

9363

FRASER VALLEY

MISSION
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No.

9250

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

*Still on Property June 23/42*NAME: ENDO, (Miss) Mrs. TorashichiHOME ADDRESS: R.R. No. 1, ^{Smulford Highway} Mission, B.C.REGISTRATION NUMBER 13222 SEX: Female AGE: 57OCCUPATION: Housewife

(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? YesNAME OF WIFE OR HUSBAND: TorashichiADDRESS OF WIFE OR HUSBAND: R.R. No. 1, Mission, B.C.NAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: ---AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: (1) Blocks 1-4 inclusive, blocks 6-15 inc. lots 1-10 inc. blocks 16, blocks 17 and 18, lots 1-10 inc block 19, lots 1-10 inclusive, block 20 all of Block "A" of lot 165, group 3, map 2632, in the District of New Westminster Title No. 40752 (continued on back)
2. BUILDINGS AND OTHER IMPROVEMENTS None

3. INSURANCE (Give particulars; state where policies are) ---4. TAXES (Amount and where payable) ---5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) Vacant

Leased to PCV Keys & the house are in the possession of Mr. William Stuart Mission B.C.

See husband's file or SP

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: My husband has a half interest (1)

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, I live with my husband at

R.R. No. 1, Mission, B.C.

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: ---

None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

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

CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 15th day of May 1942.

(Signature)

D. J. Milham
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Sept. 1/43

r File No. 9363

All Name ENDO, Hisa (Mrs. Torashichi)
(Surname in Block Letters)

Registration No. 13222

Male - Female
(Check)

Age Dec. 15, 1884

Former Address R.R. #1, Mission City, B. C.

Date Evacuated Oct. 20/42 Naturalized - Canadian-Born - National
(Check)

Present Address Tashme, B. C.

Single - Single
(Check)

Name of Wife _____

Name of Husband Torashichi #13221

Name of Mother ^{nee} (SATO) Hara n/r

Name of Father KANOMATA, Sengo n/r

Names of Children under 16 _____

Requested by K. Gorker

Registered with Custodian
(Yes or No)

Additional Information Housewife (part int. in 20 acres of the 60 declared by husband)

LIABILITY SUMMARY

File No. 9363.

Miss (Mrs. Tomohichi) EWDO - Reg. No. 13222.

The above named Japanese declared on her JP Form signed 15th May 1942 that she had no Personal or Trade Debts.

We can find no evidence of any claims having been filed against her.

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

February 11th, 1947.


E. A. CRAMER.

DAC:JS

REAL PROPERTY SUMMARY

JAPANESE NAME: Hisa (Mrs. Torashichi) ENDO Reg. No. 13222 File No. 9363.
CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
First Offer. BC/222-P.
PROPERTY ADDRESS: Loughheed Highway, Mission, B. C.
LEGAL DESCRIPTION: Blocks 14 and 17 and Lots 1 to 10 inclusive of Block 20 of Block "A"
of Lot 165, Group 3, Map 2632, Mun. of Mission, D. N. W.
TITLE: Registered in the name of Hisa ENDO.
ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24579 dated September 4th, 1942.
ASSESSED VALUES: Land \$238.00
Improvements \$500.00 - \$738.00. Taxes - \$13.99.
CLASSIFICATION: This was a 4.625 acre piece of cultivated land worked in conjunction
with her husband's property, planted to the following crops:
4.44 acres of hops, rhubarb and asparagus.
1 berry house. 1 picker's house. 1 packing shed. These were in
very bad condition. 2 root houses.
HISTORY OF
ADMINISTRATION: As this was vacant property and not rented from date of evacuation
until sold to The Director, The Veterans' Land Act, there was nothing
to administer.
SOLD: To The Director, The Veterans' Land Act for \$411.00 as at January 1st,
1943.
Approval of Advisory Committee - June 1st, 1943.
Funds released to the credit of Hisa ENDO as at January 21st, 1944,
against which were the following charges: Registration Fees \$3.00,
Legal Fees \$15.00 = \$18.00, leaving a net credit of \$393.00 from said
transaction.
Adjustments as at 1st January 1943 to the amount of \$5.29, covering
unexpired Fire Insurance Premiums, were placed to Hisa ENDO'S credit.
The following Fire Insurance Policy:
The North West Fire Insurance Co., Policy No. 205146 - \$600.00 covering
on the 2 root houses, was transferred to The Director, The Veterans'
Land Act.
Certificate of Title No. 165606-E in the name of The Director, The
Veterans' Land Act.
PROTEST: We quote from letter received from Mrs. ENDO, dated April 19th, 1944:
"Therefore, I protest in the amount of the above sale which I think
is most unfair and request that a more equitable valuation be placed
upon the said property".

