

Name of Claimant SHOJI, George Yasuzo

Case.....1204.....

Custodian File 12276

<u>REAL PROPERTY</u>										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		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total		Amount
					1404.28		1996.81			1996.81	
<u>PERSONAL PROPERTY</u>											
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				
<u>NETS</u>											
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		
<u>MISCELLANEOUS CHATTELS</u>											
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				
108.08	20.15	6.04	18.64%	572.74							
					106.75				112.79		
TOTAL RECOMMENDATION										2109.60	



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CASE NO: 1204.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 2, 1948.

IN THE MATTER OF THE CLAIM OF
GEORGE YASUZO SHOJI

PROCEEDINGS AT HEARING

Original.



1 IN THE MATTER OF THE "INQUIRIES ACT"

2 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.3
4 JAPANESE PROPERTY CLAIMS COMMISSION5
6 B E F O R E7 HIS HONOUR, JUDGE J.A. McGIBBON, SUB-COMMISSIONER.8
9
10 Toronto, Ontario,

11 November 2, 1948.

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14 IN THE MATTER OF THE CLAIM OF15 GEORGE YASUZO SHOTI16
17 PROCEEDINGS AT HEARING18
19
20 APPEARANCES:21 K.A. CHRISTIE, ESQ., K.C., appearing for the
22 Dominion Government,23 R.A. BEST, ESQ., appearing for the
24 Claimant.

25 A. SMITH, ESQ., Secretary,

26 D.J. HANDFORD, ESQ., Official Interpreter,

27 A.G. VEITCH, ESQ., Official Reporter.

28

29

30



2
G.Y. Shoji,
Dir.ex.

1 MR. BEST: Your honour, this is a rather extra-
2 ordinary case in that the claimant is a veteran of the
3 First World War and bought his land from the Soldiers'
4 Settlement Board under the arrangements with which no
5 doubt your honour was familiar after the First World
6 War. The same Board perhaps I should say rebought
7 his land in the midst of the last War.

8
9 GEORGE YASUZO SHOJI, the claimant herein,
10 being first duly sworn,
11 testified as follows:

12 MR. BEST: Your honour, the claimant having
13 been a veteran, if I may say so, naturally feels a
14 little strongly about what actually happened to his
15 property, particularly since it was an arrangement
16 which was made for the benefit of veterans after the
17 First World War. He asked me on his behalf to file
18 with the Commission as an exhibit a little petition
19 which he has drawn in his own handwriting - but he
20 has composed it himself; neither Mr. Brewin nor I had
21 anything to do with it - and I am just passing it on
22 for the benefit of the Commission.

23 THE SUB-COMMISSIONER: Mr. Christie has not any
24 objection?

25 MR. BEST: He sets out his claim and perhaps
26 gives a little background which normally we would
27 not have in this case. It is the first case to my
28 knowledge where a veteran of the First World War who
29 had purchased his property on the Soldiers' Settlement
30 Board scheme after the last war had that property taken
again by the same Board.



1 I might perhaps just add one further remark
2 that we have made a few inquiries on this man's behalf
3 and have been informed by the government department
4 concerned that apparently they would have no objection to
5 him taking his farm over again. Since the Veterans'
6 Land Act did buy it I take it they would be in a position
7 to make some such arrangement. Of course, there is
8 the added difficulty that while I understand they have
9 gone this far, despite the present order-in-council
10 which forbids Japanese Canadians to return to the pro-
11 tected area they would make an exception in this case,
12 but it would put him in this position that he would
13 have to go back as the only Japanese in the protected
14 area. He is an older man now. I can adduce it in evi-
15 dence that he feels it is a little late in life for him
16 to start to farm this place again. He has a couple of
17 sons. I do not imagine they would be included in the
18 special arrangement and he feels they could not farm
19 it without his assistance. He is at present living
20 in Chatham, Ontario.

21 THE SUB-COMMISSIONER: It is a most unusual case.

22 MR. BEST: It is; and for that reason I would
23 move that we be permitted to file this little petition
24 which the claimant has prepared.

25 MR. CHRISTIE: I have no objection to its being
26 filed. It can be adduced in evidence from the claimant,
27 anyway.

28 THE SUB-COMMISSIONER: Yes.

29 (PETITION OF CLAIMANT, MARKED EXHIBIT NO.1)
30



1 DIRECT EXAMINATION BY MR. BEST:

2 Q. Is that your signature (Indicating)?

3 A. Yes.

4 Q. And was that form prepared upon your instru-
5 ctions? There have to be some amendments which I
6 will make right now. That was the form which was
7 prepared upon your instructions? A. Yes.

8 Q. Is that right? A. Yes.

9 Q. And you swear the contents of it are true?

10 A. Yes.

11 (PARTICULARS OF REAL ESTATE FARM LAND,
12 MARKED EXHIBIT NO.2)

13 MR. BEST: If I may ask your honour's indulgence,
14 the claimant had asked me to make one or two amendments
15 here, which I discovered apparently were not made. It
16 is simply a matter of the years in which one or two
17 of these buildings were built and the times some of the
18 clearing was done.

19 Q. I understand that immediately after the First
20 World War you made an arrangement with the Soldiers'
21 Settlement Board to purchase through them this farm which
22 you had near Maple Ridge? Is that correct?

23 A. Yes.

24 Q. And that was in 1920? A. In 1920.

25 Q. In 1920? A. Yes, sir.

26 Q. And did you farm that land continuously from
27 1920 until you were evacuated? A. Yes.

28 Q. Was there anyone else with you or did you do
29 that, yourself? A. Well, most of the time myself,
30 but occasionally I hired for any job which I cannot do



1 myself.

2 Q. What family have you? A. Myself, and
3 wife, two boys and one girl.

4 Q. How old are these sons of yours?

5 A. The oldest one 27, the the second one 24,
6 and the third one is a girl of 17 years of age.

7 Q. I take it that these sons of yours helped
8 you to farm this land, or did they have other jobs
9 prior to evacuation? A. Before I was evacuated I
10 could not expect any assistance from the boys. They
11 were evacuated to Ontario five years ago and they have
12 been working there ever since. They would rather stay
13 on that same job in Ontario instead of going back to
14 B.C.

15 Q. Your sons did assist you on this farm prior
16 to evacuation; I mean your older son would not be
17 in school right up until the time of evacuation?

18 A. No.

19 Q. Did he have another job or did he stay on
20 the farm with you?

21 A. He stayed on the farm.

22 Q. He stayed on the farm with you?

23 A. Yes. The second boy and the girl been in
24 school so I didn't get any assistance from them.

25 MR. CHRESTIE: I tender as Exhibit 3 the Farm
26 Appraisal Report.

27 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO.3)

28 MR. BEST: Q. When you purchased this property
29 from the Board in 1920 for \$3,300., I understand there
30



1 was just one building on it. Is that correct?

2 A. Yes. One smaller shed.

3 Q. I see. How many of the 20 acres were cleared
4 at that time? A. About three acres I suppose

5 would have been cleared but all big stumps left.

6 Q. And at the time you left you had 10 acres
7 cleared and 10 acres uncleared? Is that correct?

8 A. The property is not exactly 20 acres; 19.65
9 or 66, pretty near 20 acres, but about over 9 acres
10 cleared.

11 Q. I take it you were engaged in growing small
12 fruits and vegetables? A. Yes. Through 1920 to
13 1938 I have been engaged mostly on small fruit farming
14 but could not carry on with that small fruit because
15 there was no profit on it at all so, I changed to
16 chicken, the poultry business.

17 Q. I see. You still had, I understand at the
18 time of evacuation, about three acres in asparagus?

19 A. Yes.

20 Q. And another two acres in mixed vegetables?

21 A. Yes.

22 Q. What type of vegetables?

23 A. Potatoes, rhubarb and lettuce.

24 Q. And you had some raspberries and loganberr-
25 ies? A. Yes, a small portion of it.

26 Q. How many fruit trees did you have on this
27 place? A. I do not know exactly but I put in about

28 75 good Italian plumbs for four years before when I left
29 my farm; and besides that I had grown trees producing
30



7
G.Y. Shoji,
Dir.ex.

1 fruit about 20 all mixed varieties.

2 Q. You had not done any chicken farming up
3 until 1938; it was all small fruits and vegetables?

4 A. Yes.

5 Q. And you started in 1938 to raise chickens
6 and it was then you built some of these buildings, these
7 chickenhouses? A. Yes; most of the buildings,
8 the chickenhouses I built since 1938.

9 Q. Yes. According to your claim as amended
10 there was one large chickenhouse built in 1937, 18 by
11 50 and I think the others were built in either 1940 or
12 1941? Is that correct? A. Yes.

13 Q. In your valuation of these buildings you have
14 allowed considerable depreciation. I think you thought
15 that the buildings had depreciated even in one or two
16 years to a considerable extent? A. Yes.

