

8703

HANAY
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: SHIMOJI, Shigeto

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

REGISTRATION NUMBER 13697 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: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Miyuki

ADDRESS OF WIFE OR HUSBAND: R.R. No.1, Haney, B. C.

NAMES OF ANY LIVING CHILDREN: Tomi (M) Kimiko (F) Ruiko (F)

Rose (F)

ADDRESS OF CHILDREN: R.R. No.1, Haney, B. C.

AGE OF CHILDREN: 10, 9, 3, 1

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

1. LOCATION AND DESCRIPTION: Lot 15 of the NW quarter of Section 15,

Twp 12, Map 1973 in the District of New Westminster, B. C.

Title No. 118184E

2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room dwelling, chicken house

Woodshed, packing house

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

4. TAXES (Amount and where payable) \$18.63 for 1941, payable at Maple Ridge

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In my possession

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

9. IF FARM LAND STATE CROPS SOWN. Strawberries, raspberries,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 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. See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, kitchen utensils, chinaware, farm implements,

In the house at R.R. No. 1, Haney, B. C. Key will be left in

care of Mr. Houghton, Haney, B. C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. 1 dog

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY. None

4703

Hastings Park,
Sept. 2, 1942.

Coffey
out to Anderson.

Phone file

ADDITIONAL REGISTRATION

SHIMOJI, Shigeto #13697
R. R. #1, Haney, B. C.

The above property lease to persons
unknown.

List of chattels left in 2nd floor
room, 30, 18th Ave., Haney, B. C. as follows:

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 3 1942

3 mattocks	1 single bed
1 wheat shovel	1 baby bed
2 shovels	4 chairs
1 wheelbarrow wheel	1 gramophone
1 ax	150 records
1 rake	2 crosscut saws
2 picks	1 6' saw
2 hoes	1 peevee
1 dirt rake	1 hammer
3 wedges	1 10 gal. crock
2 saw handles	1 manure fork
2 double beds	3 dishes

SIGNATURE.....*S. Shimon*

WITNESS.....*J. Williams*

Shimon, May 16, 1945

Williams

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)
\$50 Victory Bond, \$8 shares in Maple Ridge Copop Union at home
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: \$500 owing to Mr. G. Morris, Haney, B. C.

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 8th day of May 1942.

(Signature)

S. Skinnon

J. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 22/43

Our File No. 87031

Full Name SHIMAI, Shigeto
(Surname in Block Letters)

Registration No. 13697

Male - Female
(check)

Age Dec. 15, 1901

Former Address R.R. #1, Haney, B.C.

Date Evacuated Sept. 4/42 Naturalized - Canadian-Born - National
(check)

Present Address Tashme, B.C.
Vermile P.O. Manitoba

Married - Single
(check)

Name of Wife ^{# 13696} (YAMANE) Miyuki

Name of Husband -

Name of Mother ^{nee} (HASAMA)

Name of Father Ryosuke

Names of Children under 16 Mitsuyo (Japan) (Dead)

(See Over)

Requested by EEG

Registered with Custodian Yes
(Yes or No)

Additional Information Strawberry Grower. Owner
of 5 acres, 1 house

REAL PROPERTY SUMMARY

JAPANESE NAME: Shigeto SHIMOJI Reg. No. 13697 File No. 8703.

CATALOGUE NO: Sold by Special Arrangement, The Director, Veterans' Land Act.
BC/151-P. First Offer.

PROPERTY ADDRESS: 30 - 18th Avenue, R.R. #1, Haney, B. C.

LEGAL DESCRIPTION: Lot 15 of the North West $\frac{1}{4}$ of Section 15, Township 12, Map 1973, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Shigeto SHIMOJI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order No. 25310, dated May 10th, 1943.

ASSESSED VALUE: Land - \$380.00
Improvements - \$950.00 - \$1,330.00. Taxes - \$23.21.

CLASSIFICATION: Small fruit farm with an area of 5.2 acres. According to Shigeto SHIMOJI'S JP Form this was planted to the following crops: strawberries and raspberries, and that there were the following buildings: 1 - 4 room dwelling, 1 chicken house, 1 woodshed, 1 packing house. According to our Fieldman the buildings and property were in a run down condition.