This summary is certified to be in accordance with
information on file.
February 13th, 1947.

D. A. Cramer
D. A. CRAMER.

BC-222-P

EC/222-P

PAGE 1

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

Farm Appraisal Report

File No. JL-110

Land Description Blks. 14 & 17 & lots 1 to 10, incl. in Blk. 20 of Blk. "A" of
Lot 165, Op. 3, Map 2632, N.W.D. Containing 4.74 Acres

Owner's Name ENDO, Hisa Post Office Address Mission, B.C.
 Distance 1/2 mile

Nearest Rail Point Mission Distance 1/2 "

Market Town Mission Distance Mission

Church (give denomination) All denominations Distance Mission

Nearest School _____ Distance _____

State how property was identified: Maps, L.R.O. sketch, and surveyed roads.

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

17 Highway crosses property.

Is this district a good one? Good when small fruits are high.

Employment opportunity Local berry picking. Nearby mills. Remote in logging camps.

Predominating Nationality and religion: British. No predominating sect.

Describe Fencing and its condition: Highway and Ry. Right of Way only Value \$ not owned

Water supply: Located on main part of farm. Blk. 2-8 and 11. Value \$ 9363

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Berry	12 x 16	Lumber	8'	Shgl.	10	Blks.	good	50.00
HOUSE	8 x 14	"	8'	"	"	"	"	20.00
Pkg-house	12 x 16	"	8'	"	"	"	fair	40.00
Pickers hse.	x							
BARN	x							
BARN	x							
GRANARY	x							
	x							
	x							
	x							

Total present day value \$ 110.00

\$ 110.00

Total Value Buildings add to farm

Is dwelling habitable without repairs?

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

habitable? House on other unit.

\$

Describe the basement and chimneys:

No. rooms downstairs?

Upstairs?

How finished

Are buildings painted?

No

Condition of paint

Distance from nearest bush None near.

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
6.46	Level	Black loam 14"	Sandy clay	Hops, rhubarb and asparagus	70.00	300.00
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
0.3	Level	Black loam	Sandy clay	Clearing and local draining	75.00	30.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 309.00

Total added by buildings to value of farm \$ 110.00

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

Total value of farm \$ 419.00

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

Owner still in residence. Tillage good.

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

Suitable only for what it is now in use for, that is as an added acreage to the existing farm set-up along with blks. 2-6 & 11 where buildings
Nelson woods/are situated (see report)

Few Canada thistle and mare's tail.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Municipal & School - \$13.99.
Man. District of Mission, Mission, B.C.Date: 21st May 1942.
Place: Abbotsford, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 20th day of May 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

Farm Appraisal Report

JL-110 - Risa EDO

Remarks:

This is an additional acreage set-up and goes with Blocks 9-8 and 11 lying directly north and abutting across the highway. Is worked as one parcel and the whole is handled without regard to the location of streets, which though surveyed, have never been opened. One building is on the street, but can be easily moved, so I have included it in the valued buildings.

While the soil on this land is excellent, the drainage is not of the best. The sandy element in the subsoil should give under-drainage, but cannot function properly in this respect for the reason that the railway ditch, and the one along the highway are not properly opened at outlet for the best drainage. The run-off goes down to about 5' below the surface level and stagnates there. With these outlets opened, there would be marked improvement in this condition.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE

ORCHARDS, SMALL FRUITS, ETC.

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

No small fruits.

Present Value

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Department of Secretary of State
Custodian's Office
Vancouver B.C.

172 The Orchard, New Denver B.C.
Nov. 10th 1947

Dear Sir,

Until lately I was expecting to eventually return to Mission City, but last week I received a cheque from you for the sale of my property for \$397. On Nov. 3rd I placed this money in the Bank of Montreal, and do not intend to draw on it.

