

10034

FRASER VALLEY

FILE No. 10034

WHITE ROCK
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: HIGA (Kane) Mrs. Matsuzo

HOME ADDRESS: ²⁰²³ Pacific St., White Rock, B.C.

REGISTRATION NUMBER 06846 SEX: Female AGE: 59

OCCUPATION: 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? Yes

NAME OF WIFE OR HUSBAND: Matsuzo ¹⁰⁰³⁵

ADDRESS OF WIFE OR HUSBAND: Pacific St., White Rock, B.C.

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

R 1. LOCATION AND DESCRIPTION: The East half of Block 1, of the SW quarter of Section 12, Twp 1, Map 2817, in the District of New Westminster, B.C.
Title No. 100070E

2. BUILDINGS AND OTHER IMPROVEMENTS: ^{Six} ~~Five~~-room dwelling, Four chicken houses, 1 broader house, 2 colony houses, 1 feed house, 1 egg cleaning house,

3. INSURANCE (Give particulars; state where policies are) ^{#667228} \$10000 in the Commercial Union Assur. Co. Policy at home

4. TAXES (Amount and where payable) \$36 for 1941, payable at Surrey

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself at present. Expect to lease the property before I leave for Gen. M. Thift, White Rock.

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 None

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: ---

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, 1 coal brooder etc.
1 small green cutting machine, 1 cultivator, garden tools,
In my house on Pacific Rd., White Rock, B.C.

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 25th day of May 1942. +

(Signature) _____

Witness

that the above mark is Mrs K. Higa's

FOR DEPARTMENTAL USE _____

10034

INFORMATION FROM R.C.M.P.

DATE Aug. 23/43

File No. 10034

Full Name HIGA, Kane (Mrs. Matsuzo)
(Surname in Block Letters)

Registration No. 06846

Male - Female
(Check)

Age Aug. 10, 1883

Former Address Pacific St., White Rock, B. C.

Date Evacuated Sept. 22/42

Naturalized - Canadian-Born - National
(Check)

Present Address

Techu, B. C.

c/o F. BARNES

LUMBY, B. C.

25/11/47

Married - Single
(Check)

Name of Wife

Name of Husband Matsuzo #06876

Name of Father

Name of Mother

Names of Children under 16

Requested by

ECT

Registered with Custodian (Yes or No)

Additional Information Chicken farmer.

19th March, 1948.

Real Property Claim

CLAIMANT

(Mrs) Make HIGA

Regn No 06846

PROP. SUBJECT
OF CLAIM2023 Pacific St., WHITE ROCK, B.C.
beingThe E $\frac{1}{2}$ of Blk 1 of the SW $\frac{1}{4}$ of Sec 12
Tp. 1, Map 2817, Mun. of Surrey, D.N.W.

CLAIM

Est. value:	Land	\$ 5900.	
	Equipment	1728.30	
	Crop	1143.	
	Loss on chicken	1150.	9921.20

The land and buildings are not separate, the total of
the Real Property is \$5900.

REFERENCESHISTORY

JP

Decl. 26 May 42 notes: Six rm dwelling, four chicken
houses, 1 brooder house, ~~2~~ 2 colony houses, 1 feed house,
1 egg cleaning house.

RP.1

C of E #50154 d/1 Oct 42 notes vesting in Custodian, other
wise clear title in name of Claimant.

RP.2

Assessment (1942):	Land	\$ 450	
	Improvements	1250.	\$1700.
	Taxes		36.09

RP.3

Appraised VLA 24 Jul 42 \$2100.

RP.4

Sold VLA ~~\$2100~~ as at 1 Jan 43 \$2077.

NOTE ----- No appraisal nor offer to purchase other than VLA receive
No photograph of property on file.

JC/..

REAL PROPERTY SUMMARY

JAPANESE NAME: Kana HIGA Reg. No. 06846 File No. 10034.

CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/521-P. First Offer.

PROPERTY ADDRESS: 2023 Pacific Street, White Rock, B. C.

LEGAL DESCRIPTION: The East half of Block 1 of the South West quarter of Section 12, Township 1, Map 2817, Municipality of Surrey, D. N. W.

TITLE: Registered in the name of Kana HIGA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order No. 24681, dated August 29th, 1942.

ASSESSED VALUE: Land - \$ 450.00
Improvements - \$1250.00 - \$1700.00. Taxes - \$36.09.

CLASSIFICATION: Small Fruit and Poultry Farm, Dwelling and out-buildings.
Custodian's representative reported August 20th, 1942, that this property has an area of 6.18 acres of which 4 acres are cleared and planted to the following crops: 1 acre strawberries, $\frac{1}{4}$ acre currants, 18 fruit trees.
 $1\frac{1}{2}$ storey 6 room frame dwelling, 4 chicken houses, 2 colony houses, 1 brooder house, 1 feed house, 1 egg cleaning house.

HISTORY OF ADMINISTRATION: This property was leased by Kana HIGA to Thomas Hogg May 23rd, 1942, for the term of 1 year from May 23rd, 1942, with option to renew lease for further period. Consideration - \$100.00 paid to Kana HIGA. This lease was renewed by the Secretary of State June 24th, 1943, for the term of 1 year from May 23rd, 1943 to May 22nd, 1944. Consideration being \$100.00 which was paid direct to Kana HIGA. Building included space reserved for storing chattels.
Lease No. 654 handed to S.S.B., 3rd August, 1943.

Permission was granted to Thomas Hogg to sub-let the house - see memorandum dated September 11th, 1942 on file.

SOLD: To The Director, The Veterans' Land Act for \$2,077.00 as at January 1st 1943.
Approval of Advisory Committee - 1st June, 1943.

In view of the 1943 rentals having been paid to Kana HIGA personally, a cheque for \$100.00 was paid to The Director, The Veterans' Land Act, March 16th, 1944, and charged to the account of Kana HIGA.

Funds released to the credit of Kana HIGA as at 23rd May, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$2059.00 from said transaction.

Adjustments to the amount of \$11.64, covering unexpired Fire Insurance Premiums, were placed to Kana HIGA'S credit.

credit.

Page 2.

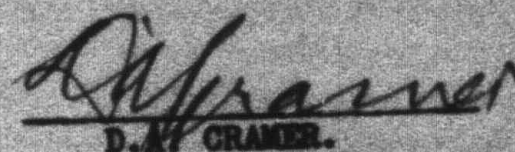
File 10034.

