Name of Claimant SHIKAZE, Kayemon Case 478

Custodian File 5420

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		4650. 2500.						542.			2558.00 750.00 1000.00

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
447.50	180.70	54.21	40.33%	233.75	94.27	128.50	15.42	163.90

TOTAL RECOMMENDATION	4471.90

The Commissioner.

CASE NO: 478

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.)

Vancouver, B.C.,

October 4th, 1949.

IN THE MATTER OF THE CLAIM OF

KAYEMON SHIKAZE

PROCEEDINGS AT HEARING

APPEARANCES:

D. T.B. BRAIDWOOD, Esq., and J. C. CAMPBELL, Esq.,	appearing for the Dominion Government.
R. J. McMASTER, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D. F. CHRISTIAN, Esq.,	Official Reporter.

DAVID WILLIAM STRACHAN, already sworn:

DIRECT EXAMINATION BY MR. BRAIDWOOD:

MR. BRAIDWOOD: This is the Shikaze case. I think this

is quite easy. I believe this is a Hatzig Lake property.

THE COMMISSIONER: Yes.

MR. BRAIDWOOD: This is Lots 1 to 12, Block 4, of the southwest quarter of Section 21.

THE COMMISSIONER: This is in Mission Village, is it not?

MR. BRAIDWOOD: Yes, I am sorry, my lord. This was a file that was sent out to Mission, and I don't have my file. This is Lots 1 to 12 of Block 4, the southwest quarter of Section 21.

A That is in Township 17 here (indicating).

Q The southwest quarter of Block 4?

A That would be right in the heart of the city.

Q Am I correct in saying that would be right in the heart of Mission Village?

A Yes.

Q And that property, I suppose, would have a high residential value? A: Yes. You haven't got the street it is on?

Q No. A: Or the lots.

THE COMMISSIONER: It is subidivided into 12 lots.

A Well, that would be described under D.L. 411, Group 1, and then it would be in a certain Block -- Block 70 or 40 or 80, whatever it happened to be.

MR. McMASTER: My lord, I see from the evidence that the post office was adjacent to this land. Perhaps that would help the witness in locating it.

THE COMMISSIONER: Here is a sketch. It is on the Silverdale Road. This is a sketch prepared by the Claimant.

A Which is the Silverdale Road?

Q Here, (indicating). A: That would be a continuation of 7th. This is Grand Avenue here. This way is 7th Street. The other way is Silverdale, so this property is in here (indicating).

Q We are told there was a gas station on the corner.

A That gas station is right there (indicating), and that is owned by a private citizen of Mission. She is now Mrs. Hall.

Q Did she acquire it from the Japanese?

A I have no knowledge as to how she got it. She has had it several years.

Q This is a property owned by Japanese?

A This whole square?

Q Yes. The 12 lots were owned by the Japanese and were sold to the Veterans Land Act. Can you give me your idea of the value of that property in 1943?

A Yes. I think I can give your lordship an idea by showing you a valuation across the street from it. That is under arbitration-- the school of Mission is arbitrating that property and has takenit over. There are three acres in there, which absorbs that corner, and I personally valued the three acres myself at $5,000.00.

Q That is roughly, $1600.00 an acre?

A Well, we valued the corner acre at $2,000.00 and the two adjoining acres at $1500.00 each, and I was backed up in that opinion by two other members of the Arbitrating Committee and the school accepted that and it was settled out of Court on those terms.

Q What was the date you put your valuation on it?

A It is within the last three weeks. I can't recall the exact date.

Q That is, roughly speaking, present day value?

A Absolutely.

Q Would it be fair to say that value in 1943 was quite appreciably less than present day?

A Yes, very much so.

Q How much would you cut it down?

A I would cut that down to about $2800.00.

MR. BRAIDWOOD: Now, Mr. Strachan, I want to get on to the next property, which is Case 518.

THE COMMISSIONER: Just a moment. Would counsel prefer to deal with Mr. Strachan finally with each one of these properties before going on to the next. I am afraid it is going to be confusing to him and perhaps will be for counsel. Would you prefer to exhaust your examination on each of these properties before you go on to another one?

MR. McMASTER: I think it might be as well. Then I would like to go back to the cross-examination on the general evidence given.

THE COMMISSIONER: That is all right. But when referring to the particular properties, it strikes me it would be easier for everyone concerned if we exhausted each property.

MR. BRAIDWOOD: We had better go back to 475 then, my lord.

THE COMMISSIONER: Yes.

(Thereupon Case No. 475 was resumed.)

CROSS-EXAMINATION BY MR. McMASTER:

Q I understood you agreed with the study made by Crown counsel and filed that, generally speaking, the fair market value of real property in the Village of Mission in 1943 would be about 50% above the assessed value.

A Could I get that again?

Q You agreed with the study made.

THE COMMISSIONER: I think, Mr. McMaster, you are putting it unfairly to the witness, because he does not know anything about the study. What he said was the value was 50% above the assessed value.

THE WITNESS: Yes.

MR. McMASTER: Q: Now, witness, is there any reasons you would have to except from that general statement the property which you have identified on Silverdale Road and Grand Avenue, in the Village of Mission?

A Which?

Q Is there any reason why that property should be excepted from your general statement that market values were about 50% above assessments?

A Is there any reason why this property--what was that again?

Q You made the general statement that market values in 1943 were about 50% above the assessed values, generally speaking, in the Village of Mission. Is there any reason why this property we are now discussing shouldn't come within that generalization?

THE COMMISSIONER: You are not overlooking the fact that the witness referred to land values only.

MR. McMASTER: I didn't understand that, mylord. Perhaps I

might get that clear.

Q In the evidence you gave with regard to this property, No. ~~42~~ 478, you referred to property assessment there you had personal dealings with.

A Yes.

Q You were dealing only with land values, were you?

A We were dealing with land values.

Q I would like to get my notes clear, witness. As I understood it, you appraised this property across the street for $5,000.00 for the three acres, and it was agreed to. A: It was appraised for $5,000 for the three acres and agreed to; but I want to be clear on that, that it was taken into consideration as subdivision property. It was appraised on the idea that it is so close in that it could be subdivided today, and the other would fall in the same category. This area which you are discussing here, in 1943, as I remember, Mission hadn't extended that far. It was really a farm there.

Q I am advised that, in fact, it was subdivided and is described as Lots 1 to 12, which would indicate that.

A Yes, but as I remember, it was used as a farm, just the same.

Q When you indicated that this property you had appraised recently would have a lesser value in 1943, what figure did you say you would cut it down to?