17 Q. With respect to this money you have here
18 paid for labour, was that all paid for carpenters?

19 A. For the cultivating?

20 Q. Yes, for the chickenhouses? A. No.
21 Part of it was carpenter above my own.

22 Q. Yes. But, the money which you paid out,
23 not your own labour, it all went for carpenter work?

24 A. Yes.

25 Q. You built the house apparently in 1923?

26 A. The house was built, yes. When I built the
27 house I did not have money enough and the Soldiers'
28 Settlement Board loaned \$600. for materials and I
29 supplied my own labour and carpenter. Part of the
30



1 carpenter I paid out of my own pocket from what I had.
2 That is actually why I put in from the Soldiers'
3 Settlement Board money \$600., for the implements and
4 \$3,300., for the land. \$3,900., I believe I loaned from
5 the Soldiers' Settlement Board.

6 Q. You specified in your claim here that you had
7 four, in fact, five large chickenhouses, one with a
8 concrete basemant and then you had four small pullet
9 houses. According to the appraisal made by the Soldiers'
10 Settlement Board they only have one henhouse 20 by 50
11 and a brooder house 10 by 14. There seems to be one
12 chickenhouse 20 by 74 and another one 18 by 30, which
13 the Board have not even mentioned. Have you any explana-
14 tion for that?

A. No, but anybody should go to
15 see it - it is a big thing not able to move and must
16 be still there.

17 Q. When did you leave your farm? When were you
18 evacuated? A. When I leave?

19 Q. Yes? A. 1942.

20 Q. Yes, but, what month? A. May.

21 Q. May? A. Yes; because the government
22 asked me to look after the evacuation of the Japanese.
23 I took that job without remuneration and sent out so
24 many families to the sugar-beet project. I done my
25 best. That is why I had to leave my farm, at the
26 beginning of the evacuation.

27 Q. Apparently there is no explanation for the
28 discrepancy between the appraisal and your claim so
29 far as these two fairly substantial chickenhouses are
30



1 concerned. The appraisal was made on June 19, 1942,
2 which would be say a month or a little more after you
3 left? A. Everything was there in good condition
4 because most of them were new. The chickenhouse could
5 not be moved. It still must be there; not only that
6 chickenhouse but many articles disappeared which I hand
7 over to the Custodian. I got a receipt from the Cus-
8 todian for every article listed.

9 Q. Before we talk about any raticles there are
10 one or two further questions I wanted to ask you
11 about your farm. You were in the Whonnock district,
12 about two miles from the town?

13 but one
A. Not quite two, and one-quarter miles.

14 Q. About one and one-quarter miles?

15 A. Not more.

16 Q. What do you say about the general nature
17 of this district where your farm was? Was it all farm
18 land? A. All farm land.

19 Q. Mostly Japanese people?

20 A. No. My neighbour was Japanese but a quite
21 a few Canadian people were living in that town, and
22 farming, too.

23 Q. Is that your signature (Indicating)?

24 A. Yes.

25 Q. And was that form prepared upon your
26 instructions? A. Yes.

27 Q. And you swear the contents of that are
28 true? A. Yes, I do.

29 MR. BEST: I am filing as Exhibit 4 a personal
30



1 chattels claim form.

2 (PARTICULARS OF PERSONAL CHATTELS, MARKED
3 EXHIBIT NO.4)

4 MR. CHRISTIE: I tender as Exhibit 5 the Analysis
5 of Personal Property claim.

6 (ANALYSIS OF PERSONAL PROPERTY CLAIM,
7 MARKED EXHIBIT NO.5)

8 MR. BEST: Q. You have told us that the govern-
9 ment asked you to assist in the evacuation of other
10 Japanese people and you left your farm in May 1942?

11 A. Yes.

12 Q. Now, with respect to these chattels for which
13 you are claiming, were they all left on your farm?

14 A. No. My family still was living behind.

15 Q. When did they leave the farm?

16 A. The beginning of August, 1942.

17 Q. And when they left do you know whether these
18 goods were all left on your property?

19 A. Yes. I asked the boys and my wife to check
20 up everything and leave in dwelling house before they
21 leave and other farm implements, farming tools and
22 one thing and another put in the chickenhouse. After
23 they evacuated I got permission from the R.C.M.P. and
24 I visit my farm and I found everything in order.

25 Q. When was that? A. Oh, it was about
26 the beginning of - the end of August.

27 Q. Of 1942? A. 1942.

28 Q. You have told us that you had a family of
29 five or six persons and you have claimed here for
30 several tables and beds which seem to have been abandoned



1 by the Custodian. Now, was your furniture so old that
2 you would have thought that some of these beds and tables
3 should have been abandoned? A. Not to my knowledge

4 I sold four chairs and two cupboards, linen cupboards.

5 Q. And obviously they are not on this list. You
6 sold those personally? A. Yes. Nothing else.

7 Oh, yes; there was one radio.

8 Q. For instance, there is a horse cultivator
9 here which you have valued at \$15. of which the Cus-
10 todian does not seem to have had a record for it.

11 Where would that be left - in the garage or woodshed,
12 or outside? A. No; in the barn.

13 Q. And this manure scraper and the forks
14 and the hand-cultivators also were in the same place?

15 A. In the barn.

16 Q. In the barn? A. Yes. They were.

17 Q. I do not think you, in your claim, specified
18 any particular building as the barn. I wonder if you
19 could tell us, you had a house and annex to the house and
20 a garage and a woodshed? A. Yes.

21 Q. 20 by 20? A. Yes. There was a barn
22 bigger size which I built myself with log posts so I
23 thought it is not worthwhile to claim anything like
24 that on that claim sheet.

25 Q. You have not mentioned it? A. No, because
26 it did not cost me much.

27 Q. Would it be a building about 20 by 20, built on
28 shakes? A. You mean that barn?

29 Q. Yes, which you have just mentioned? A. Yes.

30



1 Q. That is the woodshed which you just mentioned?

2 A. Yes.

3 Q. And you say that is where some of these
4 implements were left? A. Yes.

5 Q. With respect to these brooders, you have
6 valued three brooders at \$105. Can you break that down
7 for us? Were they of pretty much the same size and
8 value? A. No. Three are the same size; capacity
9 about 300 each. That is, the three of them. There
10 is another one with a capacity of 500 which cost me
11 about \$45. And, three more at \$38.50 each. My statement
12 has shown that all are in good shape, newly bought.
13 It is new brooders only.

14 Q. The one \$45., was the new one?

15 A. Yes.

16 MR. BEST: On the claimant's personal chattel
17 claim form he makes the following statement:

18 "total value of claim.....\$819.50, as per
19 column #3 on chattel analysis"

20 Column 3 on the chattel analysis shows \$1,019.50, the
21 explanation being a water pump which my friend would
22 probably argue very strenuously as a fixture, valued
23 at \$200., so that would have to be included in the value
24 of the land.

25 Q. One more question: About these fishing nets,
26 you just have big fishing nets and you say in your
27 claim that they were locked up with the other goods. The
28 Custodian has them listed as declared, not found.

29 Have you any explanation for that? A. Well, after
30



1 I evacuated the Custodian wrote me where the nets was
2 when I lived there. I answer them that the nets should
3 be in the barn, the same place the farm implements are
4 left. After that they answered that they could not find
5 the nets so they think I disposed of them, but I did not.

6 Q. Were these feeding troughs in the henhouses?

7 A. Yes.

8 Q. And were they detachable, could you pick
9 them up and move them? A. Yes.

10 Q. They were not part and parcel of the building,
11 then? A. Yes.

12 Q. Could you move one of these troughs from one
13 yard, or from one house to the other house, or were they
14 built in against the wall of the chickenhouse?

15 A. Well, a fixture, the board is nailed into
16 the buildings, fixture is made of galvanized iron.

17 Q. Were these water troughs and feeding troughs
18 for which you are claiming part of the buildings or
19 were they moveable troughs which you could move from
20 one building to the other? A. Yes; moveable.

21 Q. They were not built into the building as part
22 of the building? A. No, not part of the building;
23 they could be moved from one place to another, any
24 place I went.

25 Q. All right; thank you.

26

27 CROSS-EXAMINATION BY MR. CHRISTIE:

28 Q. I am showing you a J.P. Form, dated December
29 17, 1942. Is that your signature (Indicating)?
30



1 A. Yes.

2 Q. And, with respect to this one, dated
3 August 22, 1942, is that your signature?

4 A. Yes.

5 MR. CHRISTIE: I am filing two J.P. Forms, evid-
6 ently signed at different dates by the claimant, as
7 Exhibit 6.

8 (TWO J.P. FORM, MARKED EXHIBIT NO.6)

9 Q. Were these chickenhouses separate or were any
10 of them attached each to the other? A. Three of
11 them separate; one chickenhouse; four of them separate,
12 but only one out of the four had a concrete basement.