HISTORY OF ADMINISTRATION: This property was leased by Shigeto SHIMOJI, 19th May, 1942, to John Semkiw, for the term of 9 months from May 1st, 1942, with option to extend lease for 1943. Arrangements to be made with Maple Ridge Co-Operative Produce Exchange. Consideration being \$250.00 paid in full. Rental for 1943 and subsequent years to be \$125.00 per annum.
House and buildings included.

Lease extended by Collateral Agreement to August 31st, 1943 - consideration \$75.00.

Lease and Collateral Agreement given to The Director, Veterans' Land Act, August 12th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$901.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

In view of the rents being collected by the Custodian up to 31st August, 1943, a cheque for \$75.00 covering same was paid to The Director, The Veterans' Land Act, 17th November, 1943.

1943.

Page 2.

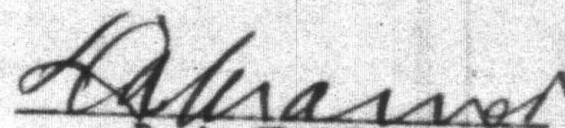
File No. 8703.

Funds released to the credit of Shigeto SHIMOJI as at April 17th, 1944, against which were charged Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$883.00 from said transaction.

Certificate of Title No. 169054-E in the name of The Director, The Veterans' Land Act.

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

January 19th, 1946.


D. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 8703

6th February, 1946

Re: SHIMOJI, Shigeto - Reg.No.13697

CHATELS: The above Japanese person supplied this office with a detailed list of chattels left on his property upon his evacuation. The property was not investigated or reported on by our fieldmen. All saleable chattels found on the property were removed to auction and sold on May 16th, 1945 for the net sum of \$8.14. Details are shown on the attached Chattel Schedule which also shows goods abandoned and some small tools worn out and missing.

The mail box in the name of SHIMOJI was sold for \$2.00 on November 29th, 1943.

BONDS & INVESTMENTS: The above Japanese person declared a \$50.00 Victory Bond and \$8.00 in the Maple Ridge Co-operative Union.

The bonds were not brought under the control of the Custodian. According to the records of the Co-operative as of August 31st, 1942 it would appear that he has a \$101.00 share interest in the Maple Ridge Co-operative Union instead of the \$8.00 declared. This Co-operative is at the present time being liquidated by P.S. Ross & Sons under instructions from the Custodian. SHIMOJI will be entitled to his proportion of the net proceeds upon completion of the liquidation.

This file reveals no other Personal Property assets.

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

February 6th, 1946
WEA:EH

W.E. Anderson

CHATTEL SCHEDULE

File No. 8703

6th February, 1946

Re: SHIMOJI, Shigeto - Reg. No. 13697

Registered: May 8, 1942 and September 2, 1942 Evacuated: Sept. 4, 1942

The above Japanese person declared his chattels in a general way when registering with the Custodian on May 8th, 1942. However, on September 2, 1942 just prior to his evacuation he submitted to our representative at Hastings Park an itemized inventory.

Declared	Auctioned May 16, 1945	
3 mattocks	1	Balance broken and missing.
wheat shovel	x	
2 shovels	x	
wheelbarrow wheel	x	
axe		
rake		
2 picks		Worn out
2 hoes		or
rake		missing.
3 wedges		
2 saw handles	x	
2 double beds		Not worth handling to auction.
1 single bed		" " " " "
baby crib		" " " " "
4 chairs	x	
gramophone	x	
150 records		Mostly broken and abandoned.
2 x cut saws	x	
1 - 6' saw	x	
peevee	x	
hammer	x	
crook		Cracked and abandoned.
fork	x	
3 dishes	x	

(Mail box sold on November 29th, 1943 for \$2.00)

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

February 6th, 1946
WEA:EH

W.E. Anderson

FIRE INSURANCE SUMMARY

File No. 8703

6th February, 1946

Re: SHIMOJI, Shigeto - Reg.No. 13697

This file reveals no fire insurance coverage.

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

February 6th, 1946
WEA:EH

W.E. O'Connor

LIABILITY SUMMARY

File No. 8703

6th February, 1946

Re: SHIMOJI, Shigeto - Reg.No.13697

The above Japanese person declared owing Dr. Morse \$57.00 and the account was also filed by the Doctor. This was subsequently paid from the account of the Japanese here on December 6th, 1945.