You request me to send you the title for this property immediately, but this I am not prepared to do.

The reason is:-

In 1931 I received \$ 898 from the B.C. PROVINCIAL Government for a piece of land 99 feet wide and 660 long to make a highway through this block 14.

Therefore the remainder - more than 5 acres, planted with rhubarb, asparagus and hops, and the two packing houses I built, one on the middle of the north side of the highway, and the other on the north east corner should be worth \$2600. Therefore I cannot accept your cheque as just compensation.

I am bringing the matter before the Compensation Board, and must wait for their opinion.

Yours truly,

Reg. No. I3222

Lisa. Endo.

EVACUATION SECTION	
Rec'd	NOV 12 1947
File No	9363
Ans.	
Referred	Brown

EXHIBIT NO. 406-3
DATE 11/11/47
IN LADY
Brown

15th October, 1947

REGISTERED

Mrs. Hise ENDO,
Registration No. 13222,
New Denver, B.C.

Dear Madam:

We are enclosing herewith Custodian cheque in the amount of \$397.29, which sum represents your full remaining credit balance in your personal account at this office. A charge of \$15.00 for legal fees in connection with the conveyance of your property, is the only entry made in your account since you were advised of the property sale 14th April, 1944.

We note you still have the Title document of this property in your possession, and we would request that you forward it to this office as soon as possible as it has been cancelled at the Land Registry Office.

A cheque in the amount of \$2031.58, made payable to yourself and your husband, derived from sale of property registered in your joint names, is today being enclosed in a letter to your husband, together with funds credited to his personal account.

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,

Office of the Custodian.

HA
Encls. 3(ch cheque)

9364
9363

January 4th, 1945.

Mr. Torashichi ENDO,
Registration No. 13221,
Tashme, B. C.

Dear Sir:

We have for acknowledgement your letter of December 23rd last.

We regret that through a clerical error the balance of your account, as pointed out by you, was incorrect and refer you to statement forwarded to you on December 2nd, showing a balance in your favor of \$1448.71. On December 15th we forwarded you a cheque in the amount of \$50.00 which leaves you at this time, a credit balance of \$1398.71.

A statement covering the joint account of yourself and your wife, Hisa, was forwarded to you last April showing a credit balance of \$2046.58. There has been no change in this account since that time.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

PERSONAL PROPERTY SUMMARY

File No. 9363

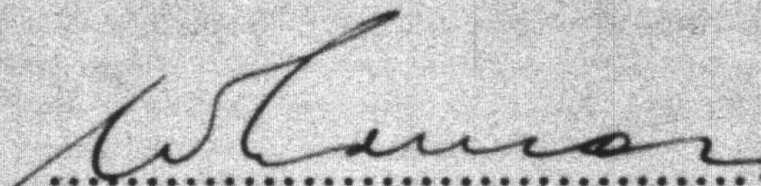
18th February, 1947.

Re: Hisa ENDO, Reg. No. 13222 (Mrs. Torashichi)

The above Japanese when registering with this office declared having no personal property assets, and her file reveals none.

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

WEA:HA

A handwritten signature in cursive script, appearing to read 'W. L. ...', is written over a dotted line.

MEMORANDUM

October 6th, 1944

File No. 9363

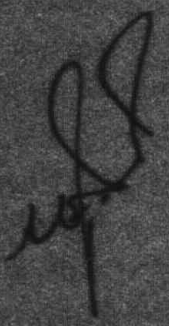
TO: The File

FROM: Mr. W.J. Iverson

Re: Hisa INDA
Lougheed Highway Mission.

There are no chattels declared on this file,
therefore the file can be closed insofar as
they are concerned.

WJI:LM



13221-9364
13222-9363

I TORASHICHI ENDO of Mission City, B.C.

Owner of property Blocks 1 to 4 inclusive and Blocks 6 to 15 inclusive, Lots 1 to 10 inclusive Blocks 16, 17 and 18 Lots 1 to 10 inclusive Block 19 Lots 1 to 10 inclusive Block 20 All of Block "A" of Lot 164 Gr.3 Map 2632. in the municipality

of Mission hereby agree to let the above described lands to PACIFIC COOPERATIVE UNION for the sum of \$1,000.00 for the year 1942 and \$500.00 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.