13 Q. But, were the chickenhouses right next to
14 each other or was there a space inbetween them?

15 A. A space inbetween them.

16 Q. Between all of them? A. All of them.

17 Q. Did you earn your living from this farm?

18 A. Yes, sir.

19 Q. And what would be your gross income?

20 A. Well, the last eight years I was employed
21 as the field supervisor of the Pacific Co-operative
22 Union. I was employed as the field supervisor for
23 eight years.

24 Q. What income did you, yourself, make from your
25 farm here? A. Well, I could not make much income

26 from my farm from 1920, at that time when I bought, to
27 1938. I could not get any profit on that at all, just
28 hardly support my wife and family and keep up payments
29 of the Soldiers' Settlement Board. Sometime I am work-
30 ing outside and earned wages and pay to the Soldiers'



1 Settlement Board.

2 Q. Are you telling this Commission that you just
3 made enough to support your wife and family and that you
4 supplemented that by working outside? A. Yes.

5 Q. In 1938 did you make application under The
6 Farmers' Creditors' Arrangement Act to have the amount
7 which you owed to the Soldiers' Settlement Board reduced?

8 A. Yes.

9 Q. And did you state in your application at that
10 time that your property was worth \$1,000.?

11 A. I think I did, because at that time not worth
12 more than \$1,000., I thought because there is not enough
13 crop to support my family, even.

14 Q. In 1938 you did not think this place was worth
15 any more than \$1,000., and that is what you are telling
16 us? A. Yes. I said so, but since 1920 to 1938 I
17 was working hard on that property not even good enough to
18 support family. That is why I thought that property
19 not worth more than \$1,000.

20 Q. I think, as a matter of fact, the Soldiers'
21 Settlement Board reduced your debt from \$2,185. to \$1,500.?
22 Is that correct? A. Yes.

23 Q. They first reduced it to \$1,700.?

24 A. Yes.

25 Q. And you objected? A. Yes.

26 Q. And you went before the Board of Review and
27 they had reduced it to \$1,500.? A. Yes.

28 Q. That is correct? A. Yes.

29 Q. What do you say about the appraiser's report

30



1 when they say the house needs reroofing badly? Is that
2 correct? A. No, I do not think so, because when I
3 lived there it was in quite fair shape and the same year
4 my fire insurance expired and the Soldiers' Settlement
5 Board asked me to renew the fire insurance. At that time
6 the insurance accepted for the house only \$750.

7 Q. The appraiser puts the house and addition at
8 \$800., so you and he are not very far apart. I think
9 you put the two of them at \$900. It is evidently on the
10 land and other buildings that you differ considerably.

11 Did the fruit trees bear fruit? A. Most of them
12 not grown enough to produce fruit but about 20 assorted
13 varieties gave fruit.

14 Q. Did you use that fruit for your own family,
15 or did you sell it? A. No. I sold it.

16 Q. You sold it? A. Yes.

17 Q. What about the strawberry plants? Were they
18 new or old plants? A. Two-year plants. That is the
19 most productive year.

20 Q. I think apart from your J.P. Form you signed
21 a list of the goods which were stored in your house.
22 I think they call it an additional registration. Is
23 that your signature (Indicating)? A. Yes. That is
24 mine, but after that I find one brooder there. It is
25 three. At the time four instead of three.

26 Q. And did you advise the Custodian about it or
27 did you tell anyone about anything which was not on this
28 list? A. No.

29 MR. CHRISTIE: I will file this as Exhibit 7.
30



1 It is termed an additional registration dated August 26,
2 1942, signed by the claimant.

3 (ADDITIONAL REGISTRATION AUGUST 26, 1942,
4 MARKED EXHIBIT NO.7)

5 THE WITNESS: That list prepared in Hastings Park.

6 Q. With respect to these water troughs about which
7 my friend asked you, were they screwed to the wall with any
8 screws or were they attached in any way at all?

9 A. No.

10 Q. Not at all? A. Not at all, no.

11 Q. How old was this kitchen stove?

12 A. The one good one was three years. The next
13 one is more like a camp stove, I think about five years.

14 Q. And were they both new when you bought them?

15 A. Yes.

16 Q. Where did you buy them? A. I forget what
17 company made it, but I just only remember I paid about \$85.
18 new, about 10 years ago it was there now.

19 Q. Now, in respect of this cross-cut saw, you
20 have three cross-cut saws \$25., and seemingly they sold
21 for 35 cents? A. Yes.

22 Q. Have you any explanation for that? Were
23 they still usable? A. That is what I want to know,
24 an explanation why that is. They are about \$10. each
25 when new. They are worth more than \$10. now and why
26 the Custodian sold them at that price I do not know.

27 Q. My friend points out they only said two. Were
28 the teeth of the saws still all right and were the handles
29 on the saws? A. Everything complete.

30 Q. What all was in this woodshed? You said the



1 horse cultivator was there? A. Yes.

2 Q. And what else was there? A. Hose and
3 other farming tools.

4 Q. Pardon? A. Farming tools; hose and
5 picks and so on.

6 Q. Where did you put the arm-chair and the
7 gramophone mantel? Were were they stored? Where was
8 that stored? A. In the small brooder house.

9 Q. It says in the locked shed. This is in the
10 locked shed: 1 arm-chair, 1 gramophone mantel and
11 1 container containig saki bottles.

12 A. Oh, that is in the basement of the house.

13 Q. It says in locked shed. That is not where
14 the cultivator was stored. Is it in the same building?

15 A. No; different building.

16 Q. This is a list evidently compiled by two
17 officials of the Custodian but I do not see any mention
18 of a cultivator on it anywhere. Here is a locked shed.
19 There is the house, the chickenhouse in the yard, the
20 garage, the locked shed? A. Yes.

21 Q. That is not the place where you mean the
22 cultivator was? I am wondering why these persons did
23 not find it? A. Well, it is funny. It is curious
24 to me, too.

25 Q. I do not think a person could walk away
26 with a cultivator very easily? A. Yes. It is
27 easy to take a cultivator away. It is a very useful
28 tool for a farm.

29 Q. Where was the horse plow left?

30



1 A. In the barn, in the woodshed, rather. It
2 is the same thing.

3 Q. You received a letter from the Custodian,
4 you told my friend, asking you about the fishing nets?

5 A. Yes.

6 Q. In pencil on the bottom it says: "No
7 reply received to this letter." Are you telling the
8 Commission you did reply to it? A. I believe I did
9 but I am not quite sure. I believe I did.

10 Q. I thought you told him you did not reply?

11 A. I think I did.

12 Q. There is just a notation "no reply." Where
13 were these fishing nets left? A. The fishing nets
14 were left in the barn.

15 Q. And how old were they? A. Two years old.

16 Q. Were these all the nets that you had?

17 A. Yes; fishnets.

18 Q. Did you earn part of your living by fishing,
19 too? A. No, but I do not think, myself, the fishing
20 nets were worth very much. That is why I did not claim
21 for it in the claim sheets.

22 Q. You claim. \$25. How many nets would that be?

23 A. That is the wire net, about 10 or 15 rolls,
24 altogether. That is wire netting for fencing, so
25 the chickens will not run away from the chicken yards.

26 Q. Where were these bundles of shingles left?

27 A. In the basement of the house.

28 Q. When you left did you just board up this
29 house and lock it up? A. No, not board it up,
30 just locked up.



1 Q. And what did you do with the key?

2 A. Handed it over to the custodian.

3 Q. To some representatives which called at the

4 place? A. No. I handed over the key to the Custo-
5 dian in Vancouver.

6 Q. In Vancouver? A. Yes.

7 Q. That is all, thank you.

8

9

~~RE-EXAMINATION~~ BY MR. BEST:

10

11 Q. You told my friend that you made application
12 to the Soldiers' Settlement Board to have your indebt-
13 edness reduced in 1938, that you thought the property
14 was not worth more than \$1,000. You said in 1938
15 you went into the chicken-farming business. Did you
16 make this application to have your indebtedness reduced
17 before you decided to go into the chicken-farming busi-
18 ness and built these --- A. No. I thought I
19 been handling it about 15 years but it still was not
20 productive farming so I was quite doubtful whether I
21 could carry on or not, but since I apply for the liber-
22 ation from the Board for the farm price they deduct so
23 much so I thought I can carry on if the government help
me.

24

25 Q. So it was after you had been granted this
reduction that you went into the chicken-business?

26

A. Yes.

27

28 Q. And built these buildings? A. Yes. At
that time I did not have the money to, but fortunately
29 I had a good job for the Fruit Corporation as field
30



1 supervisor for \$125. a month and expenses outside of
2 that, travelling expenses. I put all that wages into
3 the chickenhouses, to build and support my family.