F. Field and Company on behalf of the Maney Box Co., Limited, filed a claim of \$7.25 against SHIMOJI, however in his letter of February 5th, 1946 he replies having no knowledge of the debt. F. Field and Company were therefore notified and advised that no further action would be taken by the Custodian regarding same.

This file reveals no other liabilities.

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

February 6, 1946
WEA:EH

W.E. Langer

File No. 8703

Property: S. SHIMOJI.

Lessee: John Sepkiv.

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

PAYMENT ORDER.

To *Maple Ridge Co-op*
Address *Haney, B.C.*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of *\$45.00*

..... *Forty five* /100 Dollars out of monies now due and
accruing due or that at any time hereafter may be due in respect to the
proceeds of:- *Fruit shipments*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *25th* day of *June*, 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *Morgan* } *John Sepkiv*
Address:

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this *JUL 2* day of *1943*, 1943.

Signature *PACIFIC CO-OPERATIVE UNION*

Per

13697

8703

OFFICE OF THE ATTORNEY GENERAL
JAPAN
RECEIVED
MAY 20 1942

SHIGETO SHIMOJI of Whonnock, B.C.

I

Lot 15 North West Quarter Section 15, Township 12

Owner of property

Map 1973 containing 5 acres more or less

in the municipality of

Maple Ridge

herby agree to let the above de-

scribed lands to JOHN SEMKIW of Whonnock, B.C. for the sum of \$250.00 for the year 1942 and \$125.00 for 1943 and subsequent years until my return.

giving him the right to carry on work immediately on my farm described above.

This agreement is to protect both parties against the legal rights of myself as owner of the said lands and the new occupant carrying on to conserve the crop thereon and not to be construed as interfering with the legal rights of the Custodian of Japanese property if and when such property becomes his legal guardianship.

Time is the essence of this agreement.

S. Shimoji

Witness

[Signature]

#313

Extract from Lease.

File #8703.

Drawn by James M. Campbell.

Lessor: Shigeto SHIMOJI.

Lessee: John SEMKIW.

Date: 19th May, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943, arrangements to be made with Maple Ridge Co-op. Produce Exchange.

Consideration: \$250.00, paid. Rental for 1943 and subsequent years to be \$125.00.

Property:

Land: Lot 15 N.W. 1/4 Section 15 Tp. 12 Map 1973 containing 5 acres more or less. Municipality of Maple Ridge.

House: Included, also buildings. Little # 118154 E

Chattels: Livestock and farm implements, not specified.

Schedule of Chattels not in lease

PDC #143.43

Leasehold agreement given to SS C. aug 12/43

Term extended by Rentland Agency to Aug 31/43 \$7500 payable

*2000 cash Mch 1/43
4500 July 15/43*

SOLDIER SETTLEMENT and VETERANS' LAND ACT

8703

13697

File No. BC/1512

(JL-258)

Vancouver, B.C.

APR - 4 1944

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

SHINDJI, Shigeto

Dear Sir:-

Re: Lot 15 of the NW $\frac{1}{4}$ of Sec. 15,
Tp. 12, Map 1973.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate Certificate of Title No. 169054-E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 11,227.32, in favour of The Secretary of State, forwarded to you and dated March 9th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 901.00
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State	- \$ 901.00 ✓

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.

APR - 4 1944

Date

Solicitor for
The Secretary of State

BC-151-P
BC-3071-B

BC/151-P
BC/3071-B

Page 1

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

Farm Appraisal Report

File No. J.L.258

Land Description Lot 15, S.D. of pt. of NW $\frac{1}{4}$ Sec. 15 Tp. 12 Map 1973, N.W.D.

Containing 5.2 more or less. Acres

Owner's Name SHIMOJI, S.

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

Nearest Rail Point Haney on C.P.R.

Distance 3 miles.

Market Town Haney 3 mi., or New Westminster 25 miles

Distance

Church (give denomination) All denominations Haney

Distance " "

Nearest School Public School 1 mile, Haney High, 3 miles

Distance

EXHIBIT No. 937-3

State how property was identified: Registered plan, road and owner. DATE

APR. 22/48
FILED BY Glenis

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

Has approx. 260' frontage on a good gravel road (18th Avenue) along west boundary and lies in about $\frac{1}{2}$ mile south of the Dewdney Trunk Road.

