

<u>REAL PROPERTY</u>										
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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					382		170.13			170.13
<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 & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount	% of Total	Amount	% of Total
<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 CHATELS</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			
							% of Total	Amount	% of Total	Amount
<b>TOTAL RECOMMENDATION</b>										<b>170.13</b>

CASE NO: 63.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B.C.,

February 10th, 1948.

IN THE MATTER OF THE CLAIM OF  
YOSHIO SHIKAZE.

PROCEEDINGS AT HEARING.

Original.

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

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

10

Kamloops, B.C.,

February 10th, 1948.

IN THE MATTER OF THE CLAIM OF  
YOSHIO SHIKAZE.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the  
Dominion Government.

R.J. McMASTER, Esq., appearing for the  
Claimant.

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A. WATSON, Esq., Secretary.  
G.N.R. UPTON, Esq., Official Interpreter.  
T.P. HORROBIN, Esq., Official Reporter.

30

Y. Shikaze,  
In Chief.

MR. McMASTER: Might I have the claim form, please,  
Mr. Secretary?

YOSHIO SHIKAZE, the claimant herein, being  
first duly sworn through the Inter-  
preter, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, is this your signature on this claim  
form, and did you swear that declaration?

A Yes.

10 MR. McMASTER: My friend has asked me to file on his  
behalf as Exhibit 1 the Soldiers Settlement  
appraisal, my lord.

(APPRAISAL MARKED EXHIBIT NO. 1)

Q Witness, did you instruct Mr. Ledie to draw this  
statement with regard to your real estate and give  
him the information that is contained therein?

A Yes.

Q Is that your signature on that document?

A Yes.

20 Q And are the contents of it true to the best of  
your knowledge and recollection?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 2).

Q Witness, this property is situated about 2½ miles  
from Abbotsford, is that correct?

A Yes.

MR. McMASTER: I just draw your attention, my lord, in  
the statement filed that the witness points out  
he had an offer after acquiring the land to sell  
30 it, and as he purchased it for the purpose of

Y. Shikaze,  
In Chief.

developing it, he didn't sell it. I have the agreement for sale here. I don't know whether we need to clutter the record up. Perhaps my friend would take a look at it and admit that the purchase price was \$640.00 when the claimant purchased on December 20th, 1941 -- that that is correct.

MR. HUNTER: That is correct, my lord.

THE COMMISSIONER: Purchase price, \$600. and what?

10 MR. McMASTER: \$640.00 when he purchased it on December 20th, 1941.

THE COMMISSIONER: From whom was the offer?

MR. McMASTER: I would ask my friend to admit that the assessed value of the land was \$888.00.

THE COMMISSIONER: Assessed value \$888.00?

MR. McMASTER: Correct, my lord.

THE COMMISSIONER: From whom was the offer?

MR. McMASTER: A Mr. Matsui. It appears in the form, my lord. Mr. Matsui owned land in the vicinity.

20 THE COMMISSIONER: Apropos of that there is a question that undoubtedly I am going to be faced with when I come to adjudicating upon this evidence of value and that is this; that when the entire group of Japanese was moved from the Coastal area where these lands are, there was an element in the population removed from the market.

MR. McMASTER: Yes.

THE COMMISSIONER: And it may be that the Japanese themselves creating a market for land such as  
30 was occupied by them were removed. I just make

Y. Shikaze,  
In Chief.  
Discussion.

that comment now to throw out the thought to counsel that that may be a matter they will consider it desirable to comment upon when it comes to debating the question of fair market value.

MR. McMASTER: Yes. I would think it would be a matter of evidence and argument.

THE COMMISSIONER: Yes. It is not a matter to be dealt with now, but the thought just occurred to me.

MR. McMASTER: My lord, I would like to draw attention  
10 to this Soldiers Settlement Report which my friend has filed; at page 2 the man who apparently went and looked at the property gives a description of it and valued it at \$390., but I.I. Barnet, who apparently reviewed it, shows a value of \$200.00 on the last page of the report.

MR. HUNTER: May I comment on that, my lord? That occurs in every case and it might be of some use to comment on it now.

THE COMMISSIONER: Perhaps you might do it later,  
20 Mr. Hunter.

MR. McMASTER: As I understand it, it actually sold for \$382.00, so apparently they disregarded Mr. Barnett's opinion, my lord. Your witness.

THE COMMISSIONER: Now, Mr. Hunter, you might say what you wish to say on that subject.