4 Q. And after 1938 did you continue your job
5 as well as run this chicken farming business?

6 A. Yes.

7 Q. In answer to Mr.Christie's question about
8 what your income was you said that it was hardly enough
9 to support your wife and family and yourself on this
10 land. Would that apply after 1938 as well, and the two
11 or three years you were in the chicken-farming business?

12 A. No. I was all right.

13 Q. After you got into the chicken-farming
14 business? A. Yes. Another thing I want to explain
15 is that there was asparagus farm, there was more than
16 acres
17 three of asparagus farm, and full production was coming
up just about the time I evacuated.

18 Q. About the time you were leaving in May 1942?

19 A. No. I mean that the asparagus take five
20 years to get production. I take care of it for five
21 years until she bear fruit. Just at the time the fruit
22 is coming up I have to evacuate there.

23 Q. All right; thank you.

24

25

RE-CROSS-EXAMINATION BY MR. CHRISTIE:

26

27 Q. What was your gross income in the year prior
to evacuation? A. From the farm?

28

29 Q. From everything on the farm; from your fruits,
from your poultry, everything? A. About \$3,000,

30



1 everything counted. That is not the profit; that is
2 the income.

3 Q. What would you say your profit was?

4 A. From that \$3,000., I have to deduct expense
5 for farming and the expense to carry on my job as
6 supervisor and it cost me about \$1,000., anyway.

7 Q. About \$1,000.? A. A net profit of
8 about \$2,000.

9 Q. About \$2,000 profit? A. Yes. But I
10 put it in the chickenhouse. I did not have any money.

11 MR. CHRISTIE: I am tendering as Exhibit 8 the
12 Notice of Assessment for the year 1943.

13 (NOTICE OF ASSESSMENT, 1943, MARKED EXHIBIT
14 NO.8)

15 The total assessment is \$1,900.

16 I am tendering as Exhibit 9, as one exhibit
17 the RealProperty Summary and the Personal Property
18 Summary.

19 (REAL PROPERTY SUMMARY, PERSONAL PROPERTY
20 SUMMARY, MARKED EXHIBIT NO.9)

21 It is submitted, your honour, that the real
22 property was sold at its fair market value.

23 It is submitted that the articles of personal
24 property sold at auction were sold at their fair market
25 value.

26 It is submitted in respect of those articles of
27 which the Custodian had no record and which were not sold
28 by him the Custodian is not responsible.

29 It is submitted that the valuation placed on
30 all other articles was excessive.

That concludes the defence, your honour.



(PROCEEDINGS ADJOURNED SINE DIE)

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

"A.G. VEITCH"
Official Reporter.

I, John A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

John A. McGibbon,
Deputy Commissioner.

10583

NOV 19 1947

base 1204

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.

ACKNOWLEDGED

[Signature]

Toronto

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

- (1) NAME SHOJI George Yasuzo (RCMP) Reg. No. 13385
(Print) Surname Given Name
- (2) Pre-Evacuation Address Subdivision 2 Township 15, Section 5, Maple Ridge
Fraser Valley, B.C.
- (3) Present Address 259 King Street E., Chatham, Ont.
- (4) REAL ESTATE
- (a) Street Address (if any) Municipality Maple Ridge, B.C. British Columbia
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
Subdivision 2, Township 15, Section 5
- (c) Type of Real Property (cross out words which do not apply):
- (i) Farm
 - (ii) Residence Type of business
 - (iii) ~~Business~~
 - (iv) ~~Any other type of property~~ (describe) _____
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- (i) Land - - - - - \$ \$2275.00
 - (ii) Buildings - - - - - \$ \$2865.00
 - (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) - - - - - \$ \$5140.00
 - (v) Amount at which Custodian sold property and credited your account - - - \$ \$1404.28
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ \$3735.72
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
At the above property
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House and out buildings.
- (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")

In the care of the Custodian

(c) Itemized description of personal property which is the subject of the claim:		Value	Sold by Custodian
1. -2-	Estimated Value \$		
2. Brought Forward	Estimated Value \$	937.50	29.90
3 Chick Feeders	Estimated Value \$	9.00	.30
13 Small Chick Feeders	Estimated Value \$	10.00	
8 Rolls Chicken Fence Net	Estimated Value \$	10.00	
Big Fishing Nets	Estimated Value \$	25.00	
56 Bcls. Singles	Estimated Value \$	28.00	
8. Estimated Value		\$1019.50	\$30.20
9. Estimated Value		30.20	
10. Estimated Value			
TOTAL CLAIM FOR PROPERTY LOSS		\$989.30	

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(c)) \$4725.02

- (g) (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. No

N.B.—The 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

TO WIT:

I George Yehane Shaji of the City of Chaffee in the County of Kent

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 Toronto

in the County of York this 13th day of November A.D. 1947.

A Commissioner &c.

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.

20 BOTTLES 375 ml each
 512 LITERS Milk
 8 BOTTLES CHICKEN BONES Meat
 12 BOTTLES CHICKEN BONES Meat
 3 CHICKEN BONES Meat

20.30
 512.20
 8.00
 12.00
 3.00

532.30
 53.30

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 \$ 989.30

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) - - - - - \$ 4725.02

- (6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no No
- (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

TORONTO

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, George Yasuzo Shoji of the City
 of Chatham in the County of Kent

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 Toronto
 in the County of York
 this 13th day of November
 A.D. 1947.

Geo. Y. Shoji

F. A. Brown A Commissioner &c.

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.

	<u>Value</u>	<u>Sold by</u> <u>Custodian</u>
Electric Water Pump and Beatty Engine	\$200.00	
6 Tables	25.00	
1 Bed	10.00	
1 Bed	8.00	
3 Beds	30.00	
4 Beds	20.00	
Spring	25.00	
Spring	10.00	
Mattress	10.00	
Couch	5.00	1.10
6 Chairs	10.00	1.00
1 Book case	15.00	
4 Pictures	4.00	
Stove (Kitchen)	60.00	4.00
Kitchen stove	10.00	
3 Heating Stoves	6.00	
2 Pots	7.00	
3 Cross-cut Saws	25.00	.35
1 Scale	35.00	
3 Water Hoses	15.00	
2 Sprayers	25.00	
1 Scythe	5.00	
6 Hoes	4.00	1.75
2 Iron Wedge	2.50	
2 Sledge Hammers	3.50	.65
1 Sickle	1.50	
3 Mattocks	5.00	.75
2 Picks	3.00	
1 Coal Shovel	1.50	
Asparagus Cutting Knife	5.00	
1 Crowbar	2.00	1.00
1 Chain	5.00	
Potato Digger	2.00	.80
1 Manure Fork	2.00	
1 Manure Scraper	2.00	
1 Horse Cultivator	15.00	
2 Hand Cultivators	8.00	
1 Wheelbarrow	6.00	.75
1 Horse Plough	10.00	2.50
3 Milk Cans	12.00	.50
1 Brace	3.50	.55
1 Lamp	5.00	.40
3 Steel Pails	3.00	
6 Wooden Cages	12.00	
2 Churns	10.00	
10 Water Trough	30.00	
24 Feeding trough	24.00	
21 Feeding trough	15.00	
1 Egg Regulator	4.00	
3 Brooders	105.00	4.25
1 Brooder	45.00	7.75
3 Barrel	9.00	
17 Water Bottles	9.00	.40
3 Water Bottles	3.00	
8 Water Cans	10.00	1.40
Balance Forward	937.50	29.90

712276

PETITION

EXHIBIT NO.

1204-1

DATE NOV 2 - 1948

FILLED BY

R. A. *[Signature]*

To:

The Honourable Justice Henry Irvine Bird,
The Commissioner of Japanese Property Claims Commission.

I am submitting for your kind inspection and just consideration, a statement on my present predicament as a Japanese Canadian veteran of World War I.

I came to Canada 42 years ago when I was a lad of 19 years. I was naturalized in the year of 1912 at Calgary and enlisted voluntary to fight for Canada's cause for four years. During that time I found myself among the casualties but fortunately returned safely to Canada which I consider my true land.

Upon receiving an honourable discharge, I was able to purchase land in 1920 through the Soldiers' Settlement Act. This land I had hoped to cultivate and improve for my last years of peaceful living on earth. For twenty-two years I tilled and sowed, improved and watched it to make it the proud fruit of my lifetime Job.

The years of hardship and toil had just started to show some result when suddenly I was forced to leave my hopes and joys and to evacuate when the order of evacuation of the Japanese was instituted. I was required to help in the rapid removal of the people from the coast district, consequently I had to leave my land together with practically all my belongings in the hands of the Custodian of the Enemy Property, Vancouver, and the Soldiers' Settlement Board. My land and premises were to be rented to Mr. G. H. Bertrand of Whonock at an annual rental of two hundred and fifty dollars under the agreement with the Soldiers Settlement Board, the Custodian and myself. The rental fee was to be allotted to cover the payments on my land and also the taxes. I had firmly believed that my land would never be considered on the same basis as that belonged to the Japanese Nationals, for the reason that I had received this land through a special privilege granted to Veterans only, and as I still have faith in the laws and orders of my adopted country, Canada, I had never dreamt that my property would be classed in the same category of Enemy Alien Properties.