Is this district a good one? Fairly good.

Employment opportunity Fair though limited to one or two lumber mills and Haney Brickyard, etc.,

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

Describe Fencing and its condition: Unfenced or negligible

Value \$

Water supply: About adequate for present use from two seepage wells in clay, each about 4'x4'x20'.

Value \$

BUILDINGS ON FARM

8703

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 28	Lumber	12	Shgle	10	Post	Only fair	\$340.00
Woodshed	20 x 26	Split cedar	8	Shke	10	"	Poor	-
Brdr House	10 x 16	Lumber	6	Shgle	2	"	fair	30.00
BARN	x							
Shack	12 x 16	"	8	Shke	5	"	"	30.00
BARN	x							
Henhouse	20 x 70	"	8	Shgle	1	"	good	200.00
CRANARY	x							
	x							
	x							
	x							
	x							

Electric light installed in buildings.

Total present day value \$ 600.00

Total Value Buildings add to farm

\$ 450.00

Is dwelling habitable without repairs?

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

habitable? Dwelling makeshift but could be fixed up for a home

\$ 400.00

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

No. rooms downstairs? 4 Upstairs? attic How finished V. joint and shiplap.

Are buildings painted? No.

Condition of paint

Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.2	Slight slope south.	Clay loam 6" to 8"	Clay	1½ ac. straws and rasps - poor.	\$90.	\$468.00
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 \$ 468.00

Total added by buildings to value of farm \$ 450.00

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

Total value of farm \$ 918.00

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

Buildings dilapidated, land neglected and in poor tillage. Has been occupied by Japanese owner and family for about the last 11 years.

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

Subsistence farm in conjunction with some outside employment.

Noxious weeds: Thistle, couch grass and shepherd's purse pretty bad in spots.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:1942 taxes \$23.21
Municipality of Maple Ridge.Date: June 10th, 1942.
Place: New Westminster, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 4th day of June 1942.

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

Remarks: Property fairly well located about 3 miles east of Haney and in about $\frac{1}{2}$ mile south of the Dewdney Trunk Road. Buildings dilapidated, however, and land neglected and in poor tillage.

EXHIBIT No.

DATE

FILED BY

With 931-3

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
south
Lies on a slight/slope about a mile north of Kanana Creek.
Soil fairly fertile but in neglected condition.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

NIL.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

1 ac. straws, about half new planting and poor: \$

 $\frac{1}{2}$ " rasps, poor. \$

About 50 mixed fruit trees, poor. \$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Scale 1" = 100'