THE COMMISSIONER: Q: $2800.00? A: Yes.

MR. McMASTER: Q: And you are speaking of land value only?

A Yes.

MR. McMASTER: That is all in that case, my lord.

I hereby certify the foregoing to be a true and accurate report of the said proceedings.

Deputy Official Stenographer

CASE NO: 478.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

March 29th, 1948.

IN THE MATTER OF THE CLAIM OF

KAYEMON SHIKAZE.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 478.

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).

Lethbridge, Alberta,
March 29th, 1948.

IN THE MATTER OF THE CLAIM OF

KAYEMON SHIKAZE

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq.,K.C.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

MR. VIRTUE: The next case is Kayemon Shikaze, No. 25 on the list. In this case, sir, it may be that at the noon adjournment I will have to ask permission to go over this because I confess that the figures seem confused and we may have to do something to straighten them out. I will go as far as I can and then if I have to ask for an adjournment, I will do so.

THE SECRETARY: Case No. 478, Kayemon Shikaze.

KAYEMON SHIKAZE, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Now, I show you a statement of real estate with the buildings and improvements on it. Was that prepared by you with the assistance of your Interpreter?

A Yes.

Q I think, before I put this in, I will ask the witness a few questions about it. Now, there is one parcel here of 3 acres that you bought in 1938 from a man named Onadura? A: Yes.

Q Did you pay him $1075.00 for that?

A I paid 3 years previous taxes for it.

Q Yes, arrears of taxes, but altogether it came to $1075.00? A: Yes.

Q Now that was at Mission, was it?

A Yes.

Q Then you had ± 2.7 acres that you bought from Mr. Marshall, is that right? A: 2.7 acres?

Q Yes, the one you bought from Marshall.

A Yes.

Q The one you bought from Onadura, we will call No. 1.

A Yes.

Q The one you bought from Marshall, we will call 2.

A Yes.

Q Did you pay a thousand dollars to Marshallfor that property? A: Yes.

Q That was at Mission, too? A: Yes.

Q Then you bought 9.54 acres from Mr. Talbot?

A Yes, 9 and a half acres.

Q Was that at Mission, too? A: Yes.

Q And you paid $4800.00 for that?

A Yes.

Q We will call that 3. A: Yes.

Q And then you bought 10 acres on Hatzic Island from Mr. Michie? A: Yes.

Q You paid $3000.00 for that? A; Yes.

Q All right. I think I will put that in now, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: Now I show you another statement covering your personal chattels and having that along with your proof of loss claim, did you prepare that with the help of your Interpreter?

A Yes.

MR. VIRTUE: I will offer that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: Now, I show you a brief statement of your evidence. Was that prepared by you with the assistance of your Interpreter?

A Yes.

THE COMMISSIONER: Now, Mr. Virtue, just before you go into

that, I gather that he is now making a claim for one additional piece of property more than he has set out in his claim?

MR. VIRTUE: I don't think so, sir.

THE COMMISSIONER: If you will look at the face of the claim form, there is a claim for 3 acres in the village of Mission; a claim for 9.54 acres in the village of Mission; and a claim for the property in Hatzic, but there is no mention of the 2.7 acre parcel that is referred to in Exhibit 1.

MR. VIRTUE: Well that creates even more confusion, sir. It was pretty badly confused as it was, but I think if your Lordship will give me a half a minute or two, I will go into the other part of the evidence and then perhaps during the noon hour I can get this man straightened out.

THE COMMISSIONER: Mr. Hunter, I am not adding confusion to this, am I? Is that the way that you interpret it? 4 parcels, one of which no claim was made in respect of previously?

MR. HUNTER: That is correct, my lord.

THE COMMISSIONER: Very well.

MR. VIRTUE: We will go as far as we can with him, and if your Lordship and my learned friend do not mind, I will try to get that straight during the noon hour.

Q Now I show you a photograph and you might look at it and tell me which of those buildings is your main dwelling house which you claim for at Mission?

A It is the house with the cross over it.

Q It is the house with the "X" over it?

A Yes, the house with the "X" over it.

Q The house in which you lived at Mission?

A Yes.

Q Now which acreage at Mission is that house on?

A It is on the nine acres and a half plot.

Q On the 9.54 acres? A: On the 9.54 acres. 9 and a half acres, the witness said.

Q There are several buildings here, but the one that he indicates with the "X" is the one, is it?

A Yes.

MR. VIRTUE: I will offer that as the next exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. VIRTUE: Now I will ask my learned friend if I may file on his behalf the analysis of personal property?

MR. HUNTER: Yes.

MR. VIRTUE: I will file that now as the next exhibit.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. VIRTUE: I am going to ask him a question about item No. 1 in column 3, my lord.

Q Now you make a claim for 4 cupboards at a value of $400.00. A: For $100.00?

Q Yes. A: The chests of drawers?

Q Chests of drawers. A: Chests of drawers, yes.

Q Did you build them yourselves or buy them new?

A I bought them new.

Q Do you remember what you paid for them?

A One was for about $22.00, one about $15.00, one for about $7.00 and the fourth I think was second-

hand about $5.00.

Q Well that would be a total of less than $50.00?

THE COMMISSIONER: $49.00.

MR. VIRTUE: Yes.

Q Do you wish to change your values on those cupboards to $49.00?

THE INTERPRETER: Excuse me, my lord, the witness doesn't understand what a cupboard is. Possibly his Interpreter could help out.

MR. VIRTUE: Yes, if Mr. Aoki might help.

THE COMMISSIONER: Mr. Interpreter, there is his own claim form and it is also described as 4 cupboards in his claim form.

MR. VIRTUE: May the Interpreter help him?

THE COMMISSIONER: Yes, by allmeans.

MR. VIRTUE: In his proof of claim form he shows it as in the house downstairs.

MR. HARRY AOKI: He means bookcases.

THE COMMISSIONER: He means bookcases?

MR. HARRY AOKI: Yes.

MR. VIRTUE: Q: He understands now?

A It is the bookcase with a glass door and a sort of wardrobe for keeping clothes in.

Q Well does he remember those 4 cupboards or whatever you like to call them; does he remember those now?

A Yes.

Q All right. Did you buy them new or did you make them? Now, pay attentipn; did you buy them new or did you make them? A: I purchased the bookcase, such things as the bookcase.

Q What did you pay for them?

A It was a double type and I paid about $45.00.

Q For the four or for each one?

A It was a two piece article.