Naturally, I expected and planned to return to my land and also expected all my personal and other properties to be returned to me when the war was ended.

To top this feeling of bewilderment, my land had been disposed off at a very outrageously low price and my many treasured belongings which I had left on the land, expecting them to be returned to me again after the war, had been sold at auction. In addition, many valuable articles seem to be lost after I evacuated.

The proceeds from the sale of land amounted to \$1404.28 while the auction sale amounted to \$25.31 net, totalling \$1429.59. Payments to the Soldiers' Settlement Board and taxes were paid from this account, leaving a balance of \$64.63. No account of the rental of \$250 per year has been given to me.

At the age of sixty years, I have only the sum of \$39.32 to show as the fruit of my thirty years' work. My four years on the battle front, as well as the back breaking toil of twenty-two years on my land has brought me nothing but despondence, disappointment, fear and a sense of insecurity, loneliness and tragedy in facing the last years of my life.

I myself believe that no matter how small the number of people concerned, an unjust treatment of Canadian Veteran citizens can only bring shame and regret to Canada in the years to come.

I was delighted to read in 1944 a statement made by the Prime Minister of Canada, the Rt. Hon. Mackenzie King, that the owners of the property sold by the Custodian for less than fair market value would eventually receive just consideration.

I am enclosing herewith a statement of the economic loss suffered by me due to evacuation. This statement has been prepared very carefully, and to the best of my knowledge, the facts stated in the foregoing are true.

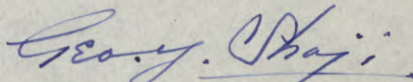

George Yasuzo Shoji,
World War I Veteran.

EXHIBIT No. 1204-2DATE NOV 2 - 1948FILLED BY B. J. Back

Cleared

Uncleared
or cultivated
at date of
Purchase

13385

Reg. No.

SHOJI George Yasuzo

(Claimant's Name)

REAL ESTATE
(Farm Land)

LAND	Acres	Date of Purchase	From Whom	Cost Price	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 10 acres (bush)						
Cultivated not planted						
Cultivated and not in crop						
List Crops						
Cleared but not cultivated - 2½		1920	Soldiers' Settlement Board	\$3300.	no buildings and 4 acres cleared, but stumps, etc. were not removed	\$5140.00
Cultivated acres - 7½						
3 acres asparagus						
2 " vegetables						
1½ " cultivated, ready to have crop put in						
1 " strawberries						
2 " fruit trees						
Total (20 acres)						

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
1) clearing stumps, etc. out of 4 acres	1921-35 41	\$600.00
2) clearing & cultivating of 3½ acres	1921-35 41	1000.00
3) 600 ft. of underground ditching	1921-35 41	1000.00
4) digging of a well 20' deep	1937	100.00
5) electric engine & 300' of piping ½"	1937	350.00

for asparagus. Ditches were 2' x 2½' & made of split cedar wood.

(this section continued on reverse side.)

BUILDINGS						Cost	Paid for	Value of	Allowance for	Estimated
	Type	Size	Finish	Date Built	Material	Labour	Own Labour	Depreciation	Value	
1)	house	22' x 24', 6 rooms	shingle wood & frame	1923	\$700.00	\$200 (carpenters)	\$250.00	\$500.00	\$650.00	
2)	annex to house	16 x 18	frame	1925	250.00	100.00	100.00	100.00	250.00	
3)	chicken house & concrete basement to same	18 x 50	wood	1922 27	200.00	75.00	25.00	300.00	350.00	
				1935 40	200.00	100.00	50.00			
4)	chicken house	20 x 74	wood	1936 41	400.00	150.00	100.00	150.00	500.00	
5)	"	18 x 30	wood	1937 40	200.00	100.00	50.00	200.00	150.00	
6)	"	20 x 50	wood	1938 40	200.00	75.00	50.00	25.00	300.00	
7)	"	10 x 14	wood	1939 41	100.00		25.00	100.00	25.00	
8)	4 pullet houses	10 x 14	wood	1940 41	100.00		50.00	125.00	25.00	
9)	garage	14 x 16	wood	1937 40.	50.00		35.00		20.00	

Comments re Appraiser's report not covered by above information:

- 1) tax assessment 1942 - land, \$800. and improvements, \$100. = \$1900.
- 2) insurance policy on house alone was for \$750.00 - 1943
this house was not recorded by the custodian appraiser
hen/

see other side

SUMMARY

estimated value \$5140.00
 sale price by custodian 1404.28
 \$3735.72

Gray Shoji
 Signature

1924 (& repairs to them)
1926

estimated value	\$200.00
	350.00

CUSTODIANS APPRAISAL

152.00	
100.00	
82.00	
300.00	
120.00	
300.00	
100.00	
200.00	
Clement	

but 1 mile: no other
1 mile: no other
air-limited development, but very fertile
s.
fine badly." Claimant states that roof
vacuation.
pigs and chicken houses are not mentioned.

CUSTODIAN'S APPRAISAL

- 1) nearest rail point not 2 miles but 1 mile
- 2) nearest school 1 mile
- 3) claimant stated district not "only fair-limited development, but very fertile for farming of particular crops.
- 4) custodian reports "house needs re-roofing badly." Claimant states that roof in good condition at time of evacuation.
- 5) on appraisal report several of buildings and chicken houses are not mentioned.

BC-137-P

Farm Appraisal Report

DATE NOV 2 - 1948

FILLED BY

File No. JL-365

Land Description Lot 2 of a 48.03 ac. portion of N.E. 1/4, Sec. 5, Tp. 15, Map 3192.

Containing 19.65 Acres

Owner's Name SHOJI, G.Y. Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock, B.C. Distance 2 miles

Market Town New Westminster Distance 26 "

Church (give denomination) Whonnock-Anglican & United Distance 2 "

Nearest School North Whonnock Distance 1 "

State how property was identified: Map location and corner posts.

Roads: State whether property has access to main road, the kind of road and its condition.
Has direct access to 31st Avenue - fair gravel road.

Is this district a good one? Only fair - limited development.

Employment opportunity Very limited.

Predominating Nationality and religion: Mixed - Japanese owners predominate.

Describe Fencing and its condition: Fenced on West boundary only. Value \$

Water supply: Ample supply from well. Value \$

Electricity - power available. Lights in house.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 24	Frame	2 st.	Shgl.	20	Wood	Poor	800.00
Add'n.	16 x 20	"	1 "	"	20	"	"	
Garage	16 x 20	"	1 "	"	15	"	Fair	50.00
BARN	x	"	1 "	Shke.	20	"	Poor	15.00
Wood shed	20 x 20	"	1 "	"	10	"	Fair	200.00
BARN	x	"	2 "	"	10	"	"	
Hen House	20 x 50	"	2 "	"	10	"	Fair	200.00
CRANARY	x	"	1 "	Shgl.	10	"	"	20.00
Brooder Hse.	10 x 14	"	1 "	"		"	"	
	x							
	x							
	x							

Total present day value \$ 1085.00

Total Value Buildings add to farm \$ 800.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House needs re-roofing badly.

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

No. rooms downstairs? 5 Upstairs? 3 How finished Wood finish.

Are buildings painted? None. Condition of paint -

Distance from nearest bush Buildings adjacent to bush.

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
6.5	Undulating 6.5	Sandy loam 10" to 18"	Sandy to gravel	Small fruits	60.00	390.00
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
10.	Undulating 10.00	Sand to gravel- 10-18"	Gravelly	Clearing, stumping, breaking.	175.00 to 200.00	10.00
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	
3.15	Banks, creeks and gravel bars 3.15 19.65		A limited amount of firewood.		5.00	15.75

Total value of Land \$ 505.75

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 1305.75

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

Property occupied by owners family. Farm is not in a clean state and soil fertility does not appear to be good.

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

Suitable for small fruits and poultry.

Noxious weeds:

No serious weed condition.

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

Maple Ridge Municipality - Taxes - 1942 -	\$44.31
Improvements - 1941 -	\$44.68
Assessed-Land - 1940 -	\$46.24

Date: June 24, 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 19 day of June 1942.

Inspector's Signature

"D. DODDING"

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

JL-365 - G.Y. SHOJI

Farm Appraisal Report

Remarks:

This is a fair holding, but further development is very doubtful; the Eastern part of the farm, lying towards Whonnock creek is intersected by a second creek. The land generally in this part is cut up and mainly rough creek bottom. The cleared land is well adapted to small fruits and asparagus growing, although the asparagus seems to have been given preference in recent years. The building, with the exception of the henhouse, are old and in poor condition.