MR. HUNTER: Yes, my lord. In every one of these appraisals you will find the price that was taken was the price on page 2, and Mr. Barnett in his recommendations usually takes it down to the  
30 nearest, or I wouldn't even say the most suitable

Y. Shikaze.  
Discussion.

round figure -- which is usually the lower one -- but his recommendations are always ignored when it came to actual price. The purchase price is based within 2% of the amount over here. Those were the amounts that were taken for the purchase of the land by the Veterans Land Act, and then about 2% taken off for the lands purchased which they considered a reasonable percentage to take off.

10 THE COMMISSIONER: That is within 2% of the higher valuation.

MR. HUNTER: Yes. It will be observed, of course, later on other ones where there are buildings that they do value on replacement. They make an estimate which they call the total present day value but it is actually the replacement value, less depreciation, and then they add a value -- they say, "Total value of farm" -- that is by buildings added to the farm. If you look at page 1, my  
20 lord; it isn't shown here, but it will be in practically all of these, that they have what they call a "total present day value" which is the replacement cost, less depreciation. Then they have what they call, "Total value buildings add to farm". And that is what they consider to be a fair market value. Usually it is considerably lower than the other value, which is the replacement less the cost of depreciation. I have no doubt my appraisers will be very vigorously cross-  
30 examined by my friend on it, but I thought we might

Y. Shikaze.  
Discussion.

as well try to ~~make~~ clear at this point what this is meant to represent. My friend has already pointed out that the sale price was \$382.00.

THE COMMISSIONER: Just before you go on, what is your defence here?

MR. HUNTER: The defence will be that the property was sold for its fair market value.

THE COMMISSIONER: Yes.

MR. HUNTER: And the gross sale price was \$382.00 which  
10 will actually reduce the amount of the claim to \$518.00, approximately -- no, that is it exactly. No questions, my lord.

(Witness aside)

THE COMMISSIONER: We will adjourn now until 10 o'clock tomorrow morning.

(PROCEEDINGS ADJOURNED SINE DIE)

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

20

*J. P. Horrobin*  
"T.P. Horrobin"  
Official Reporter.

30



NOV 26 1947

base 63.

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

5184

Noted  
Kamada

NOTIFIED

N

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

(1) NAME SHIKAZE YOSHIO (RCMP) Reg. No. 13796  
(Print) Surname Given Name

(2) Pre-Evacuation Address P.O. Box 312 MISSION CITY B.C.

(3) Present Address P.O. Box 874 HOPE B.C.

(4) REAL ESTATE

(a) Street Address (if any) \_\_\_\_\_  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lots 4 & 5 of the N.W. 1/4 Sec. 28, T.P. 16 MAP 5796  
Municipality of MATSUAMI, B.C.

(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 - - - - - \$ 900.00
- (ii) Buildings - - - - - \$ \_\_\_\_\_
- (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) - - - - - \$ 900.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 339.85
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 560.15

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation \_\_\_\_\_

(over)

(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")

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

- |     |       |                    |       |
|-----|-------|--------------------|-------|
| 1.  | _____ | Estimated Value \$ | _____ |
| 2.  | _____ | Estimated Value \$ | _____ |
| 3.  | _____ | Estimated Value \$ | _____ |
| 4.  | _____ | Estimated Value \$ | _____ |
| 5.  | _____ | Estimated Value \$ | _____ |
| 6.  | _____ | Estimated Value \$ | _____ |
| 7.  | _____ | Estimated Value \$ | _____ |
| 8.  | _____ | Estimated Value \$ | _____ |
| 9.  | _____ | Estimated Value \$ | _____ |
| 10. | _____ | Estimated Value \$ | _____ |

TOTAL CLAIM FOR PROPERTY LOSS \$ \_\_\_\_\_

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 560.<sup>15</sup>-

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

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

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

DOMINION OF CANADA }  
of )  
TO WIT: }

I, Yoshio Shikaze of the Village  
of Hope in the Province of British Columbia

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

DECLARED before me at the Village )  
of Hope )  
in the Province of British Columbia )  
this 22<sup>nd</sup> day of November )  
A.D. 1947. J. Young )

Yoshio Shikaze  
Notary Public in and for the Province  
of British Columbia  
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.

# Farm Appraisal Report

File No. JL-204

Land Description Lots 4 & 5, N.W. 1/4 Sec. 28, Tp. 16

Containing 19.5 Acres

Owner's Name Y. SHIKAZE Post Office Address Abbotsford, B.C.