Diagram of Property

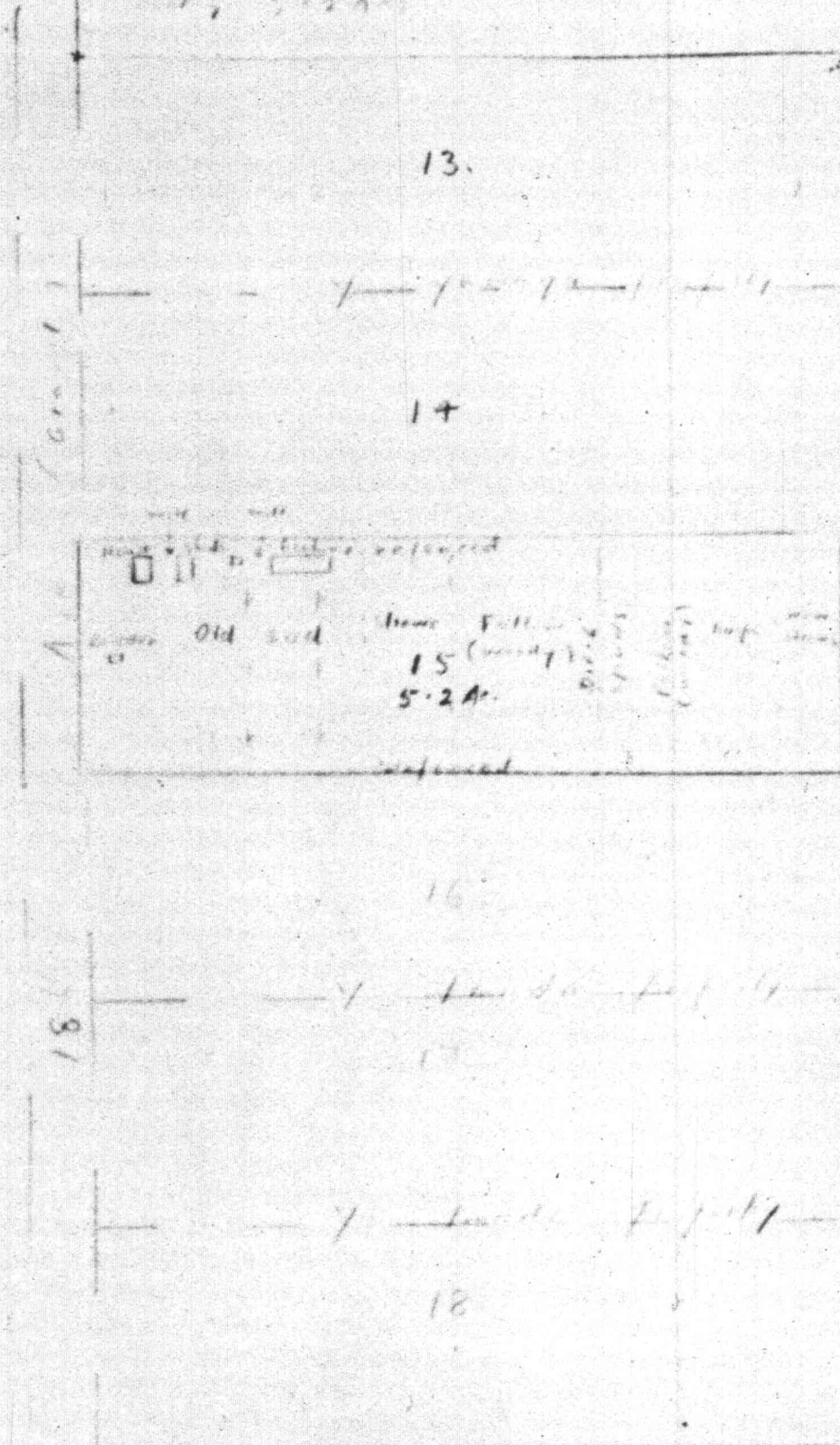


EXHIBIT No. _____
DATE With 937-3
FILED BY _____

Following careful review of this appraisal report, it is my opinion that the present value is \$ 200.00

Date 15th June 1942.

"I. I. BARNET"

District Superintendent.

NAME SHIMOJI, Shigeto

REGISTRATION NO. 13697

FILE NO. 8703

The following chattels were sold by public
auction at Mission, B.C. on May 16, 1945.

- 3 Saws	\$ 1.50 ✓
- Peavey & Hammer, 2 saw handles	1.00 ✓
- Gramophone	2.00 -
- Wheelbarrow wheel	0.85 ✓
- Mattock	0.50 -
- 2 Old shovels	0.35 -
- 4 Chairs	1.60 ✓
- Manure fork	0.75 ✓
- Wheat shovel	1.50 -
- 3 Dishes	1.05 -

Total	(Auctioneer's Fee &	\$ 11.10
Less Expenses:	(Advertising:	\$ 1.11
	(Moving:	1.85
Net Proceeds Credited:		\$ 8.14

Members of Custodian Staff Present.

Mr. R. M. Anderson

Extracted from Auctioneering List No.

Mission 19.

Remarks.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 26 1942

Richardson

R. R. # 1
Whonook, B. C.
Aug. 24, 1942

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

Gentlemen:

Re your letter received Aug. 24th, File No. 8703,
I beg to advise that the purchase price of the
crop leased to John Semkiw was Two Hundred and
Fifty Dollars (\$250.00). I received One
Hundred Dollars (\$100.00) in cash and the balance,
One Hundred and Fifty Dollars (\$150.00) was paid
in full by cheque at the time the lease
was signed.

Yours very truly,

TY/KY

(S. Shimoji)

2703

8th January, 1947.

REGISTERED

Mr. Shigeto SHIMOJI,
Registration No. 13697,
Vermette Post Office,
Manitoba.