Q Well I am asking him about the four articles that he described as 4 cupboards in the downstairs part of the house, valued at $100.00. Now, see if he understands what I mean? Now, tell, one by one, what you paid for them?

A The one bookcase was $45.00.

Q Yes. Now, go ahead with the others.

A Another one was $30.00.

Q Yes. A: One more for $35.00, and I think I paid about $28.00 for the other one.

Q Now, what sort of condition weretthey in when you were evacuated? A: They were in very good condition.

Q They were in very good condition?

A Yes.

Q Where were they left?

A They were in an upstairs room.

Q Now I want to ask him about, does he remember about four linoleum rugs which he valued --

THE COMMISSIONER: Just before you leave those cupboards, can you ascertain, Mr. Virtue, when he bought them?

MR. VIRTUE: Q: Would you ask him that? Tell him one by one to say if he can remember when he bought them--about when? A: One about 1922.

Q One about 1932?

THE COMMISSIONER: . He said about 1922.

MR. VIRTUE: Yes. A: Another one about 1930.

Q Yes. A: One about 1937.

Q Yes. A: And the other one about 1939.

Q Did he buy them new or secondhand?

A New.

Q New? A: Yes.

Q Now I want to ask him about the 4 pieces of linoleum which he valued at $40.00. A: How much?

Q 4 pieces which he valued at $40.00?

A Yes.

Q Where did he leave the linoleum?

A They were on the floors.

Q Were they fastened to the floors in any way?

A They were just laid on the floor.

Q Just laid on the floor? A: Yes.

Q Were they old or new? A: The one in the parlour was quite new.

Q Was there any reason why anyone should throw them away? A:

THE COMMISSIONER: Why did you inquire about there being furniture there? It shows it as being stolen.

MR. VIRTUE: It is shown as abandoned. I have it in the list under "abandoned".

MR. H UNTER: It is abandoned here in my list.

THE COMMISSIONER: All right, I will have to change it here then.

MR. VIRTUE: Q: What did he answer to that? Did he know

of any reason why they were thrown away or would be thrown away? A: No, I can't think of any reason.

Q Now I want to ask him about a horse and harness which he valued at $150.00. Now was that left there?

A Yes.

Q What was the horse worth?

A I purchased it two years before for $150.00.

Q The horse or the horse and harness?

A Just the horse alone.

Q Just the horse? A: Yes.

Q And how old was the horse when he left?

A I think eight years.

Q What condition was the horse in when you left?

A It was in good physical condition.

Q And the harness, was there a harness with the horse?

A Yes, there was a harness for drawing the wagon, and also --

Q Well I am talking about the harness. There was a harness? A: Yes.

Q What condition was the harness in?

A It was in good condition.

Q Does he remember what he paid for the harness?

A I bought heavy harness for a team in 1923, and there was one-half of it.

Q Does he remember what he paid for the harness?

A About $65.00.

Q That is for the total harness?

A Yes.

Q Now I want to ask him about one other item only, and

that is No. 37, sir. Does he remember a suction pump which he valued at $25.00? A: Yes.

Q Was it worth that amount? A: I bought it for $150.00. It was a motor pump and I paid $150.00 for that and I am claiming $25.00.

THE COMMISSIONER: Q: When did you buy this pump?

A About 1928.

MR. VIRTUE: Q: 1928? A: Yes.

Q Was it in working condition or working order when you left? A: It was repaired and left in the upstairs of the river hut, in the river house.

Q All right, thank you.

I think, my lord, that probably my learned friend would prefer that I would go on and complete the details of the real estate before he does any cross-examining.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: We will adjourn now until 2:30.

(PROCEEDINGS ADJOURNED UNTIL 2:30 P.M.)

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

"S.R. HOWARD"
Official Reporter.

(2:30 P.M. PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT).

KAYEMON SHIKAZE, resumed the stand, testified further as follows:

DIRECT EXAMINATION CONTINUED BY MR. VIRTUE:

Q Now, this morning you spoke in your evidence about the three acre parcel at Mission?

A Yes.

Q Is that a statement prepared by you with the help of the Interpreter showing how you make up the value of the three acre parcel?

A Yes.

Q That is a true statement, is it?

A Yes.

MR. VIRTUE: I think I will put these in one by one, sir.

THE COMMISSIONER: What did you determine, that there are four properties involved or three?

MR. VIRTUE: There are four properties involved, sir.

THE COMMISSIONER: That being so, you are running into an amended claim.

MR. VIRTUE: I think I will have to apply to amend and I will do that now. I will make the formal application to amend the claim to include the four properties.

THE COMMISSIONER: If you have your claim form in front of you, we will see what this amendment is. First of all, on the front page of your claim form, you make the claim in respect of Lots 1 to 12 inclusive, Block 4, etc. That is the 3 acre plot?

MR. VIRTUE: I find I will have to ask this man another

question. What I will have to do, sir, in amending the claim is where it reads "Village of Mission, Lot 156, Section 21, Township 17, Map so and so", it reads"9.54 acrés"and it should read "2.7 acres". Apparently there are two parcels in that one block.

THE COMMISSIONER: Now going over to the second page, I take it that No. 1, the $3000.00, is the 3 acre parcel, is that correct?

MR. VIRTUE: No. 1, sir, is $4000.00, that is the total. It is the 3 acre parcel. That is the parcel described as Lots 1 to 12.

THE COMMISSIONER: Yes, but on the second page of your claim form you show property in Mission,No. 1, $3000.00.

MR. VIRTUE: I ask to amend that to be $4000.00, sir.

THE COMMISSIONER: No. 2, $12,000.00.

MR. VIRTUE: The 9.54 acre parcel, $15,375.00.

THE COMMISSIONER: Instead of $12,000.00?

MR. VIRTUE: And the 2.7 acre parcel is $2625.00. Then the Block 16 parcel, that is the Hatzic property, $11,500.00.

THE COMMISSIONER: Instead of $10,000.00.

MR. VIRTUE: That is the way it works out, sir.

THE COMMISSIONER: You have not answered my question, Mr. Virtue, is that $7500.00 instead of $10,000.00 in the claim form?

MR. VIRTUE: $11,500.00, sir.

THE COMMISSIONER: Which is? Is that Hatzic Island?

MR. VIRTUE: The Hatzic Island property, Block 16, is now valued at $11,500.00. There is no change in

that, sir. Then you will notice the way they have them valued.

THE COMMISSIONER: The way these claim forms are set up is so confusing that it is almost impossible to follow them.

MR. VIRTUE: It is, until we put in these amended statements, sir, and I think now that the amended statement is put in, it will clear everything up.

