB-COMMISSIONER: I think you should produce the evidence that he signed for it.

MR. HUCKVALE: He should identify the letter. He said he never received it.

THE SUB-COMMISSIONER: I do not see how I can let that go in, Mr. Rice.

MR. RICE: I am bound by his answer. He said he never received it, but we may have evidence later on to prove that he did receive it. I don't know why he shouldn't have received it.

Q You worked for Brandley, do you not?

A When I first came here I did.

Q When you first came here you went to work for Lewis Brandley at Raymond?

A Yes.

Q And a letter addressed to you, care of Lewis Brandley, should reach you in the ordinary course of mail?

MR. HUCKVALE: When?

MR. RICE: 1942.

A Yes.

Q This letter purports to be dated September 10th, 1942, and refers to the insurance policy that was filed as an exhibit by the claimant. I would like to have it marked for identifiedtion, anyhow, your Honour.

THE SUB-COMMISSIONER: All right, mark it for identification. It would appear that the letter was written after he was evacuated.

MR. RICE: That is right, but I am dealing just with the matter of the insurance that he refers to, and if he was a good risk, why should the insurance be cancelled on him?

MR. HUCKVALE: For the simple reason that he didn't live any longer in the place.

THE SUB-COMMISSIONER: Exactly. I do not think there is any signification.

(LETTER MARKED "A" FOR IDENTIFICATION).

MR. RICE: Q Did you ever receive from the Custodian's office a copy of the statement of your account, what the property had sold at?

A Yes.

Q Is that a copy of the statement that you received (indicating)? A: Yes.

Q It is? A: Yes.

MR. RICE: I would ask that that statement be marked as an exhibit, your Honour.

(STATEMENT MARKED EXHIBIT NO. 13).

MR. RICE: Q: I notice in this statement that was sent you there is a credit of $3.37 as a refund of fire insurance premium?

A Yes.

Q What was that for? A: Wasn't that the refund for the building of the brick chimney.

Q It doesn't say so. The brick chimney is something that you settled yourself, apparently. It wasn't settled by the Custodian.

THE SUB-COMMISSIONER: There is no doubt about the insurance, is there; and the fact that it was cancelled?

MR. RICE: He said it wasn't cancelled.

MR. HUCKVALE: All he said was he never got the letter.

MR. RICE: He said it wasn't cancelled as far as he knew.

MR. HUCKVALE: In any of the sales that were made there, the effective date of the sale under the V.L.A. was the 1st of January, 1943, and if there was insurance on that date, that insurance was cancelled by the Custodian and the owner was allowed an adjustment.

MR. RICE: This was cancelled in September of 1942.

THE SUB-COMMISSIONER: After he was evacuated.

MR. RICE: I believe so, that it was after he was evacuated but the insurance company said they did not want to carry the risk.

MR. HUCKVALE: They didn't say anything of the kind. They elected to cancel the policy and that is a letter that my learned friend has been trying to get in.

THE SUB-COMMISSIONER: Are you trying to impress the Court with the suggestion that because the insurance policy was cancelled that the property wouldn't bear insurance?

MR. RICE: I am suggesting that it was over-insured.

THE SUB-COMMISSIONER: I am afraid you are going too far if you are trying to suggest that by what is before me.

MR. RICE: Well the insurance company did not want to carry the risk; that is definite, your Honour.

MR. HUCKVALE: Did you ever hear of an insurance company that wanted to carry a risk on an empty house?

MR. RICE: They do it right along. They will do it for you and they will do it for me.

THE SUB-COMMISSIONER: Gentlemen, I think we are labouring this point too far.

MR. RICE: Q: What goods did you bring here?

A Two mattresses and some farmers' tools, and there were some garden tools and I think it was a total of 11 cases which were shipped from Vancouver and there were three stolen at this end at Magrath, and I never received them.

Q Where were they when they were stolen? In whose care or custody? A: They were in transit and when I found they were missing I reported to the railway company immediately, and they checked and stated that they were put off at Magrath but after that nothing was ever heard of them.

Q Have you any idea what were in those cases?

A In one box there was some baking tins and some medicines for my wife, some medicines for my wife and other small items, small items of kitchenware. In another box there were blinds, hoes, rakes, shovels and such items, and there was a Japanese type of scythe. It is a very long time ago now and I am not sure now if there were two cases or possibly three that were missing; I am not sure at this date.

Q Did you see those cases in Magrath?

A No.

Q And are you claiming the contents of those boxes as part of your claim here?