T. S. Endo

Witness: [Signature]

Not concerned
Jap stays on property
until Oct/42
harvest own crop
[Signature]

File No. 9563

EVACUATION SECTION	
Rec'd	APR 20 1944
File No.	9363
Ans.	COA
Referred	<i>[Signature]</i>

Tashme, B. C.,
April 19, 1944.

Mr. F. G. Shears,
Office of the Custodian,
806 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Blocks 14 and 17 and Lots 1 to 10
inclusive of Block "A" of lot 165, Group 3, Map
2632, District of New Westminster, Municipality
of Mission, C. of B. 49974, Right of Way, Map 4682
as to Block 14 only, Municipality of Mission.

Acknowledge receipt of the sale of the
above property for the sum of \$411.00. In 1930, the
B. C. Government had bought a parcel of my property
as a right of way for \$898.00.

At this rate, the sale is only one-sixth
of the former valuation. In my estimation, I think
the value of each acre is worth \$350.00. The land had
been cultivated and the rhubarb, asparagus and hop
crop would net more than \$1,000.00.

Therefore, I protest in the amount of the above
sale which I think is most unfair and request that a
more equitable valuation be placed upon the said property.

Yours truly,

Hisa Endo
.....
(Mrs.) Hisa Endo
Reg. No. 13222

File No. 9363

SUMMARY RE CLAIM
Mrs. Hisa (Torashichi) ENDO, Regn. No. 13222

Feb. 12/48

REAL PROPERTY:

Block 14 & 17 and Lots 1 to 10 of Block 20 of Block "A" of lot 165, Group 3, Map 2632, Mun. of Mission, D.N.W.
Address - Lougheed Highway, Mission, B.C.

	<u>Assessed Value</u>	<u>S.S.B. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimants Valuation</u>
Land	\$238.00	\$309.00		\$2500.00
Improvements	<u>500.00</u>	<u>110.00</u>		<u>250.00</u>
	\$738.00	\$419.00	\$411.00	\$2750.00
	Less purchase price			<u>397.29</u> (411.00)
	Amount of claim			<u>\$2352.71</u> (2339.00)

The reason for Mrs. Endo's high valuation on her land is set out in her letter to Custodian, April 19, 1944, in which she claims that she sold a right of way across her property for \$898.00 in 1930.

CLAIM FOR LOSS OF CROP - \$750.00

Claimant remained on adjoining property until Oct. 20/42 and was able to gather and dispose of the 1942 crop.

MLB:HA

M. H. S. S. S. S.

Defence Brief
(Mrs.) Hisho ENDO
File No. 9363
Case No. 406

NEW DENVER
21 June 1948
V.L.A.
Sheet A 3-6

REAL PROPERTY CLAIM

(All claims shown are Gross)

Block 14 & 17, Lots 1-10, Group 3, Map 2632.

<u>Amended Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$2000.	\$419.	\$411.

(Trans. Page 2)

Witness: Appraiser, B.C. Wormworth.

Appraiser (Wormworth) reports -
House 10 years old. Farm suitable
for only what it is now used for.

Appraiser (~~Barnet~~) reports -
One building on the street but can
easily be moved so have included
it in the valued buildings. Soil
on this land is excellent.

Claimant stated that she sold about
1½ acres of this property in 1930
for highway purposes for \$898.

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

BMP/mw

9363

CASE NO: 402

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C.

June 21, 1948

IN THE MATTER OF THE CLAIM OF
(MRS) HISA ENDO

PROCEEDINGS AT HEARING

F.G. Shears

IN THE MATTER OF THE ENQUIRIES ACT
PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

New Denver, B.C.
June 21, 1948

IN THE MATTER OF THE CLAIM OF
(MRS) HISA ENDO

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq., appearing for the
Dominion Government

A.E. COBUS, Esq., appearing for the
Claimant.

W.J. STURGEON, Esq., Secretary to New
Denver Sub-Commission

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

G. HAMBLETON, Esq., Official Reporter

30

H. Endo
In Chief

MR. COBUS: The claim, your honour, of Mrs. Endo,
which is No. 4 on the Secretary's list.