Dear Sir:

Mr. T. Kimura wrote to this office on your behalf informing us that you wished your funds held at this office, sent to you. We are accordingly attaching hereto Custodian cheque in the amount of \$785.14. We are also enclosing a statement of your account showing entries made since the one sent to you on the 10th May, 1944, with details of your property sale.

According to the records of the Maple Ridge Co-operative Union you have a share interest of \$191.00. This Co-operative is being liquidated under instructions from the Custodian, and your proportion of the net proceeds will be sent to you upon completion of the liquidation.

It is noted that you still have the Certificate of Title of the property in your possession, and we request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

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

Yours truly,

W.E. Anderson,
Office of the Custodian.

WE:RA
Encls. (3) cheque.

NOV 28 1947

34 258

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.

8703

bc 1517 3071 B

Enc 16

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

(1) NAME SHIMOTO, Shigeto (RCMP) Reg. No. 13697
(Print) Surname Given Name

(2) Pre-Evacuation Address Haney, B. C.

(3) Present Address Vermette P. O., Manitoba.

(4) REAL ESTATE
(a) Street Address (if any) Municipality of Maple Ridge
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Re: 30-18th Ave., Haney, B. C. Munic. of Maple Ridge, Lot 15 of the N. W. Quarter of Section 15, Township 12, Map 1973, District of New Westminster, C. of B. 50985

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Residence~~ Type of business N /A
(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):
(i) Land - - - - - \$ 700.00
(ii) Buildings - - - - - \$ 700.00
(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) - - - - - \$ 1,400.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 901.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 499.00

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation
On above property
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House
Left in second floor room.
(c) How stored or packed at time of evacuation

(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")

Custodian.	
(e) Itemized description of personal property which is the subject of the claim:	
1. 2 Beds (complete with springs and mattresses)	Estimated Value \$ 30.00
2. 4 Chairs	Estimated Value \$ 1.00
3. 10 Union Vet.	Estimated Value \$ 1.50
4. Wheelbarrow (2)	Estimated Value \$ 3.00
5. Cultivator (1)	Estimated Value \$ 7.00
6. Art. Hauling saw (1)	Estimated Value \$ 5.00
7. 7 ft. bucking saw	Estimated Value \$ 15.00
8. Peewees	Estimated Value \$ 2.00
9. Hedge (4)	Estimated Value \$ 4.00
10. Apple Ridge Co-op Union Shares	Value unknown.
TOTAL CLAIM FOR PROPERTY LOSS \$ 56.50	

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) \$ 56.50
 (6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
 (b) Do you require the services of an interpreter at the hearing? Yes or no Yes

DOMINION OF CANADA
 Province of Manitoba
 TO WIT:
 I, Shigeto SHIMOTO
 of St. Vital
 in the Province of Manitoba
 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 City of Winnipeg
 in the Province of Manitoba
 this 18th day of November.

A.D. 1947.
 A BARRISTER AT LAW ENTITLED TO PRACTISE A Commissioner etc.
 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.

8703

CASE NO. 937

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba,

22nd September, 1948.

IN THE MATTER OF THE CLAIMS OF

SHIGETO SHIMOJI

PROCEEDINGS AT HEARING

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

DIRECT EXAMINATION BY MR. CHAMBERLAIN:

MR. CHAMBERLAIN: I would like to make an affidavit as to
JAPANESE PROPERTY CLAIMS COMMISSION
the chattels, to show the total value at \$400.00, the
Commissioner's sale **SUB-COMMISSION** \$400.00.

Mr. Shimaji, I show you two typewritten statements;
were these (indicating) **B.E.F.O.R.E.** in accordance with

10 (THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)
10 Q. And are these (indicating) your signatures that appear
on these documents? A. Yes.

Q. Will you swear the contents to be true to the best of
your knowledge and recollection? A. Yes.
22nd September, 1948.

MR. CHAMBERLAIN: I tender as Exhibits 1 and 2 respectively
the real estate statement and the chattels statement
identified **IN THE MATTER OF THE CLAIMS OF** of my learned
friend I file as Exhibit 3 the S.B.S. Appraisal and as
Exhibit 4 the **SHIGETO SHIMOJI** is on personal property
claim.

20
20

(Real Estate Statement, Exhibit 1.)
(Personal Property Statement, Exhibit 2.)