THE COMMISSIONER: I hope so.

MR. VIRTUE: I spent an hour and a half at noon getting to the bottom of this. I am putting in one statement covering each property.

THE COMMISSIONER: Very well.

MR. VIRTUE: Q: Now, I show you this statement covering the 2.7 acres in Mission? A: Yes.

Q Did you prepare that with your Interpreter, and is that correct? A: Yes.

MR. VIRTUE: I put that in as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 5).

Q Here is one covering the 9.54 parcel. Did you prepare that in the same way and is that correct?

A Yes.

(DOCUMENT MARKED EXHIBIT NO. 6).

Q And here is the one covering the property at Hatzic. Did you prepare that the same way and is it correct?

A Yes.

(DOCUMENT MARKED EXHIBIT NO. 7).

(DOCUMENT MARKED EXHIBIT NO. 8).

Q Now, in each of these cases, you show that your land has increased in value over and above the value

of the improvements you have placed on it. Why do you do that? A: That is because of all the fruits and other stuff that was growing that were planted.

Q Yes, and is there any other reason why you have added something for the increase in the value of the land?

A When I first had the garage -- before I purchased the garage, it was $6.00 a month for the rent. At the time I was evacuated, it was $25.00 a month. In one year $200.00 to $200.00 rent.

Q Well, is this what he means, that the rental value of property in that neighbourhood had gone up considerably so he feels that the value of his land had gone up? Is that what he means?

THE INTERPRETER: Your Lordship, he has a very strong provincial accent. I can't quite get all he says. If the check interpreter can assist, I would be glad.

THE COMMISSIONER: Yes, I would be glad if you can assist.

MR. VIRTUE: Q: What I am asking him is this; he says that in each case the value of his property has increased a certain amount over the value of the improvements and the planting, and so on. He has given one reason for it which is that the fruit trees, and so on, had grown and are worth more. I asked if he had any other reason besides that. I don't know whether he means the general values and rentals had gone up and the general value of his land had increased. Would you try and find out?

(Mr. Aoki to the witness).

MR. AOKI: The garage that he had, had a former value of $6.00. I am repeating what he told you, Mr. Handford, but towards the evacuation it was rented for $25.00 a month, the garage and a shack, both for $25.00.

MR. VIRTUE: Q: And does he mean that applied all through, or just to the one case of the garage?

MR. AOKI: He is speaking of the garage.

Q All right. A: He was offered $2000.00 for the garage. He didn't sell it, and his lots were worth $250.00 to $300.00, with offers to buy, but he didn't sell.

Q Before he was evacuated? A: Before he was evacuated.

Q Were these lots right in the town of Mission?

A Right in the town. And they had electricity right through.

Q That is his explanation. Now I show you this brief summary of your evidence. Did you prepare that also with the help of your Interpreter?

THE INTERPRETER: A: Yes.

MR. VIRTUE: I will offer that as the next exhibit, sir. I think it will take some correlation with the other document, but there is some information in it of value, that is why I don't want to leave it out.

(DOCUMENT MARKED EXHIBIT NO. 9).

Q I want to ask you about one other item of your personal property. It is No. 64, sir, in the analysis on the second page.You list 2 scales at a value of $30.00. What kind of scales were those, and when did you get them and what did you pay for

them? A: One was a large 500-pound scale.

Q What did you pay for that 500-pound scale -- about?

A I think about $45.00, but I am not sure.

Q Yes, and what was the other scale?

THE COMMISSIONER: Just one moment. The cost of it was $45.00, related to what date of purchase?

MR. VIRTUE: Q: What was the date when he bought that scale --about when? A: About 15 years ago from now.

Q Yes, and what sort of condition was the scale in when he was evacuated?

A It was in good condition.

Q It was what? A: In good condition.

Q What was the other scale? There were two? What was the other one? A: The other was a small scale which was new.

Q What did he pay for it and when?

A It was new and it cost about $16.00 in 1940.

Q And what condition was it in?

A It was in good condition.

MR. VIRTUE: Yes. I will ask my learned friend to admit that there was insurance on the buildings on the Hatzic Island property of $1000.00.

MR. HUNTER: Yes, that appears to be correct.

MR. VIRTUE: And on the main dwelling of $1000.00.

MR. HUNTER: Yes, that is correct.

MR. VIRTUE: And on another dwelling of $1500.00. I am not sure, maybe that is the same one, and on the household furniture of a thousand dollars. Pardon me,

that is the same property, as far as the real estate is concerned. I will ask he admit a thousand dollars on the household furniture.

MR. HUNTER: It appears to be a thousand dollars on the household furniture, my lord.

MR. VIRTUE: I will ask also if my learned friend will admit that the assessments on Lots 1 to 12, that is No. 1 property --

THE COMMISSIONER: That is the 3 acre parcel, is it?

MR. VIRTUE: Yes -- that the assessed value was $2700.00.

MR. HUNTER: That is correct, my lord.

MR. VIRTUE: That is against a sale of $542.00.

THE COMMISSIONER: That is the 1942 assessment you are referring to?

MR. VIRTUE: That is the assessment, yes.

THE COMMISSIONER: For the year 1942.

MR. VIRTUE: Yes, sir, $2700.00 as against the sale price of $542.00; and on parts of the Mission property as indicated in his statement, an assessment of $5,022.00 ag against a sale price of $4,650.00.

THE COMMISSIONER: That is the 9.54 acre parcel, is it?

MR. VIRTUE: Yes, I think so.

MR. HUNTER: No, my lord, those are parcels 2 and 3.

MR. VIRTUE: mOh, I see. That includes both.

THE COMMISSIONER: Just one moment, now. I have identified them as containing such and such an acreage.

MR. HUNTER: That is the parcel containing what is stated to be 2.7 acres and 9.54 acres.

MR. VIRTUE: Yes, 2 and 3, and on the Hatzic Island property an assessment of $4,250.00. No, I beg your

pardon, that is the Provincial assessment of $4,250.00 as against the selling price of $2500.00.

MR. HUNTER: And the Municipal assessment, my lord, was $1650.00 on the Hatzic Island property.

MR. VIRTUE: I haven't any explanation at hand as to what those assessments consist of at all.

THE COMMISSIONER: All right. Yes, Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real properties were sold for their fair market values. It is submitted, my lord, that the personal property sold was sold for its fair market value, that the claims for property other than which were sold are excessive. It is submitted that a considerable quantity of personal property was left under the custody, control or management of some person appointed by the owner.