The following Fire Insurance Policy -
Commercial Union Assurance Co. Ltd., No. 667228 - \$1,000.00,
covering the 1½ storey frame dwelling, was transferred to
The Director, The Veterans' Land Act.

Certificate of Title No. 170980-E in the name of The Director,
The Veterans' Land Act.

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

November 15th, 1945.


D. A. CRAMER.

DAC:JS

Cultivated Land

BC/521-P
BC/1250-B

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.7	3.7 acres Undulating	12" light sandy loam	Sandy	Berries and garden fair	\$75	\$ 277.50
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, stumps, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2.475	Undulating 2.475 acres Some clearing has been started on part of above and wood run; about \$75 to finish. This is a small area only.	Somewhat better than above.		Trees, stumps	\$125	\$30
Area Unavailable for Cultivation.						
CHARACTER OF LAND E. G. WET, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 351.75

Total added by buildings to value of farm \$ 1750.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 14.00

Total value of farm \$ 2115.75

Describe condition of farm commencing on tillage, length of time unoccupied or partly occupied:
Continuously occupied. Well tilled in parts and allowed to go to grass over
quite a section.

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

Poultry and small fruit.

Rural work.

Old Canada Thistle only

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

Survey - \$36.00

Date: July 11, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 10th day of July 1942.

Inspector's Signature

"R. L. RAMSAY"

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

Farm Appraisal Report

Remarks: Farm located fairly close to White Rock summer resort and not far from the sea. This not only gives a possible market for certain farm products, but is an attraction to buyers though the district generally is very poor agriculturally. There is quite a good house on the place, quite suitable for a white, and place is well equipped with poultry buildings. The soil is much better than the average soil in the locality. 2 wells on place and I believe hold out all right. There is a small area of fruit consisting of 1.17 acres woody strawberries, and 2 acres of black currants.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general use 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.)

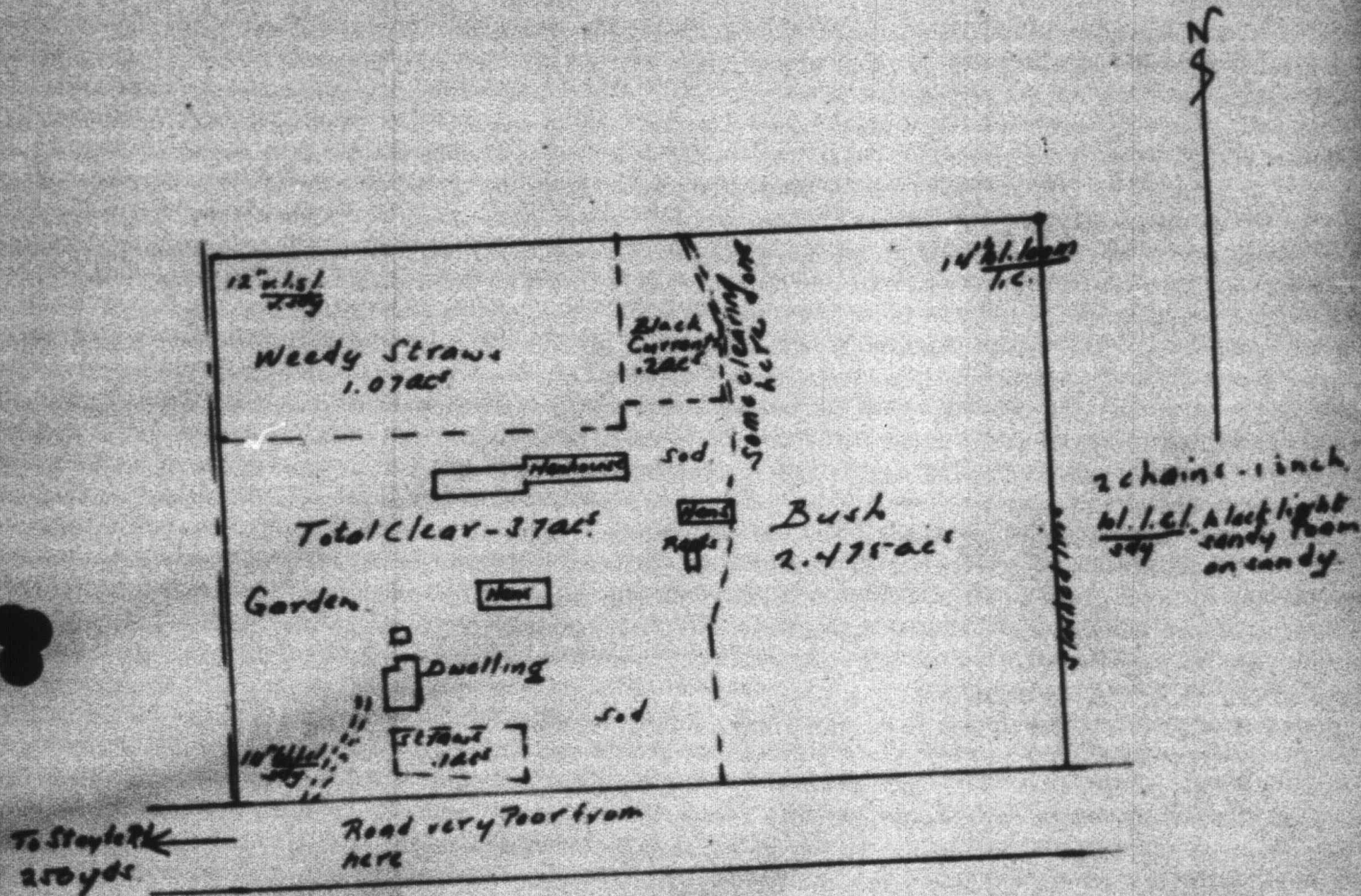
	<u>Present Value</u>
	\$
14 mixed forest trees, 2 - 10 years old	\$ 14.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total	\$ 14.00

August fruit does add to value of farm.

K. Riga

Diagram of Property

E 1/4 of Blk 1 of S.W. 1/4, Sec. 12, Tp. 1, Map 2817



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

Date 24th July 1942
[Signature]
District Superintendent.