APPEARANCES: see Appraisal Report, Exhibit 3.)
(Commissioner's Affidavit, Exhibit 4.)

F.M. FERG, Esq., Appearing for the
MR. FERGUSON, Esq., Appearing for the Dominion Government.

S.M. CHENIACK, Esq., Appearing for the Claimant.

This property consisting of something over 2 acres in
1932 for about \$400.00 or \$500.00, at which time the

property was unimproved and there were no buildings on

G.N.R. UPTON, Esq., Official Interpreter

30 MARK H. REARCE, Esq., Sr., Official Reporter.

more. The claimant says that he acquired this land,

S. Shimoji,
In Chief.

10 which is confirmed by the Appraisal, Exhibit 3, and he estimates the cost of clearing about \$250.00 per acre. He constructed 9,000 feet of cedar covered ditching and 1,000 feet of tile ditching, he dug 2 wells and planted about 50 mixed fruit trees, and this information is confirmed generally by the Appraisal, Exhibit 3, although I see no mention of the considerable ditching. The claimant sets out the buildings on the property, showing the size and condition, the date built and the estimated cost of building. The Appraiser also shows these buildings and shows a valuation of \$600.00, which is reduced to \$450.00 when added to the value of the land. The claimant sets out that the buildings were in much better condition than is stated by the Appraiser and were worth considerably more than the Appraiser's estimate. He says he believes the land was in very good shape, about 2-1/2 acres, which had been cleared recently and which was excellent. He believes that the fair market value of land and
20 buildings at the date of sale was \$1,400.00. The Appraisal, Exhibit 3, states that this property is located 3 miles from Haney, has approximately 250 feet frontage on a good gravel road, the district is fairly good. The value of the cleared land, as shown by the Appraiser, is \$90.00 per acre, whereas we now know that ten years prior to that the claimant paid \$100.00 roughly for uncleared land. My learned friend might confirm the note that I have of the 1942 assessments, which were, land \$380.00, improvements \$950.00,
30 total \$1,330.00.

4.
J. Shimoji,
In Chief.

MR. FERG: Correct.

10 MR. CHERNIACK: And other than that there is only the question of value as to the real property. In regard to the chattels, Exhibit 2 itemizes all the chattels, showing the year purchased, prices paid and the estimated value at date of evacuation. I have tried to show in the final column of Exhibit 2 the Custodian's comments as to these items, showing that there was no record for the ten-gallon crock, showing two of these items were sold, or more were sold and others abandoned. I would like to point out in connection with the ten-gallon crock shown in the claim as a ten-gallon vat, Analysis, Exhibit 4, indicates no record at any time; and may I draw your honour's attention to the bottom of the first column of Exhibit 4 where the other list of items says one ten-gallon crock, whereas that should have been shown as "not accounted for" or possibly sold. My statement is, that is a mistake, saying there is no record, because they certainly had the record in 20 September 1942. In connection with the Peavey, you will note the value shown there \$2.00 and the Custodian sets \$1.00 and for that they sold Peavey and hammer and two saw handles. The claimant felt that the hammer and two saw handles were worth \$1.00 and therefore he received nothing for the Peaveys and that is why there was no credit shown for the Peavey. The four chairs that were sold, they were sold for sixty cents more than the claimant is claiming and we have withdrawn that.

30 Q Mr. Shimoji, the Custodian says that the two beds, one of which you show as purchased in 1933 and the

S. Shimoji,
In Chief.

other in 1942, were not worth handing to auction, what do you say as to the condition of the two beds?

A They were still good beds.

Q Was the paint off them in any way?

A Yes, there was a few scratches on them.

Q Would that be on the new one as well as the old one?

A The older one was not too good but the newer one was quite good.

Q And you are claiming \$20.00 for both together?

10 A Yes.

Q Now, the Custodian says that your wedges were worn out, what do you say about that? A I think the wedges were quite good and I think that is a fair estimation what I am claiming.

Q That is \$1.00 each? A Yes.

MR. CHERNIACK: Well, your honour, we are withdrawing the claim for the shed. Thank you.