(FOR ORCHARD LANDS ONLY)

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

Nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

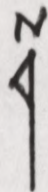
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

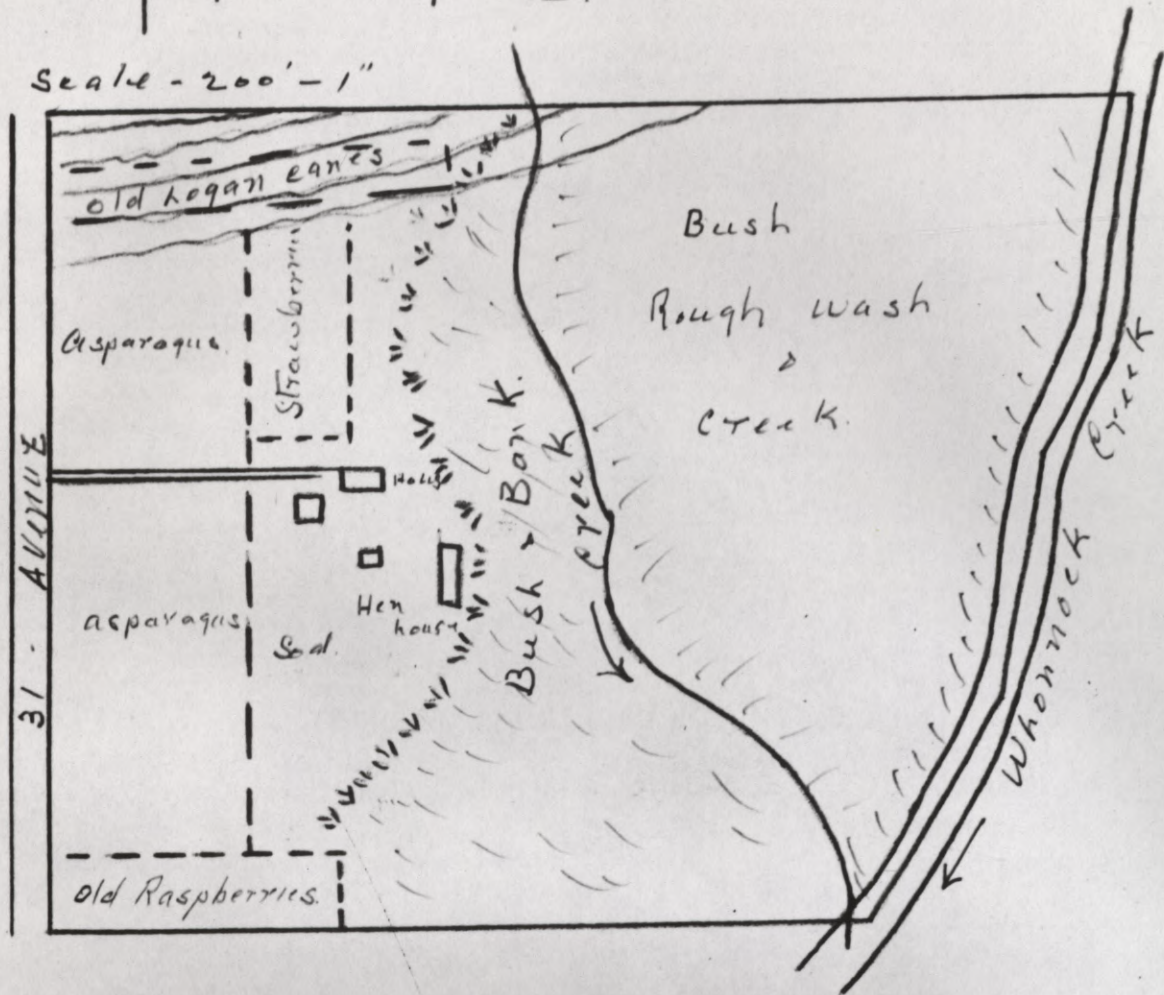
Asparagus -	-	3.12 acres	\$
Raspberries - very poor	-	.56 "	\$
Loganberries- " "	-	.5 "	\$
Strawberries- only fair	-	.56 "	\$
Sod, etc. -	-	1.76 "	\$
		6.50 "	\$
Bush	-	10.00 "	\$
Waste	-	3.15 "	\$
		19.65 "	\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Lot 2 of a 48.03 ac. portion of NE $\frac{1}{4}$ Sec 5.
Tp. 15. Map 3192 - 19.65 ac.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1300.00.

Date 25th June 1942

"I.T. BARNET"

District Superintendent.

SHOJI George Yasuzo
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1204-4
DATE NOV 2 - 1948
FILLED BY B. G. Best

13385

Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
9 only beds (complete)	1928 - 1940	new	\$250.00	good	\$118.00
1 " kitchen stove	1939	new	85.00	good (like new)	60.00
1 " scale	1939	new	50.00	good	35.00
2 " sprayers	1940	new	38.00	good	25.00
4 " brooders	1937 - 1940	new	175.00	good	150.00

total value of claim\$819.50, as per column #3 on chattel analysis

Description of Storage of Goods:

General Statement as to Chattels not Described above:

Additional Comments, if any:

- 1) value of claim reduced by \$200.00 because electric engine entered as a part of property and claimant unintentionally valued it in his list of chattels.
- 2) on evacuation, personal belongings and other chattels were locked in the brooder house, and left under care of custodian.
- 3) custodian analysis "presumes" that fishing nets were disposed of by claimant but claimant states that they were locked up with other goods

SUMMARY

estimated value
sold by custodian

\$819.50 (chattels)
30.20
\$789.30

Signature

George Shoji

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 12276

EXHIBIT No.

NAME George Y. Shoji

REG. No. 13385

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION Aug. 22/42	TAKEN BY J. Moryson					
	W. Stinson					
EVACUATION Sept. 1/42	DATE Nov. 28/42					
All furniture leased with house.		1. Electric water pump & Beatty engine			200 00	
information from Soldier's Settlement Board.		2. 6 tables			25 00	
Additional Registration Aug. 26/42		3. 1 Bed			10 00	
6 tables		4. 1 Bed			8 00	
11 beds		5. 3 Beds			30 00	
5 mattresses		6. 4 beds			20 00	
1 book case		7. Spring			25 00	
4 pictures		8. Spring			10 00	
3 hoses (water)		9. Mattress			10 00	
150 Fence posts (outside)		10. Couch		1 10		
1 kitchen stove		11. 6 Chairs		2 00		
3 heating stoves		12. 1 book case				15 00
2 churns		13. 4 Pictures				
3 barrels		14. Stove (Kitchen)		4 00		
3 milk cans		15. Kitchen stove				
1 scale		16. 3 Heating Stoves				
1 egg regulator		17. 2 Pots				
1 Beatty Electric Water pump		18. 3 Cross-cut Saws		35		(1) 10 00
56 bundles of shingles		19. 1 Scale				35 00
10 steel water troughs		20. 3 Water hoses				
8 rolls steel net		21. 2 sprayers				12 50
Quantity of fishing nets		22. 1 Scythe				
45 Wooden feed troughs (small & large)		23. 6 Hoes		1 75		
3 brooder houses		24. 2 Iron wedges				
17 glass water bottles		25. 2 sledge hammers		65		
3 china water bottles		26. 1 sickle				
8 2 gal. steel water cans		27. 3 mattocks		1 00		
3 double steel feeders		28. 2 picks		30		
13 small steel feeders		29. 1 coal shovel		25		
1 pitch fork		30. Asparagus Cutting knife				
1 manure scrubber <i>SCRAPER</i>		31. 1 crow bar		75		
1 coal shovel		32. 1 chain				5 00
6 cages carrying chickens		33. Potato Digger		80		
1 copper tank sprayer		34. 1 manure fork				
1 hand sprayer		35. 1 manure scraper				
5 hoes		36. 1 horse cultivator				
2 sledge hammers		37. 2 hand cultivators				
2 wedges		38. 1 wheelbarrow		1 55		
1 scythe		39. 1 horse plough		2 50		
1 sickle		40. 3 milk cans		50		4 00
1 mattock		41. 1 brace		55		
1 pick head		42. 1 lamp		40		
1 crow bar		43. 3 steel pails				
1 chain 16' x 6"		44. 6 wooden cages				12 00
1 shovel		45. 2 churns				10 00
3 cross cut saws		46. 10 water troughs			30 00	
		47. 24 feeding troughs			24 00	
		48. 21 Feeding troughs			15 00	
		49. 1 egg regulator				4 00
		50. 3 brooders		7 80		
		51. 1 brooder		4 25		
		52. 3 barrels				
		53. 17 water bottles		40		
		54. 3 water bottles				
		55. 8 water cans		1 40		
		56. 3 chick feeders		30		
		57. 13 small chick feeder				
		58. 8 rolls chicken fence net				10 00
		59. Big fishing nets				25 00
		60. 56 bdl. shingles				28 00
			1019 50	32 60		
		Sundries sold at auction		80		
				33 40		
					269 99	170 50

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

EXHIBIT No.