I would file as Exhibit 10, my lord, the Soldier Settlement Board appraisal of Parcel 1, which is stated to be 3 acres. It will be noted that it contains 2.54 acres, my lord.

(APPRAISAL MARKED EXHIBIT NO. 10).

MR. HUNTER: I file as Exhibit 11 an appraisal by William H. Ansell, dated the 26th of April, 1944, and in the appraisal it is stated to contain 2.07 acres. It will be noted in his appraisal he states it contains 2.07 acres. The appraisal on that is $375.00.

(APPRAISAL MARKED EXHIBIT NO. 11).

MR. HUNTER: I file the appraisal of William H. Ansell, dated the 26th of April, 1944, of the portion which is stated to contain 9.54 acres. It will be noted

that he states it contains approximately 6 acres. His appraisal is $4000.00.

(APPRAISAL MARKED EXHIBIT NO. 12).

MR. HUNTER: I file the appraisal of William H. Ansell, dated the 25th of April, 1944, of the Hatzic Island 10 acres more or less, for $1850.00, as Exhibit 13.

(APPRAISAL MARKED EXHIBIT NO. 13).

MR. HUNTER: Property No. 1, that is referring to the three acres or the 2.54, was sold to the V.L.A. as of the 1st of January, 1943, for $542.00. The next two properties, the 2.7 or 2.07, whichever it is, and 9.54, or 6, whichever it is, sold jointly on the 1st of May, 1944, for $4,650.00. The last parcel, the 10 acre piece, was sold on the 13th of June, 1944, for $2500.00.

It may be of interest in passing that on the basis of the claim filed, the uncleared and unimproved land is valued at $734.80 per acre, and that the cleared land, improved, but still excepting the buildings, is valued at $1088.00 per acre.

THE COMMISSIONER: That is the claimant's value?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Oh yes.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Shikaze, on the Hatzic Island property for which you are claiming $11,500.00, you have shown an increase in value of $5,070.00. Will you explain t to us how that is made up? Show this to him. He has already valued the raspberries and strawberries.

He has $5,070.00 there. How does he calculate it, that is all I want to know.

A The items appearing here, $1,050.00 and $700.00, are the cost of the labour and planting. It doesn't include the other materials.

Q All right. What are the other materials totalling $5000.00? Now, quickly tell us. Don't waste the time of the Court.

A There were large number of strawberries and raspberries coming up and it was a very valuable crop that was growing.

Q All right, you sold the crop, didn't you?

A The first years, I sold it.

Q You are claiming for something you already sold, isn't that true?

A It was rented, and the land was mine.

Q We are not talking about the land. We are just wasting time, my lord.

THE COMMISSIONER: There is an entry in this Soldier Settlement Board appraisal that I think calls for some explanation. "Property is rented with other property to S.L. Dever for $1200.00". Is that correct?

MR. HUNTER: Yes. That is parcels 1, 2 and 3 were all rented to Dever, my lord.

THE COMMISSIONER: For $1200.00?

MR. HUNTER: That includes the crops.

THE COMMISSIONER: Oh yes.

MR. HUNTER: If your Lordship wants the lease, we have particulars of that.

THE COMMISSIONER: No, but I found it a little difficult to understand a property which was rented at $1200.00 selling for a total here which is about $7000.00. It just did not seem right.

MR. HUNTER: It included the crop.

THE COMMISSIONER: That explains it.

MR. HUNTER: I think it will be seen from Exhibit 4, my lord, the analysis, -- there is a summary on page 2 there, showing that goods valued at $760.50 sold for $323.65 by auction and appraisal to the tenant. Goods valued at $80.00, there is no record at any time. Goods valued at $233.75, no account, theft, etc., and $29.00 in storage. Those were personal items that went to the Buddhist Temple. There are still a large number of them that haven't been sorted out yet. The Japanese have never gone back to say which are which. $75.00 worth were abandoned. Just for your own information, my lord, The Custodian still has a large number of personal items in his possession consisting of things like these "God boxes" and shrines and personal photographs and albums and certain ceremonial clothing, and things of that type, and in the general shuffle that took place, they seem to have got badly mixed up and it is hard to say which is which, and there has never been any wayof getting them allocated to the proper owners. It has been suggested that one of the Buddhist priests might go down and see what he could do about it, but that idea wasn't received favourably because they thought he wouldn't

know anymore than the Custodian.

THE COMMISSIONER: Have you the J.P. form here?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: I think it might be helpful if that were filed.

MR. HUNTER: It is in rather general terms, my lord. It says (reading). I suppose I should have the signature checked by the claimant.

Q Is that your signature, Mr. Shikaze?

A Yes.

Q And is the information in there, information which was given by you? A: Yes.

MR. HUNTER: That will go in, my lord, as Exhibit 14.

(J.P. FORM MARKED EXHIBIT NO. 14).

Q Now, Mr. Shikaze, when you left, you rented your three properties to a man by the name of S.L. Dever? That is correct, isn't it?

A Yes.

Q That was for $1200.00? A: Yes, I leased it to him for $1200.00, which I considered about half the value.

Q Yes, and that included the crops, didn't it?

A Yes.

Q Now at the time you left, you left all your furniture and household chattels, and kitchenware, and so on, in your house, didn't you?

A Some things were taken upstairs and locked up, other things were left downstairs.

Q Yes, and what things were taken upstairs and locked up? A: I don't know in detail.

My wife attended to most of that, but it should be on the list taken by the Custodian.

Q Now the only things that are shown here in this report as being in a locked room upstairs are the items here which I will have the Interpreter read to you. Are those the only things that were in the locked room? A: The items not struck through? You want me to read all the items?

Q That striking through hasn't anything to do with him. I want all the items read to him. That means they were sold. There are only about a dozen there.

A My wife looked after all the packing up in the house so I am not familiar as to the contents.

Q Well, you can't say that there is anything more that was in that room?

A Yes.

Q The answer to that question is what? Now, just a minute, witness. A: There are four or five items which do not agree with another list that is around which should be there.

MR. VIRTUE: Would you show that to me? Perhaps I could help. What is it?

MR. HUNTER: Those things along here are the only items in the locked room.

MR. VIRTUE: I don't know that I can help you with that. He apparently thinks there are some others.

MR. HUNTER: Q: But you don't remember what the other items are? A: It is written on that paper down there.

Q What paper?

MR. VIRTUE: I don't know whether he means the proof of claim or what. Does he mean the proof of claim? There is a long string of things in the proof of claim. I notice he gives a list of all the things in the locked room there.