**LIST OF CHATTELS LEFT ON
MRS. K. HIGA'S PROPERTY
AT WHITE ROCK, B.C.**

1 Crib	1 Table
1 Cradle	1 Kitchen range
1 Cabinet	A few dishes and utensils
1 Single Bed	1 Lawn mower
2 Iron pots	2 Old Bedsteads
2 Rolls wire	2 Rolls Wire
2 Bread pans	7 Windows
100 ft. flooring	1 Heater
1 Bed complete	2 Axes
1 Gramophone	2 Shovels
1 Chest of drawers	1 Potatoe digger
1 Spring	16 Qts. Sealers
2 Bed sides	2 Wheel barrows
2 Wardrobes	10 Egg crates
1 Basket sealed	1 Table
1 Kitchen cupboard	1-6 gal. crock
1-2 hole Electric Plate	1-5 gal. Crock
3 Cartons	3 Cupboards
1 Table	3 Bdles. of Shingle
1 Bench	2 Egg crates
1 Ironing Board	8 Bales Straw
4 Kitchen chairs	1 Fork
1 Clothes basket	1 Shovel
1 Roll Linoleum	2 Spades
1 Cabinet	1 Scythe
1 Mattress	1 Hoe
1 Wardrobe	1 Manure scraper
2 Dressers	1 Galvanized pail
2 Beds	4 X Cut saws
10 Chairs	1 Coal brooder and stove
4 Rms. Linoleum	4 Drinking fountains (crocks)
1 Dining Table	1 Wooden Barrel
3 pce. Chesterfield	1 Wsh boiler
1 small Table	2 Wooden pails
1 Heater	1-2 gal. Crock
1 Wall Clock	1 Scoop Shovel
2 Desks	
1 Wardrobe	
2 Kitchen Cabinets	20 yds. Curtains

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EXHIBIT No. 22 April 1948

DATE
FILED BY Claimant

This represents all my chattels remaining in any protected area
of British Columbia.

Confirmed:

DATE: November 26th/42 her
 SIGNED K. X Higa

Please sign and return one copy to this office.

"James A. Rose" Witness

"A.G. Firth"

A Commissioner for taking Affidavits
within the Province of British Columbia

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

May 18, 1948

M. J. Steel

10034

June 22nd, 1945.

Mr. Thomas Hogg,
WHITE ROCK, B.C.

RE: Kane (Mrs. Matsuzo) HIGA

Dear Sir:

When Mrs. Higa was evacuated from the Coast she left some of her furniture with you and it would seem that we have recovered most of the items, but we are wondering whether you still have anything else belonging to her in your possession, as an electric plate, a chiming clock, a heater and some crocks, are still outstanding.

We shall appreciate hearing from you on this matter at your earliest convenience so that we may complete our files.

Yours truly,

W. J. Iverson,
Protection Department.

WJI:LEW

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EXHIBIT No. 22 April 1948
DATE
FILED Claimant

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

May 18, 1948

W. J. Iverson

3rd October, 1946.

REGISTERED

Mrs. Kane HIGA,
Registration No. 06846,
c/o F. Barnes,
Lusby, E.C.

Dear Madam:

Further to our letter and remittance to you of the 24th June, your file has now been reviewed, and we are attaching hereto Custodian cheque in the amount of \$134.05, being your full remaining credit at this office, derived from the sale of your real and personal property, in accordance with the attached statement of your account here, showing entries made since the date one was last sent to you.

When registering with this office we note you stated that you had the Title of the property in your possession. We do not appear to have received this Title document as yet, and request that you send it to us 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,

F.E. Anderson,
Administration Dept.

FE:HA
Encl. (cheque).



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. 10034

PLEASE QUOTE BC/521P

518 Rogers Building,
Vancouver, B. C.,
March 13th, 1944.

ATTENTION - MR. GOOD.

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	MAR 14 1944
File No.	10034
Ans.	<i>W.A.</i>
Referred	<i>Good</i>

Dear Sir:-

Re: BC/521P (JL 589)
Your File - 10034.

Referring to our conversation of today's date in connection with the sum of \$100.00 paid by the tenant direct to the Japanese, we beg to advise that we have issued a cheque in your favour for \$2,077.00 for the full purchase price of this property. We would therefore thank you to let us have your cheque for \$100.00, covering the rent due us for 1943.

Yours truly,

I. T. Barnet,
DISTRICT SUPERINTENDENT.

Per *[Signature]*

JWH/PW

POL. NO. 06846		NAME HIGA, (Kama) Mrs. Matsuo			FILE NO. 10034	
ASSURED The Secretary of State of Canada, acting in his capacity as Custodian.						
COMPANY Commercial Union Assurance Co. Ltd.		POLICY NO. 667228	AMOUNT \$1000.00	PREMIUM \$15.00	RATE 1.5	TERM 3 yr. May 1, 1945
PROPERTY INSURED \$1000.00 on the 1½ story frame building with shingles, while occupied only as a private dwelling.				LOCATION B. 1, S.W. ¼ Sec. 12, Twp. 1, Map 282 R. R. 1, White Rock, B. C.		
LOSS PAYABLE Insured		INSURANCE AGENT George M. Thrift			RENTAL AGENT	
ENDORSEMENTS <i>Transferred to V.L.S.</i>						

CHATTLE SCHEDULE

File No. 10034

Re: HIGA, Kane (Mrs. Matsuo)

Reg. No. 06846

Registered: May 26, 1942

Evacuated: Sept. 22/42

Included in lease by HIGA, 3 pc. Chesterfield dining table 15 chairs range heater gramophone gramophone stand 3 dressers 4 closets bed 5 small tables 3 cabinets clock linoleum feed cutter 3 shovels 2 hoes fork 3 rakes iron pot lawn mower 5 cushions trunk & contents (for storage only)	Custodian Inventory August 20, 1942	Auctioned May 23/44	
	X	X	
	X	X	
	14	X	
	X	X	
	X	X	
	X	X	
	X	X	Unable to locate.
	3	X	
	4	X	
	2	3	2 abandoned.
	4	3	2 abandoned.
	3	2	
	X	X	
	X	X	Unable to locate.
	X	X	
	X	2	
	X	X	
	X	X	Unable to locate.
	X	1	
	2	X	Unable to locate.
	X	X	
	crib	X	
	cribble	X	
	2 rolls wire	X	
	2 pans		
	100 feet flooring		Used on property.
	spring		
	bucket	X	
	2 hole plate electric		
	3 cushions		
	bench		Abandoned.
	ironing board		
	clothes basket		

File No. 10034

-2-

(Chattel Schedule - cont.)