Nov. 2/48

K.A. Christie

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 INFORMATIONNAME: SHOJI, Yasuzo GeorgeHOME ADDRESS: Now at Hastings Park, Vancouver, B.C.From 5th Rd., Whonnock, B.C.REGISTRATION NUMBER 13385 SEX: male AGE: 55OCCUPATION: 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: selfMARRIED? yesNAME OF WIFE OR HUSBAND: Kimi "9468"ADDRESS OF WIFE OR HUSBAND: Hastings Park.NAMES OF ANY LIVING CHILDREN: Hideye (F).ADDRESS OF CHILDREN: Hastings Park.AGE OF CHILDREN: 10**STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)**1. LOCATION AND DESCRIPTION: 5th Rd., Whonnock, B.C.Title in Bank.2. BUILDINGS AND OTHER IMPROVEMENTS: 7 room, storey, wooden frame dwelling.1 single garage.4 chicken houses1 woodshed4 Brooder houses.3. INSURANCE (Give particulars; state where policies are) For particulars contactSoldier's Settlement Board, Rogers Bldg., Vancouver, B. C.They are in possession of Fire Insurance Policy.4. TAXES (Amount and where payable) \$106. per annum. 1942 not yet paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Declarant does not know.For information contact Soldier's Settlement Board, Roger's Bldg.Vancouver, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Safety Deposit Box Bank of Montreal, Cor. Main & Hastings St.,
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:
9. IF FARM LAND STATE CROPS SOWN 3 acres asparagus. Sold this years crop.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Now at Hastings Park, Vancouver, 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:
- All furniture leased with house. Information from Soldier's Settlement Board, Rogers Bldg., Vancouver, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

FORM "JP"

4. INSURANCE

5. MORTGAGES

OTHER

6. MONEY

7. BONDS

One \$100.

Bank of M

8. BANK

9. LIFE INSURANCE

25 yr. en
per annum

10. INTEREST

11. SAFETY

LIABILITIES

1. PERSONAL

2. TRADE

I, the undersigned, certify that the foregoing is a true and correct statement of the property, assets, liabilities, and interests of the person named above, and of the person named above, and of the person named above.

I certify
every description
and indirect.

Dated this

"Arta Wil

FOR DEPARTMENT

nk of

FORM "JP"

FILE No.

years crop.

4. INSURANCE CARRIED ON ABOVE PROPERTY:

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

One \$100. Victory Bond of the 1941 issue. Bond in Safety Deposit Box, Bank of Montreal, Cor. Main & Hastings, Vancouver, B. C.

8. BANK ACCOUNTS:

9. LIFE INSURANCE: \$1,000. Sun Life Assurance Co., Vancouver, B. C. 25 yr. endowment. Benef. wife (Kimi). Policy No. unknown. Premiums about \$50. per annum. 1942 not yet paid. Bank of Montreal, Hastings & Main, Vancouver, B.C.

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX: Bank of Montreal, Main & Hastings, Vancouver, B. C.

LIABILITIES:

1. PERSONAL DEBTS:

IXTURES,
ECTS:

nt Board,

2. TRADE DEBTS:

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 22nd day of May August 1942

(Signature) "George Shoji"

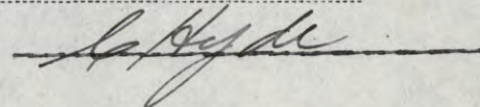
"Arta Wilcox"

Witness

FOR DEPARTMENTAL USE

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

June 9, 1949.



OFFICE OF THE CUSTODIAN

DATE

Nov. 2/48

JAPANESE SECTION

KA.Christie

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: SHOJI Yasuzo George

HOME ADDRESS: 5th Road Whonnock, B. C.

REGISTRATION NUMBER 13385 SEX: M AGE: 56

OCCUPATION: Farmer (small fruits, poultry, vegetables

Field supervisor of Fruit Farmers Co-operation

(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: Pacific Co-operative Union, Mission City, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kimi SHOJI "9468"

ADDRESS OF WIFE OR HUSBAND: 5th Road Whonnock, B. C.

NAMES OF ANY LIVING CHILDREN: George SHOJI Kyo SHOJI Hideye SHOJI

ADDRESS OF CHILDREN: 5th Road Whonnock, B. C.

AGE OF CHILDREN: 20, 17, 11 years

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

1. LOCATION AND DESCRIPTION: Roll #3220 Lot 2, Northeast Quarter

Section S, Twp. 15, Map 3192, The District of Maple Ridge 19.65 acres

"Address 5th Road, Whonnock, B. C."

2. BUILDINGS AND OTHER IMPROVEMENTS: One dwelling house (22x24)

one annex 20 x 16; chicken houses one 20 x 74; one two storey chicken

house 18 x 50; three chicken house two storey 18 x 50; another, single

18 x 50; pullets colonial houses (4) size 10 x 20 " 1 garage - 1 woodshed"

3. INSURANCE (Give particulars; state where policies are)

Refer to soldiers Settlement Board of Canada for particulars

4. TAXES (Amount and where payable) Forty-four dollars and thirtyone cents (\$44.31)

Corporation of the district of Maple Ridge.

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

Refer to Soldiers Settlement Board of Canada for particulars

6. OCCUPANCY AND LEASES (If vacant so state)

Refer to Soldiers Settlement Board of Canada

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Soldiers Settlement Board
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No
9. IF FARM LAND STATE CROPS SOWN: Yes, Three acres asparagus

~~One acre strawberries~~ ~~one acre logan berries~~, ~~one acre hay crop~~

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Roll #3220 Lot 2 Northeast quarter
Section S, Twp. 15, Map 3192, District of Maple Ridge, 19.75 acres.
2. LANDLORD'S NAME AND ADDRESS: Soldiers Settlement Board of Canada
Vancouver, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Soldiers settlement Board has all particulars.
4. STATE WHEREABOUTS OF LEASE: Refer to Soldiers Settlement Board
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: Three acres asparagus
(excellent condition) one acre strawberries, one acre logan berries and
one acre hay crop.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

See attached statement

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 Soldiers Settlement Board of Canada

FORM "JP"

4. INSURA

5. MORTG

OT

6. MONEY

Outs

7. BONDS

Twent

Two V

8. BANK A

9. LIFE I

10. INTERE

11. SAFETY

LIABILITIES

1. PERSON

2. TRADE

I, the un
tected area a
tures, bonds

I certify
every descri
and indirect.

Dated th

"K.
"K. N

FOR DEPA

4. INSURANCE CARRIED ON ABOVE PROPERTY: yes

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)
Outstanding Balance on truck sold to the Pacific Co-op Union

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
Twenty-five shares at ten dollars (\$10.00) of Pacific Berry Growers
Two Victory Bonds two hundred dollars (\$200.00)

8. BANK ACCOUNTS: Bank of Montreal, Vancouver, B.C. -- Main & Hastings Branch

9. LIFE INSURANCE: Sun Life Insurance Co., \$1000.00
"25 yr endowment Beneficiary wife Kimi"

10. INTEREST IN ANY ESTATES OR TRUSTS
none

11. SAFETY DEPOSIT BOX: Bank of Montreal, Vancouver, B. C. Main & Hastings.

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 17 day of December 1942

"K. Inouye"
"K. Nakashima"

Witness

(Signature) "George Shoji"

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

June 9, 1949.5

[Handwritten Signature]

(Received Aug. 31/42)

1204 - 7
EXHIBIT No. _____
DATE Nov. 2/48
FILED BY KA.Christie

August 26, 1942.

Additional Registration

NAME SHOJI, Yasuzo George

No. 13385

The following goods stored at 5th Road, Whonnock, B. C.

Stored in House

6 Tables
11 Beds
5 Mattresses
1 Bookcase
4 Pictures
3 Hoses (water)
150 Fence posts (outside)
1 Kitchen stove
3 Heating stoves
2 Churns
3 Barrels
3 Milk Cans
1 Scale
1 Egg regulator
1 Beatty Electric Water Pump
56 Bundles of Shingles.

The following stored in the Chicken House

10 Steel Water Troughs
8 Rolls of steel net
Quantity of fishing nets
45 Wooden feed troughs (small & Large)
3 Brooder houses
17 Glass water bottles
3 China " "
8 2 Gal steel water cans
3 Double steel feeders
13 Small " "
1 Pitch fork
1 Manure scrubber
1 Coal shovel
6 Cages (carrying chickens)
1 copper tank sprayer
1 Hand sprayer

The following stored in the Barn

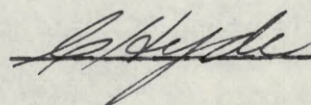
5 Hoes	1 Sickle	1 Chain 16' x 6"
2 Sledge hammers	1 Matic	1 Shovel
2 Wedges	1 Pick head	3 Cross Cut Saws
1 Sythe	1 Crow bar	

SIGNATURE "George Shoji"

WITNESS "E. C. Tuffley"

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

June 9, 1949.