MR. HUNTER: Q: Is this the list that you mean by "in the locked room"? In the locked room, is that what you mean -- the list that is shown in the claim form? Is that the list or isn't it? Answer the question, please.

MR. VIRTUE: I wonder if I can offer to help my learned friend with this. A: I think it is so.

MR. VIRTUE: Does he understand it?

THE COMMISSIONER: I think he has the answer now. Is there any great materiality to it in any case?

MR. HUNTER: I think it is material, my lord. If we settle what is in the locked room, then the other stuff was obviously available for the use of the tenant.

THE COMMISSIONER: The answer is he thinks that is the list.

MR. HUNTER: Yes.

Q And the remaining part of your property left on the premises was available for the use of the tenant? That is correct, isn't it?

A No, that wasn't so.

Q That wasn't to be left available for the tenant?

A I don't understand the question.

Q All your chattels, except those in the locked room, were available for the use of your tenant, weren't

they?

THE COMMISSIONER:Q:What is his answer?

A It wasn't so much that it was for the use of the tenant as it was that such things as a stove were too large to put away anywhere else, and they were just left there.

MR. H UNTER: They were obviously available. That is all.

THE COMMISSIONER: Any re-examination?

MR. VIRTUE: I just want to comment, my lord, that in the lease whichmy learned friend put in, in evidence, of this man, there is no list of chattels at all so that it speaks for itself.

THE COMMISSIONER: The claimant said himself this morning under examination by yourself, as I recall it, that there were certain goods locked up and the other goods in the house were in place where the tenant could use them. He did not say he left them for his use.

MR. VIRTUE: Yes, I think that is the situation, it is obvious. In addition to that, I have shown my learned friend the lease of the Hatzic property made in April, 1942, which provides for a rental of $1100.00. I think my learned friend will admit that.

THE COMMISSIONER: That is the same thing, I suppose? It is a crop arrangement, is it?

MR. VIRTUE: It is a lease of the property and various provisions about the crop. No doubt the tenant would take off the crop.

MR. HUNTER: It is obviously a crop arrangement, my lord.

THE COMMISSIONER: Do you want to put it in?

MR. VIRTUE: I would like my friend's admission of the lease ~~list~~.

THE COMMISSIONER: I think you better put the document in if there is any question about the terms of it.

MR. VIRTUE: I will offer it as an exhibit.

(LEASE MARKED EXHIBIT NO. 15).

MR. VIRTUE: I only want to say in connection with the appraisal report filed by my learned friend, that at page 3 of the actual printed form of the appraisal, they add a little corroboration to what this man says. It says, "The property is located on the corner of 7th Street and Grand Avenue in the village of Mission about one-quarter mile from the centre of town". Your Lordship has already pointed out the rental arrangement, and there were two gas pumps on the property. So apparently it was a centrally located property so far as Mission property was concerned.

THE COMMISSIONER: Thank you, Mr. Shikaze. That is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 478 / 5-470

ACKNOWLEDGED

NOV 27 1947

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

1. Name of Claimant in full:

   Kayemon Shikaze

   Registration No.

   14462

2. Claimant's address at the time of his evacuation from the protected area:

   Box. 312 Mission City B.C.

3. Claimant's present address:

   Box. 103 Picture Butte. Alta.

4. Claim relating to real property:

   ~~7th, st. Mission City B.C.~~

   (a) Street address of real property:

   7th, st. Mission City B.C.

   (b) Legal description of property:

   (1) Village of Mission Lot. 1 to 12 inclusive.
   Block, 4. S.W. ¼ Sec. 21, TP 17, Map, 332.
   3 acres, Dst. New Westminster. B.C.

   (3) Village of Mission Lot. 156. Sec. 21. TP. 17.
   Map, 955 & 207. Block, ~~A-6~~ A 3139,
   B--3125, C--745. 9.54 acres and 2.7 acres (2)

   (4) Hatzic Ils.
   Blk. 16. Sub Div. 143 A. Part, 36.
   TP. 17. Hatzic Ls, District of New Westminster, B.C.

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Fruit Farm

(d) Title or interest held by Claimant in the real property:

Land in Mission - Title for 3 acre piece
9.54 acre piece - under mortgage $2000.00
Land in Hatzic Is. - no title, only agreement, $1000.00 unpaid.

(e) Fair market value of real property at date of sale:

(I) Land— $ 25000.00

(II) Buildings— $ 8500.00

Buildings:

In Mission	(1)	$ 1000.00
	(2)	6000.00
In Hatzic	(3)	1500.00
		$ 8500.00

Property in Mission:

(1) $ 4000.00
(2) 13375.00 - 9.4 ac
(4) 1500.00
$ 25000.00

3) 2625 2.7 ac

33.500

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ 33500.00

Claim amended as appears by Ex 5-8 - Total Val^n being $ 33500-

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

Left on property,
207 Silverdale Road
Mission City, B.C.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Left in living house, barn, garage, picker cabin and not locked.

In the Barn

Bucksaw	$5.00
3 Shovels	$2.00
Horse and Harness	$150.00
Spring tooth cultivator	$15.00
Stone Boat	$2.00
12 Hoes	$10.00
Sml. sickle	$ .75
4 Potato hooks	$8.00
Scythe	$3.00
4 Staw knives	$3.00
3 Wedges	$1.50
4 Manure forks	
3 hay forks	$15.00
4 cross cut saws	
4 mattocks	$26.00
Peavey, plow	$25.00
2 cultivators (horse drawn)	$30.00
Duster, 1 pair of tongs	$7.00
Iron pulley & hook	$2.00

In the Garage

Shoe Jack, hand sprayer, 1 axe	$5.00
Grass seeder, 3 straw knives	$15.00
2' pruners, 3 sml. hand pruners	$15.00
Carp. square. Froe Shovel	$5.00

~~In the Garage~~

2 Root house rubber hose	$20.00
Window Curtain	$30.00
Vacuum Cleaner	$50.00
Book Encyclopedia	$25.00
2 Scale,	$30.00
2 Long Chair	$10.00

In Picker's House

Bed (old)	$5.00
Cookstove (old)	$10.00
Mattock	$1.00
2 Bundles shingles	$1.50

(c) In whose care was property left by the Claimant at date of evacuation?