(MRS) RISA ENDO, the claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

10 MR. COBUS: This claim, your honour, is for real pro-
perty only. We are amending the value as shown
originally to \$2000.00 in place of \$2500.00 and
\$250.00. The total claim now is \$2000.00 for
land and buildings.

THE COMMISSIONER: \$2000.00.

MR. COBUS: Yes, your honour. And we are crediting
the Custodian with \$411.00 rather than the
net proceeds amount which was shown on the claim
originally.

DIRECT EXAMINATION BY MR. COBUS:

20 Q: Witness, I produce to you a statement concerning
the real estate for which you are making a claim.
Did you instruct Mr. Leckie to prepare this state-
ment for you and is that your signature?

A: Yes.

Q: Is the information contained therein true to the
best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the real estate
statement, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

30 MR. COBUS: Would my friend produce the Farm Appraisal

Report?

MR. MACDONALD: I presume this is Block 14?

MR. COBUS: Blocks 14 and 17, lots 1 to 10.

(Handed to Mr. Cobus)

MR. COBUS: I file the appraisal on behalf of the Crown,
your honour.

(APPRAISAL MARKED EXHIBIT NO. 2)

10 MR. COBUS: Referring to Exhibit 1, your honour, the
parcel was a five acre plot of land, of which
five acres was cultivated -- in rhubarb, $3\frac{1}{2}$ acres,
asparagus, 1 acre, hops, $\frac{1}{2}$ acre. Only a very
small portion was uncleared. The property was
purchased in 1939 for \$2000.00 and when purchased
the five acres had been cleared. She points out
that the buildings which are listed below under
"buildings," were on the land when purchased.
She estimates the value at the date of sale to
be \$2000.00 for the land and improvements thereon.
She lists as an improvement 600 feet of ditching
20 with cedar covers, which was done in 1939 after
they had purchased the property, at a cost of about
\$300.00. The buildings that were on the land were
a packing house, 12 by 16, a second packing house,
and a third packing house of similar size. She
estimates the cost of those buildings to be
\$650.00.

30 She points out in her comments that the
appraiser under-estimated the acreage of the pro-
perty at 4.74 acres. She estimates her acreage
at 5.14 acres. The appraiser over-estimates the

age of the buildings. She agrees that they, meaning her husband and herself, operated this acreage with the larger acreage abutting across the highway. However, she says she disagrees that it is suitable only for such joint operation as the appraiser would suggest. She considers that the land was quite adaptable to independent operation, and points out the Custodian and the Soldier Settlement Board must have also so believed as they sold it as an independent unit. She says that they never experienced any stagnation of water, and that she thinks the drainage facilities were adequate. She says that this was excellent productive land, and believes that when it was sold for \$411.00, it would be worth at least \$2000.00 at a fair market value.

The statement continues on the reverse side, and she makes this additional comment, that in 1930 they sold approximately 1½ acres of this property for highway purposes for a consideration of \$898.00. On this basis, the price obtained by the Custodian for 5 acres is very much out of proportion. She believes that at a minimum this land would be worth \$350.00 per acre.

Would my friend advise the assessment for the year '42 or '43?

MR. MACDONALD: There is the '42 assessment.

MR. COBUS: It would appear from the tax notice produced from the Custodian's file that in 1943 the assess-

ment amounted to \$238.00 for improved land -- that is to be noted -- and \$500.00 for improvements, a total of \$738.00.

Your witness.

MR. MACDONALD: I submit, your honour, that the real property was sold at its fair market value. It was appraised by the Soldier Settlement Board at \$400.00 and sold for \$409.00.

10 There is no personal property claim here. I do not think there is anything that I need to ask the witness about this, as this is a property that was appraised by the Soldier Settlement Board and bought by the Director of the Veterans Land Act. I don't see any need for questioning of the witness.

However, I have a letter here, your honour, that I think, in the interest of all concerned, should be filed.

20 CROSS EXAMINATION BY MR. MACDONALD:

Q: Is this your signature?

A: Yes.

MR. MACDONALD: This letter is dated November 10th, last year, your honour, dealing with this particular property -- a part of it, anyway.