Included in lease by FICA	Custodian Inventory August 20, 1942.	Auctioned May 23, 1944	
	Mattress		Abandoned.
	2 desks		
	2 kitchen cabinets		
	few utensils		
	2 old beds		
	7 windows		
	heater		
	2 axes		
	spud digger		Abandoned.
	16 sealers		
	2 wheelbarrows		Abandoned.
	egg crates		
	3 crocks		
	3 cupboards	1	
	3 bundles shingles		Used on property.
	8 bundles straw		Abandoned.
	scythe		
	pail	2	
	4 cross cut saws	1	
	coal brooder	1	
	chick fountain		Abandoned.
	barrel		
	boiler		
	2 wood pallets		Abandoned.
	scoop shovel		
	(Acknowledged as correct, November 26, 1942.)	2 sundries	
		mail box	

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

WEA:EH
May 16, 1946

MEMORANDUM

PP
5

File No. 10034

June 22nd, 1945.

TO: The File

FROM: Mr. W. J. Iverson

RE: Kane (Mrs. Matsuo) HIOA

PP
2

I have, together with Mr. R. M. Anderson, examined a quantity of abandoned goods and consider them of no value. These are shown on an inventory marked "A", and are of the usual type of inferior chattels found in small Japanese habitations. It would not have been economical to have paid cartage on any of these things to our Langley sale.

There are still a few things unaccounted for and referred to in our letter to Mr. Hogg. Subject to the latter, no further action is indicated on this file insofar as chattels are concerned.

WJI:LEW

W. J. Iverson

Case 195 PP
NAME WIGA, Kane (Mrs. Matsuo)

REGISTRATION NO. 06845

FILE NO. 18034 4

The following chattels were sold by public
auction at Langley, B.C. on May 23, 1944.

④ Iron pot	\$ 1.25
Brooder	7.50
③ Cabinet	5.50
Lamps	10.00
① Variety dishes	1.25 3628
⑩ Basket & sundries	2.50
Poultry fountain	2.75
③ Sundries	1.50
⑦ Kitchen table	0.50
Heater	8.00
① Dresser	21.00
① Crib	6.00
① Lumber board	0.25 3919
① Linoleum	4.50
① Ironing board	0.25 1250
① Linoleum	8.00
① Bed & Spring	12.00
① Bedstead	1.75
① Bed & Spring	6.50
① Wardrobe	17.00
① Chest safe	1.00
① Library table	1.00
① Chesterfield	50.00
① Cradle	0.25
① Gramophone	4.00
① Poultry fountain	1.00
① Poultry fountain	0.75

Total to be brought forwards:

\$ 174.00

Amount paid:

\$ 172.50

Amount received:

\$

Amount of cash on hand present.

Amount of cash on hand present.

Amount of cash on hand present.

✓ 450

NAME WIGA, Kane (Mrs. Matassa)REGISTRATION NO. 06846FILE NO. 10034

The following chattels were sold by public
 auction at Langley, B.C. on May 23, 1944

	Brought forward:		
		174.00	
Barrel		0.25	3628
Box		0.75	3939
3 C.O. Sams		0.50	
Box		2.00	
3 Chairs		5.00	
Table		0.25	
3 Chairs		2.00	
Box		0.50	
Long box		22.00	
Roll top		3.00	
Fish traps		0.25	3937
Box		1.50	3963
Box		2.00	3939
Box		1.50	3939
Box		0.75	
Box & Mattress		0.50	8450
Box		0.25	
Box		6.00	
3 Chairs		2.00	
Box		2.00	
Box		4.00	
Box		6.00	
Box		1.50	
Box		1.50	
Box		0.50	

Total (Auctioneer's Fee) 25.78
 Less Expenses: (Advertising) 7.99
 (Moving) 11.57

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering List No. Langley 3.

Remarks. Transferred to file as above. June 3, 1946.C. G.

PERSONAL PROPERTY CLAIM

CLAIMANT

Kane HIGA (Mrs. Matsuzo)

Regn No06846

CLAIM

EQUIPMENT
CROP
LOSS ON CHICKENS

\$12	\$1728.30
	1143.
	1150.
	<u>4021.30</u>

Outside Terms Ref.
do

(INCORRECT ADDITION REDUCES "Equipment \$1728.30 to \$1727.0

REFERENCESHISTORY

JP

General declaration on Form JP d/26 May 42.
Claimant not evacuated until 22 Sep 42.Leased property to Mrs. Thos Hogg prior to evacuation,
Mrs. Hogg ASSUMING RESPONSIBILITY FOR ALL CHATTELS.

PP.1

Mrs. Hogg given right to sublet 11 Sep 42.

PP.2

Inventory of chattels signed by Mrs. Hogg

PP.3

BC Sec Comm. supervisor obtained "mark" of Mrs. Higa 26 Nov
42 for chattels left with Mrs. Hogg.

PP.4

Auction list d/23 May 44

PP.5

Custdn. rep. discarded articles as per PP.2 22 Jun 45.

PP.6

Mr. Thos. Hogg written to ~~XXXXXXXX~~ in regard to missing
articles.

PP.7

Further letter to Hogg 17 Aug 45 re PP.6
(Investigation revealed Mr. Hogg had died -- no further
action possible by Custodian).POINTS:

- The majority of missing articles were obviously lost while in the possession of Higa's own appointed Lessee.
- Various articles such as wire, shingles, lumber were used by the Lessee.
- The case appears to be a matter of whether the proceeds of the auctions constitutes a fair market value, as the Custodian cannot be held responsible for articles lost, used or abandoned by the Lessee. All articles removed from the premises by the Custodian are accounted for on the Auction Sheet.

JC/..

PERSONAL PROPERTY SUMMARY

File No. 10034

3rd October, 1946.

Re: Kane HIGA (Mrs. Matsuzo) -Reg. No. 06846

CHATELS: The above Japanese registered with this office on the 22nd May, 1942 and at that time declared a quantity of household furniture and garden tools being left on her property at White Rock. She was evacuated on the 22nd September, 1942. On the 23rd May, 1942, she leased her property to Mr. T. Hogg, and included in the lease her itemised chattels. Our fieldmen inspected the property and inventoried the chattels on the 20th August, 1942, which inventory was acknowledged by Mrs. Higa as being correct on the 26th November, 1942.

Our fieldmen removed all saleable chattels to auction where they were sold on the 23rd May, 1944 for the net sum of \$164.41. As the original tenant was still on the property, the chattels were well accounted for although a considerable quantity were abandoned as not being worth the expense of handling.

Details are shown on the attached chattel schedule.

SPECIFIED ARTICLES: This file reveals no Specified articles.