Custodian

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

In the House (downstairs)

4 cupboards	$100.00
Kitchen Range(sawdust)	$80.00
Table Cabinet	$10.00
5 Kitchen Chairs	$5.00
4 Linoleum Rugs	$40.00
3 Dining chairs	$30.00
1 Arm Chair	$3.00
Dining Table	$5.00
Wall Clock	$10.00
Large Heater	$35.00
Couch (old)	$2.00
Dresser	$20.00
2 Beds	$30.00
2 Table (sml.)	$10.00
Roll top desk	$15.00
Chiffonier	$10.00
Wash stand	$1.00
Baby Buggy	$2.50

In the House (upstairs)

Dining room table	$16.00
Bureau	$4.50
Bed	$10.00
Linoleum rug	$10.00
Trunk(cont. old clothes & leather satchel)	$10.00
Trunk (locked)	$15.00

In locked Room (upstairs)

Couch, bedstead, electric plate	$13.00
5 gal. stone crock , sml. shrine	$14.00
Sml. cabinet, Box	$7.00
2 easy chairs, dressing table	$6.50
Dresser, box of dishes	$6.00
Baby buggy	$5.00
Card table, suitcase	$8.00
Lge. Quantity of books and magazines, 1bed	$16.00
1 kitchen chair, bookcase	
3 gal. stone crock, kitchen utensils & dishes settee	$21.00

In the Garage In Rubarabe House.

Spring tooth cultivator	$15.00
5 heaters (old)	$20.00
Galvinized tub (large)	$10.00
Suction pump (hand)	$25.00
Quantity of used raspberry wire	$10.00

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

~~$995.75~~

~~$1178.00~~ $1178.25

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will ..... be required. Yes

DATED this 13 day of Nov., A.D. 1947.

H. Miyagawa
Witness to Signature of Claimant.

K. Shikaze
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Kayemon Shikaze
(Full Name of Claimant)

of Box 23 Picture Butte Alta. Beet Labour.
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

None.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Picture Butte
in the Province of Alberta,
this 13th day of November
A.D. 1947.

K. Shikaze

Roscoe O. Virtue
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

Kayemon Shikaze

(Claimant's Name)

REAL ESTATE
(Farm Land)

I4462
xKayemonx
Reg. No.

LAND Uncleared Cultivated not planted Cultivated and not in crop List Crops	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
(1) Lots I-I2 Blk.4S.W.¼ Sec.2I Twp. I7 Map 332	3	I938	C. Onodera	$I075.00			
2. Lot I56Sec.2I Twp.I7					5½ acres	Some small	
3. Map 955 & 207	2.7	I920	Mr. Marshall	I000.00	cleared- rest	bldgs. on	$33500.00
	9.54	I9I9	Mr. Talbot	4800.00		all land but	
4. Blk.I6Sub. I43A Twp. I7	I0	I939	J. Michie	3000.00	all bush	in very poor shape	
Total	24.51			$ 9875.00	$9875.00		

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

Description	When Made	Cost
Clearing Land	year by year	$ I600.00
Fencing, Tillage, Cultivation& drainage		830.00
Planting Raspberry plants, Wire & Posts & Strawberry plants and labor		2750.00
Planting Trees (fruit) Grapes, Bramble Rhubarb and Clover		3650.00

Total $ 8830.00

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
I4 Buildings including 4 Dwelling Houses Packing Sheds Root Houses Garages Picker Houses and Gas station-------- to a value of								$6300.00

EXHIBIT No. 478-1
DATE 29 mar 1948
FILED BY
ag. Vintue

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

K. Shikaze
Signature

Kayemon Shikaze Personal Chattels Reg. No. I4462

Description	Date purchase	new or used	price paid	condition	Value
See list attached to proof of claim	as needed	some new some used	Higher than valued at evacuation	Good	$ II78.25

EXHIBIT No. 478-2
DATE 29 mar 1948
FILED BY a.g. Vilne

Description of storage of goods

The personal property was left in the various houses and buildings as shown on statement on the proof of claim and was left in charge of Mr. Dever and Mr. Goodman the lessee of the claimants property

Signatire K Shikaze



K. SHIKAZE

EXHIBIT No. 478-3
DATE 29 mar 1948
FILED BY
af. Vrtue.

COLUMBIA STUDIO
313 MAIN STREET
VANCOUVER. - - B C

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5420 EXHIBIT No.

NAME Kayemon SHIKAZE REG. No. 14462

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUN
Declaration Apr. 21/42	Taken by J. Moryson			AUCTION	TENDER &c		
Evacuation May 2/42	Date July 28/42						
Household furniture		1. 4 cupboards	100 00				
Kitchen utensils		2. Kitchen range (sawdust)	80 00	F			
Chinaware		3. Table cabinet	10 00	F			
Carpenters tools		4. 5 kitchen chairs	5 00	F (1)			
Farm implements		5. 4 linoleum rugs	40 00				
Garden tools		6. 3 dining chairs	30 00		F		
Horse equipment		7. 1 Arm chair	3 00		F		
		8. Dining table	5 00		F		
		9. Wall clock	10 00				
		10. Large heater	35 00		39 60		
		11. Couch (old)	2 00				
		12. Dresser	20 00	20 00			
		13. 2 beds	30 00	F			
		14. 2 tables sml.	10 00				
		15. Roll top desk	15 00	F			
		16. Chiffonier	10 00	F			
		17. Wash stand	1 00				
		18. Baby buggy	2 50				
		19. Dining room table	16 00				
		20. Bureau	4 50				
		21. Bed	10 00		F		
		22 Linoleum rug	10 00				
		23. Trunk (cont. old clothes & leather satchel)	10 00	Misc.			
		24. Trunk (locked)	15 00				
		25. Couch, bedstead, electric plate	13 00	K			
		26. 5 gal stone crock, small shrine	14 00				
		27. Sml. cabinet, Box	7 00	F			
		28. 2 easy chairs, dressing table	6 50	F			
		29. Dresser, box of dishes	6 00	K			
		30. Baby buggy	5 00	Misc			
		31 Card table, suitcase	8 00	F			
		32. Lge. quant. books & magazines, 1 bed	16 00				
		33. 1 kitchen chair, bookcase 3 gal. stone crock. Kitchen utensils & dishes, settee	21 00	K F			
		34. Spring tooth cultivator	15 00	M			
		35. 5 heaters (old)	20 00				
		36. Galv. tub (large)	10 00				
		37. Suction pump (hand)	25 00				
		38. Quant. used rasp. wire	10 00				
		39 Bucksaw	5 00	T			
		40. 3 shovels	2 00	T			
		41. Horse & Harness	150 00	Misc	Horse 35 00		
		42. Spring tooth cultivator	15 00		15 00		
		43. Stone boat	2 00				
		44. 12 hoes	10 00		T (5)		
		45. Sml. sickle	75				
		46. 4 potato hooks	8 00		T (1)		
		47. Scythe	3 00		T		
		48. 4 straw knives	3 00				
		49. 3 wedges	1 50	T			
		50. 4 manure forks		T			
		3 hay forks	15 00	T			
		51. 4 cross cut saws		T			
		4 mattocks	26 00	T			
		52. Peavey, plow	25 00	T	Plow 9 50		
		53. 2 cultivators (horse drawn)	30 00	M	M		
		54. Duster, Pr. tongs	7 00		T		
		55. Iron pulley & hook	2 00				
		56. Shoe Jack, hand sprayer 1 axe	5 00	Misc	T		
			960 75		20 00 99 10		

EXHIBIT No.
DATE 2
FILED BY
a.j.