30 "In 1931 I received \$898 from the B.C. Provincial Government for a piece of land 99 feet wide and 660 long to make a highway through this block 14. Therefore the remainder -- more than 5 acres, planted with rhubarb, asparagus and hops,

and the two packing houses I built, one on the middle of the north side of the highway, and the other on the north-east corner should be worth \$2600. Therefore I cannot accept your cheque as just compensation. I am bringing the matter before the Compensation Board, and must wait for their opinion."

Of course, she was mistaken as to what the Compensation Board had to do with it. I think that should be filed, your honour.

10

THE COMMISSIONER: That will be Exhibit 3.

(LETTER MARKED EXHIBIT NO. 3)

MR. MACDONALD: I don't think there are any other documents that have any bearing on this that have not already been filed. The only question is that there is a little bit of discrepancy about the acreage, but the record speaks for itself, there. It is not very much, just part of an acre.

THE COMMISSIONER: Have you any other witnesses, Mr. Cobus?

20

MR. COBUS: No further witnesses, your honour.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Quentin Hambleton
Q. Hambleton
Official Reporter

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

30

H.W. Colgan
Sub-Commissioner

9363

May 29, 1951.

Mrs. Hisa ENDO,
172 $\frac{1}{2}$ Orchard St.,
New Denver, B.C.

Madam:
Dear Sir:

Re: Japanese Property Claims Commission

Case No. 406

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 ... \$251.55

Cheque in your favour is enclosed for \$251.55 and we have paid the Co-Operative Committee .. Nil for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/GN
Encl.

9363/4

May 29, 1951.

Mr. and Mrs. Torashichi ENDO,
172 1/2 Orchard St.,
New Denver, B.C.

Dear Sir:AND Madam:

Re: Japanese Property Claims Commission

Case No. 409

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself ^{ves} covering the award recommended under
the above Claims Commission for the sum of ... \$1,772.91

Cheque in your favour is enclosed for \$1,772.91
and we have paid the Co-Operative Committee .. Nil
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/ON
Encl.

See file 9364

In documents re
Joint Claim 9363/9364

File No. 9363

Hisa ENDO
Case No. 406

There would appear to be no reason why
this award cannot be paid to this Japanese.

Name of Claimant **MEMO, Hina**
 Custodian File **9303**

Case **406**

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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
					411.00	251.55			251.55

PERSONAL PROPERTY							
Boats and Boat Gear							
Motor Vehicles							
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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price
TOTAL RECOMMENDATION							251.55

- (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")

LEFT IN CHARGE OF THE CUSTODIAN

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

1.	Estimated Value \$
2.	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)) - - - - - \$ **3,102.71**

- (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**

New Denver, preferred, if necessary Nelson

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, **Mr. Hisa Endo**
of **New Denver**

in the **Prov. of British Columbia**

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 **Village**

of **New Denver**

in the **Province of British Columbia**

this **17** day of **September**

A.D. 1947. **New Denver**

A Commissioner &c.

Mrs. Hisa Endo

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.~~

DEC - 2 1947

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.

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

(1) NAME **MIYASAKI** (Print) Surname
MIYASAKI (M.S.) Given Name
(RCMP) Reg. No. **13222**
(2) Pre-Evacuation Address **MISSION B.C.**
(3) Present Address **1724 The Orchard NEW DUMFRIES, B.C.**
(4) REAL ESTATE
(a) Street Address (if any) **MISSION**
City or Municipality, **B.C.** Province

(b) Legal description (lot number, block number, section number, etc.)
**LOTS 14 - 17 & LOT 1 - 10 inclusive of BLOCK 20
at BLOCK 4 of LOT 266 GROUP 3 MAY 2632
in the District of New Westminster
less fees assessed in 1931 for highway right of way 50 feet wide
and 660 ft long through BLOCK 14**
(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Industrial~~
(iii) ~~Commercial~~
(iv) Any other type of property (describe)
Type of business Asparagus, Rhubarb, and Maple Trees

(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 \$ **2,500.00**
(ii) Buildings \$ **250.00**
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) \$ **750.00**
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ **3,500.00**
(v) Amount at which Custodian sold property and credited your account \$ **3,500.00**
(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ **3,102.71**

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

(over)