Nearest Rail Point Clayburn Distance 2 1/2 miles

Market Town Abbotsford Distance 2 1/2 "

Church (give denomination) Various denominations Distance 2 1/2 "

Nearest School Abbotsford Distance 2 1/2 "

State how property was identified: Survey posts, map and roads

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

On Gladwin Road, gravel, good.

Is this district a good one? Fair - only partly developed, a lot of light soil.

Employment opportunity Seasonal

Predominating Nationality and religion: British - Protestant.

Describe Fencing and its condition: No fencing. Value \$

Water supply: Well could be dug. Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NO BUILDINGS						EXHIBIT NO. <u>63-1</u> DATE <u>10 Dec 1948</u> FILED BY <u>R. J. McManis</u>
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

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

NOT APPLICABLE. \$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest 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
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
19.5	Level and rolling	Mostly sandy loam 6"-8"	Sand & gravel	Clearing of bush.	150.00	20.00
						390.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 390.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 390.00

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

No land under cultivation.

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

Small fruits, poultry.

Noxious weeds:

Bush land.

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

Taxes - \$21.49 - Matsqui Municipality.

Date: June 2nd, 1942.  
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 1st day of June 1942.

Inspector's Signature

"R.W. BROWN"

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

# Farm Appraisal Report

JL-204 Y. SHIKAZE

Remarks:

Property is located on the Gladwin Road near the intersection of the Downes Road about 2 1/8 miles North-West of Abbotsford.

This is a bush property and is undeveloped; there are no buildings or fences and a well could be dug for domestic supply of water.

The soil is mostly a sandy loam being light on part of the property. The surface is mostly rolling and sloping. The clearing is mostly second growth and there are some stumps, as what timber there was on the property was logged off some years ago.

Property is in a district that is only partly developed and there is no electricity available at present.