Notice of Assessment, 1943.

Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
3754	7.	N6.	5	15	3192.	19.65	\$ 800—	\$ 1100—	\$
							EXHIBIT NO	1204 - A	
							DATE NOV 2 - 1948		
							FILLED BY	K. J. Baker	

TAKE NOTICE that the above property is assessed as above for the year 1943. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.30 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

File 12276
Regis 7 13385

G. Y. Shoji

Shanack, P.O.

c/o Custodian

DATE Nov. 2/48

FILED BY K.A.Christie

REAL PROPERTY SUMMARY

File No. 12276

JAPANESE NAME: Yasuzo George SHOJI Registration No. 13385

CATALOGUE NO: Sold to the Director, Veterans' Land Act, First Offer. BC/157-P

PROPERTY ADDRESS: 222 - 31st Avenue, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 2 of a 48.03 acre portion of a 79.78 acre portion of the NE $\frac{1}{4}$ of Sec. 5, Tp. 15, Map 3192, District of New Westminster.

TITLE: In the name of His Majesty The King in the Right of Canada represented by the Soldier Settlement Board of Canada. Certificate of Title No. 36978-E.

ENCUMBRANCES: None registered.
Vested in the Custodian, Filing No. 26560.

ASSESSED VALUE: 1943
Land \$1100.00
Improvements 800.00 - \$1900.00 Taxes \$43.23

CLASSIFICATION: 19.65 acre farm. 6 acres cleared. Crop - 2 acres asparagus, $\frac{1}{2}$ acre strawberries. Fruit trees - 20 mixed.

8 room, 1 $\frac{1}{2}$ storey frame house, shingle roof, 24' x 38' in fair condition.
Pump house, 4' x 8' good condition. Garage 16' x 16' fair.
Wood shed and barn, 18' x 24' fair condition
4 brooder houses 12' x 14' poor condition
Chicken house 18' x 50' good, 1 year old
Chicken house 18' x 26' fair, wired for light
Chicken house 18' x 50' good condition, 2-storey, cement floor.
Chicken house 18' x 76' good.
Pig pen 12' x 18' Fair. Smoke house 6' x 6' good. Packing shed 10' x 12' good.

HISTORY OF ADMINISTRATION: This property was being purchased by George Shoji, who was a veteran of the First World War, through the Soldier Settlement Board of Canada, and according to a letter dated 14th Nov. 1942 received from I.T.Barnett of the Soldier Settlement Board, SHOJI under the Agreement for Sale, owned the Board the sum of \$1451.23 and a payment of \$91.03 was due on the 1st October, 1942. Interest portion on this amount totalling \$68.09, was paid to the S.S.B. 29th March, 1943.

The property was leased to a Mr. J.H.Bertrand from the 15th August 1942 for 1 year at \$250.00. Final payment was received 4th August, 1943. These funds were transferred to the Veterans' Land Act 17th Nov. 1943.

This property was included in the Veterans' Land Act's first offer at \$1281.00, but in view of the unpaid balance owing, it was decided to withdraw this property (Lr. 2nd Nov. 1943).

On the 19th May, 1944, Mr. Shears advised the Veterans' Land Act

REAL PROPERTY SUMMARY (CON'D)

File No. 12276

HISTORY OF
ADMINISTRATION:
continued

that "the Custodian in view of his responsibility to creditors, which includes the Director of the Soldier Settlement of Canada, cannot transfer this property to the Director of the Veterans' Land Act unless the Director of the Soldier Settlement of Canada is prepared to accept as payment in full the amount offered by the Director of the Veterans' Land Act." If not, it would have to be withdrawn.

Mr. Todrick, Solicitor for the S.S.B. advised that after discussion with the District Superintendent, (Lr. 29th May, 1944) in order to arrive at a price that would enable the Custodian to convey Title to the D.V.A., the sum of \$1252.43 would be required, plus arrears of taxes to the end of 1942 - \$101.85, and with an allowance for the Solicitors fees of \$50.00, totalling the sum of \$1404.28, which would be acceptable to them, and which the D.V.A. would be willing to pay upon receipt of a clear title.

This was accepted and a Quit Claim was prepared 16th June, 1944 for \$1404.00. Copy on file.

FUNDS:

Sale price of property - \$1404.28, against which taxes of \$105.85 were paid, \$1259.11 to the S.S.B., Legal fees \$15.00, C. of E. \$1.00, leaving a balance of \$23.32 credited to SHOJI.

Certificate of Title No. 175736E in the name of The Director, The Veterans' Land Act.

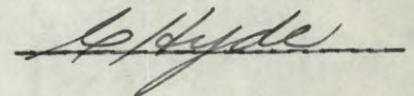
The above summary is certified
to be in accordance with the
information on file.

21st November, 1947
HA

"H. Allan"
.....

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

June 9, 1949.



PERSONAL PROPERTY SUMMARY

EXHIBIT No. 1204 - 9
DATE Nov. 2/48
FILED BY K.A.Christie

File No. 12276

Re: Yasuzo George SHOJI - Regn. No. 13385

CHATELS: The above Japanese registered with this office on the 22nd August, 1942 and at that time stated he was leasing his furniture with his house and did not give an itemized list. On the 26th August, he sent in additional information which gave a list of goods left on his property. (See attached schedule)

The property was inventoried by Mr. J. Moryson on the 28th November, 1942 as per attached shedule. On the 10th January, 1945, saleable chattels from this property were removed and sold at public auction for the net sum of \$25.31. A memo of Mr. W. E. Anderson's of this date, states that no chattels were missing, but the majority of the goods had to be abandoned as not being worth the expense of handling, and that several boxes of books and papers stored in the shed were rotten as rain had leaked through the roof, and therefore were discarded.

On the 27th Jan. 1943, Mr. SHOJI was written to regarding fishing nets which he had declared, but which our fieldmen were unable to locate. He was asked if he had disposed of these prior to his evacuation 1st Sept. 1942, but no reply was received from him, and it is assumed he had disposed of them.

SPECIFIED ARTICLES: SHOJI was the owner of a 1939 Ford Light Delivery truck which was released to the Pacific Co-operative Union on the 30th April, 1942, and which was sold by them for \$550.00, against which was paid \$210.30 to the Finance Company and \$20.78 was deducted by the Pacific Co-operative Union for money owing by SHOJI to them. The balance of \$318.92 was credited to SHOJI's account.

ACCOUNTS RECEIVABLE: None.

BONDS & INVESTMENTS: SHOJI declared having two \$100.00 Victory bonds, but these were not brought under control by the Custodian.

He also declared having 25 \$10.00 Pacific Co-operative Union shares. According to the P.C.U. records he is the owner of 16 non redeemable shares, which have no cash value at the present time, but on which we have received 48¢ interest, and 11 redeemable shares, 9 of which have been redeemed as follows:-

2	issued in 1937	\$20.00
2	" " 1938	20.00
1	" " 1939	10.00
1	" " 1940	10.00
2	" " 1941	20.00

SHOJI still has the certificates covering these shares in his possession. We are holding Cert. 2182 for 2 shs. issued in 1942 and which will be redeemed early in 1948 in Security Envelope 337. Accrued interest on the redeemable shares totalling \$5.20 has been credited to SHOJI's account.

Although he did not declare so, SHOJI was the holder of a United Farmers' Produce Exchange share which was redeemed for \$65.00. SHOJI is also still holding the Certificate ocvering this share. Interest amounting to \$3.20 has been credited to his account.

LIFE INSURANCE: SHOJI declared when registering, a \$1000.00 Sun Life policy, under

PERSONAL PROPERTY SUMMARY (Cont'd)

File No. 12276

22nd Nov. 1947.

which his wife was beneficiary. SHOJI requested, 5th Jan. 1943, that payment be made of his premiums on his insurance policies. A letter was received from the Sun Life March 5, 1943, stating that they had received word from SHOJI, that payments would be made from this office on his own and his son's policy. On the 6th May, premiums as follows, were paid:-

Shoji's policy No.	2150,402	\$49.91
George Shoji	2246,721	19.87
Kyo Shoji	2246,722	19.56

No other payments on these policies have been made, and the policies were not brought under control by the Custodian.

BANK ACCOUNT: SHOJI declared having an account at the Bank of Montreal, Main & Hastings Branch, but this was not brought under control by the Custodian.

SAFETY DEPOSIT BOX: He also declared a safety deposit box but this was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

"H. Allan"
.....

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

June 9, 1949.