This file reveals no other personal property assets.

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

W.E. Quinn

WEA:HA

Canada

J.L. No. 989

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 10034

Reg. No. 06846

506 Royal Bank Building,
Vancouver, B. C.

JUN 8 1944

Mrs. Kame HIGA,
Tashiro, B. C.

Dear Sir:

Re: 2023 Pacific Street, White Rock, B. C.,
Hun. of Surrey, the E. $\frac{1}{2}$ of Blk. 1 of the S.W. $\frac{1}{4}$ of
Sec. 12, Tp. 1, Map 2817, Dis. of New Westminster,
C. of R. 50154.

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	- - - - -	\$ 2077.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	11.64
		<u>2088.64</u>
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$
Registration fee	- - - - -	3.00
Encumbrance—Principal	- - - - -	
—Interest	- - - - -	
		<u>3.00</u>
Net proceeds of sale	- - - - -	\$ <u>2085.64</u>

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.

1963	Debit	Credit	Balance
Jan. 1	\$ 1.00	\$2085.64	
	100.00		
	\$101.00	\$2085.64	CR \$1984.64

Credit re Sale of Property
Land Registry Office C/E
1963 Rent collected by you, refunded to
purchaser.

RECEIVED BY THE SECRETARY OF THE
TREASURY DEPARTMENT

10034
66246

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/521-P
(J1-589)

Vancouver, B.C.

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

H16A, Kma

Dear Sir:-

Re: The E. 1/2, Blk. 1, of the S.W. 1/4,
Section 12, Twp. 1 Map 2817,
MUNICIPALITY OF SURREY.

I beg to acknowledge receipt of Duplicate Certificate of Title No. 170980-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 \$ 19,256.33, 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	- \$ 2077.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ --
Amount paid to Secretary of State -	\$ 2077.00 ✓

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.E. Chandler
W.E. Chandler,
LEGAL ADVISER.

WEC/W

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

MAY 19 1944

Date

Solicitor for
The Secretary of State

File No. 10034

STATEMENT OF ACCOUNT
Mrs. Kane HIGG - Ref. No. 06846

3rd October, 1946

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Balance as per statement sent 8th June, 1944		\$1984.64	
Aug. 16 1945	Net proceeds from sale of auction		164.41	
Apr. 23	Legal fees in connection with the conveyance of your property	\$15.00		
Nov. 23 1946	Cheque to you	1000.00		
June 26	Cheque to you			
		<u>1000.00</u>	<u> </u>	
		\$2015.00	\$2149.05	<u>\$134.05</u>

Name of Claimant

HIGA, Kame

Case

188

Custodian File

10034

REAL PROPERTY										Total
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		
					2077.	1677.45			1677.45	
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 & 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			
648.25	251.50		35.65	444.25						
		69.45			150.37				227.22	
TOTAL RECOMMENDATION									1905.27	

10034

October 2nd, 1950

Mrs. Kane HIGA,
Taber, Alta.

Dear Madam:

Re: Japanese Property Claims Commission
Case No. 195

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 \$1,905.27.

Cheque for \$1,874.43 is enclosed herein, and the sum of \$30.84 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears
Director

FGS:BK
1 encl.

DEFENCE BRIEF

Mrs. Kane HIGA

File No. 10034

Case No. 195 ^

V.L.A.
Chattels
Vernon, B.C.
22 April 1948.

2 CLAIMS:-

1. Chattels
2. Real Property.

PERSONAL PROPERTY CLAIM

Claim 1. Chattels

(See new Analysis in envelope).

Total claim \$1141.50 (as amended).
See Exhibit 3.

The Exhibit has a mistake in addition of \$1.00 so that this amount must be added to the figure as stated there.

The Analysis of Personal Property Claim (Ex.4) is useless as an exhibit because of the amended claim. Striking off certain items (as referred to p.2. Trans.) does not give the total claim now put in because the claimant has given different values for some items claimed. (See Ex.3 & cf. with Ex.4) Accordingly, a new Analysis has been prepared based on Ex. 3 and the new values set out in that Exhibit. This should be substituted for the existing Exhibit 4.

1. Goods sold by auction for 234.50 valued at 784.00

Witness - Mr. Carlsen ^

J. Gibson Auction

2. Goods sold by auction for 3.25 No claim put in.
3. Goods listed as no account, theft, 311.50
4. " " " abandoned 46.00
- TOTAL \$1141.50

Note - Cf. Ex. 4 with new analysis.

Exhibit 5 is a list of chattels that were left by claimant on the property. The Custodian had sent it to her for signature. Claimant asserts that her claim is based on this inventory so that there can be no goods listed as "No record at any time".

Defence submission is at pp.9, 10. Submission is "fair market value" for goods sold - That the prices claimed for goods not sold are exorbitant - that the personal property was in the custody of someone other than the Custodian appointed by the claimant and that the Custodian was only liable from the time he assumed custody.

With regard to the agency contention - it appears claimant rented premises to one Thomas Hogg at time of evacuation and she left goods and chattels (except stove) in care of him. (See Personal Property Memo of 22 March 1948).

There is some doubt as to whether claimant gave Hogg permission to sublet the premises. (See Ex.8)(See p.9, 10).

Ex. 6 is filed by counsel for Japanese (a letter dated 22.6.45 from Custodian to Thos. Hogg re: missing chattels). According to this letter only 4 items appear to be unaccounted for in Custodian's records at that time. There is no record of what happened to the missing chattels, and in view of Exhibit 6, it would appear that the unaccounted for items were lost after that date. Real Property was sold to V.L.A. as at 1st Jan. 1943. Tenant remained in possession during 1943 but it is impossible to determine the exact date he left the premises. Obviously if it were before 22nd June, 1945 (date of Ex.6), Custodian is liable for most of the missing articles for he acknowledges that he has recovered most of the items. Hogg apparently died in the summer of 1945. If Hogg remained in occupancy after that date, Custodian may still be liable for he acknowledges that he has recovered all but a few items.

REAL PROPERTY CLAIM

2. Claim - \$5900.00.

Sale Price - \$2077.00.

Assessment - Land	450.00
Buildings	1250.00
S.S.B. Purchase Valuation Land	365.75
Buildings	1750.00
S.S.B. Top Valuation Bldgs.	2440.00
Barnett's value	2100.00
S.S.B. Top Valuation Land & Bldgs.	2791.75

Purchase Price (1931)	1200.00.
Improvements after 1931	6650.00.