20 MR. FERG: It is submitted, your honour, that the real property was sold at fair market value, that the articles of chattels sold were sold at fair market value and that the claimant might have articles which have not been found through various causes, that the amount of the claim is excessive and unreasonable. This is a matter of valuation and for disposition of the chattels to be made and accounted for by the Custodian, and I have no questions and the defence will be referred to the adjourned hearing.

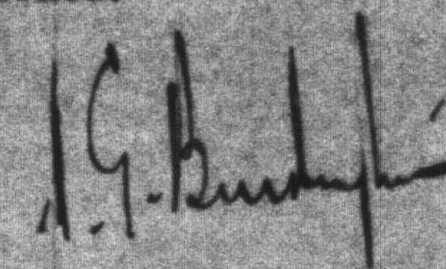
THE COMMISSIONER: All right, witness, you are through.

6.
Certified to be a true and accurate transcript.


MARK H. PEARCE, SR.,
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner, hereby
certify that the foregoing 5 pages of typewritten matter
contain a true and accurate record of the sub-commission
held in the Law Courts Building, Winnipeg, Manitoba, at the
time and date first above mentioned.


SUB-COMMISSIONER.

File No.
8703

DEFENSE BRIEF

Shigeto SHIMOJI,
Reg. No. 13697

File No. 8703

Case #937

Winnipeg, Man.
Sept. 22, 1948
Case #937

Case 937
File 8703

REAL PROPERTY CLAIM - GROSS

Gross Claim

\$1400.00 Total
original and
Revised Claim
Exhibit #1

Appraisal

\$918.00
re Soldiers
Settlement
Board

Sold for

\$901.00
re Director,
Veterans Land
Act.

Witnesses: 1. J.D. Patterson
Inspector.
2. F.G. Shears

Submissions:-

Some relative figures are shown:-

<u>Claimant's Purchase 1932</u>	<u>Claimant's Improvements 1933 to 1941</u>	<u>Claimant's Claim Value</u>	<u>Assessed Value 1942</u>	<u>Appraisal Value June 1942</u>	<u>Sale Price Jan. 1 /43</u>
All bush \$500.00 Exhibit #1	\$1950.00 Exhibit #1	\$1400.00 Exhibit #1	\$1330.00	\$918.00 Exhibit #3	\$901.00

Taxes 1942- \$23.21

From Inspector's report-

"Dwelling makeshift (no basement or
cellar. Buildings dilapidated; land neglected and
in poor tillage. Thistle, couch grass and
shepherd's purse pretty bad in spots".

PERSONAL PROPERTY CLAIM - GROSS

Gross Claim

\$49.00 Total
Revised Claim
Exhibit #2

Appraisal

Original
Claim
\$58.50
Exhibit #4

Sold for

(a)	\$23.50	Nil	\$3.35 at Auction
(b)	1.00	"	no record at any time.
(c)	24.50	"	abandoned
	49.00 as above		

File No.
8703
Shigeto SHIMOJI,
Reg. No.13697

- 2 -

Case # 937

Witnesses: - 1. J.H. Harkies,
Auctioneer.
2. R.M. Anderson
Staff.

Submissions:- Analysis of revised claim seems to dispose of the amounts involved in a definite way. The "abandoned" list is large compared with the Total amount of claim - but both Real and Personal property seem to have been of inferior quality and in poor condition.

BRD/DD.

February 11, 1949

File No.
8703
Shigeto SHIMOJI,
Reg. No. 13697

- 2 -

Case #937

Summary of
Defense
Witnesses

Where
Required

Summary of
Documents
to be filed

Witness
proving
same

J.D. Patterson

Inspector
Realty

F.G. Shears

re Realty

J.H. Harkies
Mission

Auctioneer
Chattels

R.M. Anderson
Staff

Auctions
Chattels

Analysis
of
Revised
Claim
Chattels

BRD/DD

February 11, 1949.

Name of Claimant

SHIMOJI, Shigeto

Case 537

Custodian File

5795

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		
					901.	490.36			490.36	
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 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			
23.50	3.35	1.00	14.25%	1.50	.21		1.21			
TOTAL RECOMMENDATION										491.57

8703

October 5th, 1950.

Mr. Shigeto SHIMOJI,
Lot 106,
St. Anne's Road,
Winnipeg, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 937

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 \$491.57.

Cheque for \$468.71 is enclosed herein, and the sum of \$22.86 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.