### (FOR ORCHARD LANDS ONLY)

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

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

### ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

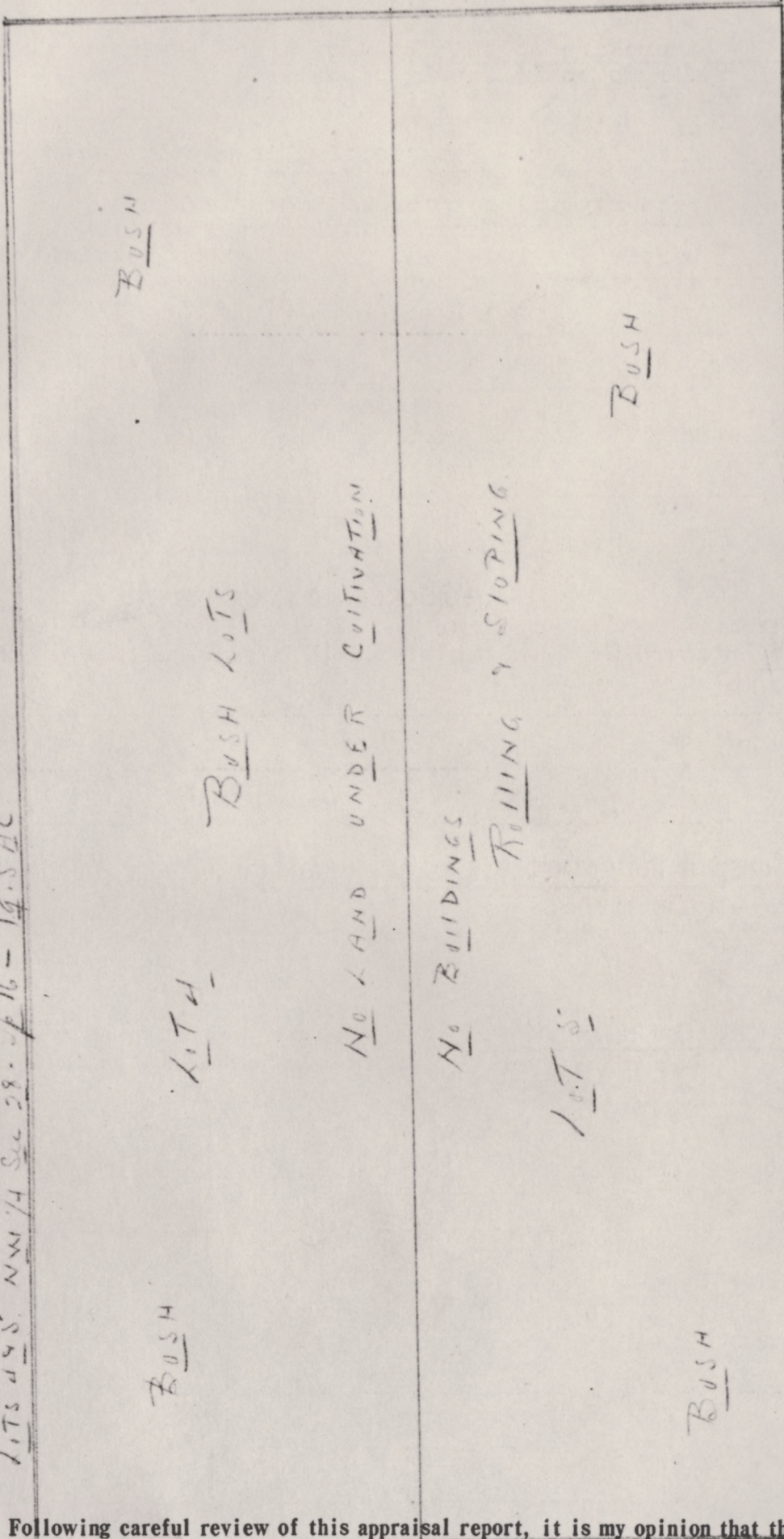
Diagram of Property

SCALE 2 CH = 1"

N

MATSUMOTO

LITS 458 NW 1/4 Sec 28 - 19.5 AC



BROWN

SAMANO

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

value is \$ 200.00

GLADWIN

ROAD

Date 4th June 19 42.

"I.T. BARNET"

District Superintendent.

Yoshio Shiraga  
(Claimant's Name)

REAL ESTATE  
(Farm Land)

13796

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated <del>not</del> planted Cultivated and not in crop List Crops Bush land in Matsqui, 2 1/2 mi from Clayburn abbotsford, growing on good gravel road	all about 20 ac	rolled 1941, under agreement	From aunt Yeda Shiraga	\$640 <sup>00</sup>	uncleared nil	nil	\$900 <sup>00</sup>
Total .....							

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

Description	When Made	Cost
Expended 100 <sup>00</sup> abt bought clearing brush but was evacuated before could get under way with clearing for cultivation. My intention was to clear, cultivate and operate as a small fruit farm and to erect a house etc		

BUILDINGS	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
none								

EXHIBIT No. 63-2  
DATE 10 Feb 1948  
FILED BY R. J. Mcmaster

Comments re Appraiser's report not covered by above information: I consider that the valuation of the soldiers' settlement board at 200<sup>00</sup> and the sale by them at 382 was substantially under a fair market value for this land. Comment - Land in the district was being developed for berry growing and my land was well suited for such purposes. In my opinion I had made a very good buy from my aunt who offered me the land at 640<sup>00</sup>. In January 1942, a few weeks after my purchase I was offered 200<sup>00</sup> cash for the land by Mr. Matsui who owned land nearby. I did not con- sider this offer as I had no intention of selling but to clear and operate as fruit farm. I believe the value I have based at about 45 per acre would be a bare price -

Y. Shiraga  
SIGNATURE

CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 6660

506 ROYAL BANK BLDG.  
HASTINGS AND GRANVILLE  
VANCOUVER, B. C.

9th January, 1948.

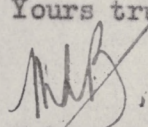
Mr. Yasutaro YAMAGA,  
Regn. No. 14018,  
P.O. Box 874,  
Hope, B.C.

Dear Sir:

Your undated letter addressed to the Secretary,  
Japanese Claim's Investigation Commission has been handed to us for  
attention.

We are therefore enclosing a statement of your account  
covering the period, 20th July, 1942 to date, together with copy  
of Custodian's letter to you of 14th June, 1944.

Yours truly,

  
M.L. Brown,  
Office of the Custodian.

MLB:HA  
Encls. (2)  
C.C. to Mr. A. Watson,  
Secretary of Commission.




January 8th 1948.

Mr. F. G. Shears,  
Custodian of Enemy Property,  
675 W. Hastings St.,  
Vancouver, B. C.

Dear Mr. Shears,

We enclose letter from  
Y. Yamaga, in which he requests a statement  
of his account. This claim will be heard at the  
Kamloops session of the Commission. We assume  
you will forward a statement as requested.

Yours truly,

  
SECRETARY

Enc.  
AW/W.