PERCENTAGES - Custodian Sale Price to:	
Assessment -	122%
S.S.B. Top Valuation -	70%
Claim -	35%

Appears to be a question of valuation only.

Claimant asserts that S.S.B. Appraiser - RAMSAY made some mistakes. He said the place did not have electricity (see p.5, 6). Apparently it did.

Appraiser mentions only 14 fruit trees and claimant says there were 26. He makes no mention of grapes. (See p. 4, 5.)

V.L.A. Appraiser - Ramsay.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Vernon, B.C.

April 22, 1948

IN THE MATTER OF THE CLAIM OF
(MRS) LAKE HIGA

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

T.J. HARRISON, Esq.,

Secretary to Vernon
SubCommission.

MRS. I.C. SMITH

Official Interpreter.

MR. G. HAMBLETON

OFFICIAL REPORTER.

30

K. Higa
In Chief.

MR. McMASTER: Mrs. Kane Higa. It was 193 originally on the list.

THE COMMISSIONER: Now 195.

MR. McMASTER: Yes, your honour.

(MR.) KANE HIGA, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 MR. McMASTER: With regard to the claim form in this case, your honour, I would ask to strike out off the face the sum of \$1728.30 for equipment which is actually a chattel claim, and I will speak to that chattel claim in a few minutes; to strike out the claim for crop, as arrangements were made to sell the crop, and to strike out the claim for loss on chickens as that was what is usually called a "forced" sale, but was an actual sale made by the claimant. So that the claim on the face of the claim for the real estate will be \$5900.00, the Custodian got \$1984.84 for the real estate.

20 On the chattel claim, the claim for chattels is reduced to \$1140.50, credit from the Custodian is \$237.75, leaving a net of \$902.75.

Referring to the lists attached to the claim form, the first list, which sets out a large quantity of chattels is standing, down to the item about the fifth from the bottom of the list on the right-hand side, 43 yards of chickenhouse curtain. From that item to the end of the list is either being abandoned or is included in the real estate claim.

30

With regard to the second typewritten sheet attached to the list, the claim for crops and chickens is taken out as indicated.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did you instruct me to prepare this statement with regard to your real property and is this your mark on the statement? A: Yes.

10 Q: And are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I file that as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I file on behalf of my learned friend the Farm Appraisal Report of the Soldier Settlement Board with respect to this property.

(APPRAISAL MARKED EXHIBIT NO. 2)

20 MR. McMASTER: With respect to Exhibit No. 2, the Farm Appraisal Report, I would like to draw your honour's attention to the fact that this property is situated just a mile and a quarter away from White Rock. It is on Stayte Road, which is a good gravelled road. There is a very good water supply on the property, as shown by this statement.

30 Then, at page 3 of the Farm Appraisal Report, the appraiser states: "Farm located fairly close to White Rock summer resort and not far from the sea. This not only gives a possible market for certain farm products, but is an attraction to buyers though the district generally is very poor agricul-

turally. There is quite a good house on the place, quite suitable for a white, and place is well equipped with poultry buildings. The soil is much better than the average soil in the locality. . . . Two wells on place and I believe hold out all right. There is a small area of fruit consisting of 1.17 acres weedy strawberries, and two acres of black currants." Then he mentions fourteen mixed fruit trees.

10 Referring to Exhibit No. 1, the claimant states that she purchased the land in 1931 for \$1200.00 uncleared. Since that time they have cleared four acres at an estimated cost of \$200.00 per acre. They have planted crops as shown above on two and a quarter acres, installed a 110 volt transformer, seven electric poles and wiring outside and wiring in dwelling house and also in chicken house, and she states that she planted 26 fruit trees and grapes which were all bearing at the time of evacuation.

20 In addition, she dug these two wells in 1933 and 1935 respectively.

30 She states that she left the property with a friend at a nominal rental as they did not know when they would be back. She says that the appraiser is incorrect in stating that there was no electricity and points out that the appraiser mentions only fourteen fruit trees; there were actually 26 trees, and he does not mention the grapes. He places a value of only \$1.00 on each tree. "I estimate that

each tree would average from ten to fifteen dollars each year in gross revenue. In addition to our small fruits and tree fruits, we had about 500 hens. We had a good revenue from the premises."

10

She states that since she bought the property she has put in \$6,000 to 7,000 cash into the premises as well as a large part of the earnings, that the district has grown tremendously and she considers that at least \$5900.00 is a fair value at the date of sale.

20

Now, in view of the suggestion in the Soldier Settlement appraisal which is Exhibit B -- on page 1 the appraiser states "No lights but could be had at not too great expense" -- I would like to produce to my learned friend a contract dated December 6, 1932 between the claimant and the British Columbia Electric Railway Company Limited providing for the running of electricity into these premises in confirmation of the statement that she has made, that they were wired both in the house and in the chickenhouse. I do not think I need to file it, but I will if my friend wishes.

MR. McEAVISH: Your honour, I have no objection to that statement going in, but it doesn't prove the electricity got there.

MR. McMASTER: It is in substantiation. It is an agreement between them.

MR. McEAVISH: It is an agreement they would charge so much once the electricity gets there.

30 MR. McMASTER: Q: Witness, I produce to you an agree-

ment between yourself and the British Columbia
Electric Railway Company dated December 6, 1932. Is
that an agreement that you made with the B.C. Elec-
tric?
A: Yes.

Q: And was power brought on to your premises as a re-
sult of that agreement, electric power?

THE COMMISSIONER: Mrs. Smith, I think you should tell
us what she said before. What she said before is
part of the record, and you should interpret it be-
fore you ask another question.

10

THE INTERPRETER: A: I have spent \$200.00 for the
transformer.

MR. McMASTER: Electricity was brought into the house?

A: Yes.

Q: Now, witness, did you instruct Mr. Leckie -- or my-
self to draw this statement with regard to your per-
sonal chattels with respect to which you are making
a claim and is that your mark on the statement?

A: Yes.

20 Q: And I produce to you a list showing detailed items
of personal chattels, showing when they were pur-
chased, the price paid for them, their condition,
and the value at the date of evacuation. Now, did
you instruct your daughter or some person to pre-
pare that list for you?

A: My grandchild.

Q: Yes. And do those estimated values represent, in
your opinion, the fair market value at the time you
were evacuated for these goods?
A: Yes.

30 Q: And those are lists that are referred to in this

yellow form with regard to your personal chattels?

A: Yes.