A No, those are not included.

Q Those items are not included?

A Those items are not included.

Q That is all!

RE-DIRECT EXAMINATION BY MR. HUCKVALE:

Q Just one question, Mr. Kado. That letter of July 22nd, which is marked Exhibit 11; refers to a bicycle. Do you remember that?

A Yes.

Q Is that the same bicycle which you are claiming or not? A: No, that is a different one. The one I brought with me was a new one. The one that was left behind was an old one.

MR. HUCKVALE: So far as the crates and other things mentioned in that letter, we are not claiming for them at all. They are not on the claim at all.

RE-CROSS EXAMINATION BY MR. RICE:

Q Why, in your letter, did you say that you had the bicycle here with you, the letter Exhibit 11?

A The Custodian requested information about the bicycles, so I reported that I had brought the new one with me but left the old one behind in the shed.

Q You didn't say anything of the kind. This is what your letter says: "The bicycle which were to be sold to Mr. Schmelback was cancelled and I have brought it here with me".
You didn't say anything about any other bicycle in that letter, did you?

A I had arranged to sell the new one to Mr. Schmelback, but I heard before I left that a bicycle would be very useful here so that I cancelled the arrangement and brought it with me.

MR. RICE: I would point out, your Honour, that the bicycle was not declared among his chattels.

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

"S.R.Howard; Official Reporter".

Certified Correct.

SUB-COMMISSIONER:

Defence Brief

Shizuo KADO

File No. 6894

Case No. 561

LETHBRIDGE
12 August 1948
V.L.A.
Sheet A.27-4

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1

Lots 2 & 3, Section 32, Block 5, North Range 2 West, Map 4080.

Claim	Appraised at	Sale Price
$5438.	$1101.50	$1081.

Witness: Appraiser - R.W. Brown

Appraiser (Brown) reports - House 10 years old, sheds 20 years old. No electricity in house and no basement. Brick chimney from ground. Farm in good state of cultivation.

Appraiser ([redacted]) - Buildings are in fair shape. This is not a good property as the light soil would dry out after a short spell of hot weather. There are a few fruit trees of no commercial value.

Claimant stated that he had had a brick built chimney built to meet the requirements of the Insurance Company.

A letter was sent by registered post dated 10 Sept. 1943 from the National Union Fire Insur. Co. to claimant stating that they had elected to cancel his insurance Policy No.201451. Claimant denied ever having received this letter.

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

Claim 2

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Household Goods & Farm Equipment

Claim reduced to

$484.60

(Trans. Page 7)

Goods sold to Tenant value $101.15 were appraised by Trapp Motors Ltd. at $36.50 and sold for that amount.

(a)	Goods value		$ 52.00	Sold by auction for $20.
(b)	"	"	101.15	Sold by Tender for $36.50
(c)	"	"	36.00	Abandoned
(d)	"	"	203.45	No account (theft)
(e)	"	"	25.00	No record at any time
(f)	"	"	67.00	Left with Tenants.
			$484.60	

Claimant stated that he loaned certain articles of the farm equipment to Murray Co. Ltd., the lessees of the property.

It is submitted that the chattels that came into the hands of the Custodian were sold for their fair market value. The other articles that are claimed for were turned over to persons other than the Custodian and that the Custodian is not responsible for same, and if the Custodian is responsible in any matter then the claim placed on the articles that have been lost or stolen is exorbitant.

Summary of Defence Witnesses	Where required	
R. W. Brown	1	Appraiser
Trapp Motors	2 (a) (b)	Auctioneers & Appraisers
R. M. Anderson	2 (a) (c)	Staff

Evidence required

Evidence to be produced if possible if claimant ever received a registered letter dated 10 September 1942 sent to him at c/o Mr. Lewis Brandley, Raymond, Alberta, by Dale & Co.Ltd., Agents for National Union Insur. Co.
(Trans. Page 12)

BMP/mw

Name of Claimant KAGO, Shizuo

Case 962

Custodian File 6694

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Total Award 80% of all Sale Prices: Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
					1081		685.80				685.80
											18.00

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						Total
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	Total

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	Total
52.00	20.00		38.46%	270.45		36.50		
		6.00			104.01		4.38	114.39

TOTAL RECOMMENDATION	818.19

1540

6894

November 21st, 1950.

Mr. Shizuo KADO,
P. O. Box 21,
Magrath, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 561

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... $818.19.

Cheque in your favour is enclosed for $762.45

and we have paid the Co-Operative Committee .. $ 55.74

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.