Q: Now, are the contents of that yellow form and of the inventory attached to it true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I file that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. McMASTER: On behalf of my learned friend, I file the
10 analysis of personal property claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED
EXHIBIT NO. 4)

MR. McMASTER: Would my friend be good enough to produce a list of chattels left on the property from the file of the Custodian which had been sent out to the claimant and returned by the Custodian and returned to her -- returned to the Custodian, I am sorry.

20 Q: Now, witness, I am producing from the Custodians file a list of chattels that were left by you on your property at White Rock which the Custodian sent to you. Did you put your mark on that document?

A: Yes.

Q: And you remember receiving that list from the Custodian and sending it in to him?

A: Yes, I have received it.

30 MR. McMASTER: I would like to file that. It is accompanied with a letter from the British Columbia Security Commission to the Department of Secretary of State of November 28, 1942. The letter reads as

follows: (Reading)

(LETTER AND LIST MARKED EXHIBIT NO. 5)

Q: Now, witness, are all of the things for which you are now making a claim included on this inventory?

A: I don't know if the things are still there.

Q: That wasn't what I asked her. How did she make up her claim that she filed or that we are now making from this list or did she have her grandchild make it up from this list?

10 A: She goes into details about what the things are, the carpet and other things.

Q: Does she understand the question? All I want from her is yes or no. A: They are all taken from here.

MR. McMASTERS: Yes. Referring to the Custodian's Analysis Sheet -- what exhibit No. is that, Mr. Secretary?

THE SECRETARY: Exhibit 4.

20 MR. McMASTER: Yes. I would like to draw attention to an error that appears on the second page. I think my friend will admit it on looking at it. In the column under "details of claim," the sixth item on the second page is "20 yards curtain." That is shown as "no record at any time." On the inventory in the second column, at the end of the inventory, it shows "20 yards curtain." Obviously there has been an error in making up the analysis sheet. It was found in that inventory and there was some record of it in any event. What the disposition was, I don't know.

30

Now, also referring to the second page of the

Custodian's analysis, following after that item 20 yards curtain, in the amendment of the claim the claimant dropped the items from there to the end of the list and, accordingly, the analysis of claim at the right-hand lower corner of the second page of the Custodian's form requires to be amended.

Q: Witness, when you rented the premises to Mr. Hogg,-- you did, when you left White Rock? As Yes.

Q: And did you leave your goods and chattels in the care of Mr. and Mrs. Hogg?

10 A: I had left them all to Mrs. Hogg.

Q: Yes, and you were advised subsequently --

A: Except the stove.

Q: Except the stove. And you were advised subsequently by the Custodian's office that Mr. Hogg wanted to sublet the house, that is, rent to somebody else?

A: I have not heard that it was sublet. The only notice she got was that the Custodian said the house was sold.

20 Q: Yes. Now does she remember when she was at Hastings Park for a while after she moved from White Rock?

A: (Interpreted)

Q: Well, now, that is a simple question. I would like a simple answer. What does she say? Was she at Hastings Park?

A: Yes. She asked the Custodian to wait for a week, but he couldn't so she left for Hastings Park.

Q: Yes. Now when she was at Hastings Park, does she remember a man there who was one of the Custodian's men by the name of Mr. Williams?

A: I don't remember him.

Q: Well, does she remember any man telling her that Mr. Hogg wanted to rent her house to somebody else?

A: No, I hadn't heard at that time.

Q: Does she remember giving her permission to Mr. Williams or to anybody else, as far as that goes, for Mr. Hogg to rent her house on the condition that he assumed full responsibility?

A: I didn't hear it.

10 MR. McMASTER: Well, that is my friend's problem.

Now, I would ask my friend to produce a letter from his file, a copy of a letter from the Custodian's office to Mr. Thomas Hogg at White Rock, B.C. with respect to this claimant. Perhaps he would be good enough to admit that it is a true copy of a letter which appears to have been sent by the Custodian to Mr. Hogg.

MR. McTAVISH: According to information on the file it is.

20 MR. McMASTER: The letter is dated June 22, 1945, addressed to Mr. Thomas Hogg re this claimant. (Reading)
I file that as an exhibit.

(LETTER MARKED EXHIBIT NO. 8)

MR. McMASTER: I might say, the purpose in filing that, your honour, is to show that as at June 22, 1945, the only items which were outstanding on the inventory that the Custodian had, apparently were those five or six items that are mentioned in that letter.

Your witness.

30 MR. McTAVISH: It is submitted, your honour, that the

real property was sold for its fair market value. It is submitted that the personal property was sold for its fair market value, the personal property which was sold. It is submitted that the prices claimed for the balance of the articles comprising the personal property are exorbitant. It is further submitted that the personal property was in the custody of someone other than the Custodian appointed by the claimant and that the Custodian was only liable from the time he assumed custody.

10

Do you admit the assessed value of the property?

MR. McMASTER: If you have the assessment there, yes.

MR. McTAVISH: The assessed value of the property in 1942 according to the 1942 tax notices of the Corporation of the District of Surrey -- improvements \$1250.00, land \$450.00. I will ask my friend to admit that.

MR. McMASTER: Yes, it appears to be correct.

MR. McTAVISH: Your honour, I wish to put in an inter-office memorandum from W.J. Iverson with regard to this claim, and enclosed in that is a copy of the list of chattels left on the property and shown as Exhibit 5. This copy is referred to in the memorandum as "A".

20

MR. McMASTER: Your honour, that, as I recall it, refers to certain abandoned articles. I think Mr. Iverson could be called in due course to establish the condition for abandoning.

MR. McTAVISH: You are objecting to the memorandum going in, are you?

30 MR. McMASTER: Yes, I think it would be wiser to keep it

until the witness can be called.

MR. McTAVISH: Well, then, your honour, I wish to put in the copy of the list of chattels shown on Exhibit 5 and on which Mrs. Thomas Hogg has stated "The above articles have been left in my care by the owner and I will be responsible for their safe-keeping."

10 MR. McMASTER: Your honour, I am afraid I must take the same objection. I don't like to tie my friend's hands. If Mrs. Hogg did agree to that, she should give evidence to that effect. I don't think it is terribly material, because the claimant has admitted all these things were left in the hands of Mrs. Hogg.

MR. McTAVISH: That is correct, your honour. This just shows that Mr. and Mrs. Hogg had all these same articles.

THE COMMISSIONER: Well, you can put it in subject to objection, then.

20 (LIST MARKED EXHIBIT NO. 7)

CROSS EXAMINATION BY MR. McTAVISH:

Q: Would you show the claimant this form and ask her if she has ever seen that before?

A: I have never received a letter from Mr. Hogg saying that he was sub-letting the house; that sign is my sign, but, she says, I have never given permission to sublet the house.

Q: She admits that this is her sign here?

30 A: Yes.

MR. McTAVISH: Your honour, since the witness has admitted her sign or cross on this document, I would like to put it in as an exhibit.

THE COMMISSIONER: The answer here has not been interpreted yet. She is saying something.

THE INTERPRETER: She says "I have never given permission to sub-let the house."

THE COMMISSIONER: Very good.

10 MR. McTAVISH: This is a memorandum dated September 11, 1942, to W. Anderson from P.T. Williams, re Higa, Kane, No. 06846.

MR. McMASTER: Now, the only part that would be admissible would be the part she put her "X" on, if she did put it on.

20 MR. McTAVISH: At the bottom of the memorandum, you honour, is this statement: "Permission is hereby granted Mr. Hogg, White Rock, to sublet my house on condition he assumes full responsibility."
"Signed --" and then there is the cross that the claimant states is hers, and witnessed by P.T. Williams, I guess it is. I can't quite make it out.

THE INTERPRETER: May I speak to her?

(Interpreter to Witness)

THE INTERPRETER: A: I have never given permission and I have not spoken an untruth. I have allowed Mr. Hogg to use whatever he could for looking after my property.

30 MR. McTAVISH: Your honour, referring to the list, being part of Exhibit 3, I have tried to go through part

of the list to show the correlation between the amount of the claim and the amount that the goods were sold for, or what happened to the goods. Starting with the page headed "Bedrooms,"; 1 single bed, estimated value \$5.00, that article is shown on the analysis of claim form as having been "disappeared." The same applies to the second item, one bed complete. The third item, one chest of drawers, estimated value \$25.00, was sold at auction for \$4.00. The next two items, one spring and two bed sides, for which the claimant claims a total of \$25.00, were sold at auction together for \$13.75. Two wardrobes, for which the claimant claims \$20.00, were sold at auction for \$4.00. One mattress, for which the claimant claims \$2.00, was abandoned. One Roll of linoleum, for which the claimant claims \$40.00, was sold at auction for \$4.50. One wardrobe, for which the claimant claims \$20.00 was sold at auction for \$13.00. Two dressers, for which the claimant claims \$45.00, was sold at auction for \$29.00. Two beds, for which the claimant claims \$50.00, one was sold at auction for \$8.50 and one was abandoned. Two linoleum, for which the claimant claims \$50.00, was sold at auction for \$8.00. Two desks, for which the claimant claims \$10.00, one was sold at auction for \$1.00 and the other, no record of. One wardrobe --

MR. McMASTER: No record of?

MR. McTAVISH: Well, disappeared after the inventory was taken.

One wardrobe, for which the claimant claims \$35.00, was sold at auction for \$2.00. One blanket, for which the claimant claims \$3.00, is in the theft column which means it disappeared after the inventory was taken. One table, for which the claimant claims 50¢, was sold at auction for 25¢. Two bedsteads, for which the claimant claims \$2.00, were abandoned, and the one table, for which the claimant claims \$1.50, one more is an article that disappeared.

10 MR. McMASTER: I don't like to interrupt my learned friend, but I am wondering, in view of the fact that I understand the Custodian intends filing statements showing this relationship ultimately between the amounts claimed and the amounts referred to, whether there is much to be accomplished by going through a long list.

MR. McTAVISH: I don't think the list is being filed quite like this.

20 MR. McMASTER: Well, I don't want to interrupt my friend, but perhaps he has given sufficient to illustrate whatever point he is making.

MR. McTAVISH: I am just trying my best to make it easier for the Commissioner, your honour. I have several more listed, if your honour would like me to go through them.

30 THE COMMISSIONER: It is a matter for you to present your case, if you want to put it in now. Of course, you say they were sold at auction for a certain price, but that really doesn't prove it, unless Mr. McMaster is willing to admit it.

MR. McTAVISH: We can put in the auction sheets, of course.

THE COMMISSIONER: Well, of course, it could be proved by the auction sheets or whoever sold them, I suppose.

MR. McTAVISH: I will just go through some representative items from now on, your honour.

THE COMMISSIONER: I think it is quite right what Mr. McMaster says; you will have to go through this again to give valid proof of it, isn't that what you say?

10 MR. McMASTER: Yes, quite, your honour. I think it takes a good deal of time now.

THE COMMISSIONER: Of course, I am not going to object. You are conducting the case. If you wish to put it in this way, we will take it down.

MR. McTAVISH: I think it is helpful to the court, your honour. I think it should go in.

THE COMMISSIONER: It will be helpful to the Commissioner to put it in now.

MR. McTAVISH: I think so.

20 THE COMMISSIONER: Very well.

MR. McTAVISH: Supplies and tools, two rolls of wire, listed at the top, and then the fourth item on the list is again two rolls of wire -- once more, these items are disappeared. I couldn't find any reference to one feed cutter; one lawn mower, for which the claimant claims \$7.00, was sold at auction for \$2.00. Two axes, for which the claimant claims \$1.00, were sold -- one was sold for 50¢, the other has disappeared. The next two items have disappeared. One potato digger, for which the claimant

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claims \$10.00 was sold for \$1.50. There were two originally, and one has disappeared. The next item was abandoned. The next two items disappeared. That is, the two bales of hay were abandoned, one fork disappeared. Shovel, for which \$1.50 is claimed, was sold at auction for 50¢. Two spades, for which \$3.00 was claimed, one was sold at auction for 75¢. The next two items disappeared -- excuse me, the next four items disappeared. Crosscut saws, three were sold for 50¢, and one disappeared. The coal brooder and stove, for which \$22.00 is claimed, was sold at auction for \$7.50. The drinking fountain, for which \$2.00 is claimed, was sold at auction for \$4.50 and the balance of the items on that page either disappeared or were abandoned.

On the other page, your honour, the one item of value was the three piece chesterfield suite, for which \$90.00 is claimed, which sold at auction for \$50.00.

Kitchen range, in the next list, for which \$50.00 is claimed, was sold at auction for \$10.00.

That is all, your honour.

(Witness aside.)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
G. Hambleton,
Official Reporter.

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

"J.R. Archibald"
Sub-Commissioner.