5420 EXHIBIT No. CASE No.

4462 VENUE

LES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
					~~1 00 00~~	100 – ~~100 00~~			
						4 00			
					40 00				
F									
F									
F									
					10 00				
	39 60								
					2 00				
					10 00				
					1 00				
						2 50			
						16 00			
						4 50			
F									
					10 00				
								15 00	Storage
								14 00	Storage
									Box - storage
						16 00			
						20 00			
						10 00			
						25 00			
						10 00			
Horse	35 00								
	15 00								
					2 00				
T (5)						5 00			
						75			
T (1)						6 00			
T									
						3 00			
Plow	9 50								
M									
T									
						2 00			
T									
	99 10				$75.00	$224.75		$29.00	

EXHIBIT No. 478-4
DATE 29 mar 1948
FILED BY a.j. Virtue

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5420 EXHIBIT No.

NAME Kayemon SHIKAZE REG. No. 14462

DATE
DECLARATION Apr. 21/42
EVACUATION May 2/42

INVENTORY
TAKEN BY J. Moryson
DATE July 28/42

DETAILS OF CLAIM

- 2 -

			SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
	960.75		20 00	99 .10		
57. Grass seeder, 3 straw knives	15 00	T				
58. 2' pruners, 3 sml. hand pruners	15 00	T				
59. Carp. square, froe shovel	5 00	T				
60. 2 root house rubber hose	20 00	T				
61. Window curtain	30 00					
62. Vacuum cleaner	50 00		54 00			
63. Book encyclopedia	25 00					
64. 2 scales	30 00	(1)	4 50			
65 2 long chair	10 00					
66. Bed (old)	5 00					
67. Cookstove (old)	10 00	F				
68. Mattock	1 00	T				
69. 2 bundles shingles	1 50					
	$1178 25		78 50	99 10		
		T	33.25	T 10 40		
		F	44.00	F 12 50		
		K	20.50	M 6 50		
		Misc.	13.90			
		M	5.00	128 50		
			195.15			
			128.50			
			$323.65			
Other goods sold at auction			77.05			
" " " by appraisal			6 50			
			$407.20			

EXHIBIT No. _____ CASE No. _____

VENUE Lethbridge

&c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
.10				$75.00	$224.75		$29.00	
					2 50			Carp. tools & shovel missing
			30 00					
			25 00					
			15 00					
			10 00					
					5 00			
					1 50			
10			$80 00	$75 00	$233 75		29 00	
40								
50								
50								
50								

by claimant

Goods valued at $760.50 sold for $323.65 by auction and appraisal to tenant.
" " " 80.00 no record at any time
" " " 233 75 no account, theft etc.
" " " 29.00 in storage
" " " 75.00 abandoned
$1178.25

EXHIBIT No. 478-5
DATE 29 Mar 1948
FILED BY A. J. Nunne

RE: KAYEMON SHIKAZE.

1. Lots 1 to 12, Sec. 21, Twp 17, Map 332.
(3 acres in Mission, B.C.)

Price paid	$1,075.00
Buildings	700.00
Tillage	225.00
Planting:-	
Strawberries (2½ acres)	200.00
Brambles (1/4 acre)	50.00
Total of land and improvements	$2,250.00
Increase in value	1,750.00
Estimated value of land	$4,000.00

EXHIBIT No. 478-6
DATE 29 mar 1948
FILED BY af Kuhne.

RE: KAYEMON SHIKAZE

2. Legal description included in "3"
(2.7 acres in Mission)

Price paid.....	$1,000.00
Improvements:	
Clearing - 1½ acres.....	300.00
Planting:	
Pears.....	1,250.00
Grapes (3/4 acre).....	75.00
TOTAL	$2,625.00

EXHIBIT No. 478-7
DATE 29 mar 1948
FILED BY A. J. Virtue

RE: KAYEMON SHIKAZE

3. Lot 156, Sec. 21, Twp 17, Map 955 and 207.
Blk A-3139, B-3125, C-745
(9.54 acres in Mission, B.C.

Price paid	$4,800.00
Improvements:	
Buildings:-	
Repairs on original buildings	1,000.00
6 buildings	2,500.00
Fencing	75.00
Drainage	300.00
Clearing	800.00
Planting:	
Pear Trees	1,250.00
Grapes	125.00
Brambles	100.00
Rhubarb	100.00
Raspberries	350.00
Clover	50.00
Fruit Treesl	100.00
Total of land and improvements,,,,,,,..	$11,550.00
Increase in price (town property)	3,825.00
TOTAL	$15,375.00

EXHIBIT No. 478-8
DATE 29 mar 1948
FILED BY A. J. Vulne

RE: KAYEMON SHIKAZE.

4. Block 16, Sub.143A, Twp 17,
(10 acres in Hatzic, B.C.

Price paid	$3,000.00
Improvements:	
Buildings	500.00
Fencing	30.00
Tillage	200.00
Clearing	500.00
Planting:	
Raspberries (6 acres)	1,500.00
Strawberries (3½ acres)	700.00
	$6,430.00
Increase in value	5,070.00
TOTAL	$11,500.00

(b) REAL ESTATE - Hatzic Island - Block 16, Subdivision 143A, Part 36, Township 17, Hatzic Is., District of New Westminster, B. C.

1. I leased the property on April, 1936.
   I bought the property on October 23, 1939.

2. I paid $3000.00 in respect of the purchase price.

3. (a) The land at time of purchase was partly bush, partly hayland, and about 6 acres of strawberries planted.

   (b) The buildings were in run-down condition.

4. (a) Buildings.

   Repairs amounted to approx. $500.00

(a) REAL ESTATE - Village of Mission - Lots 1-12 inclusive. Block 4, S.W. ¼ Sec. 21, Township 17, Map 332, District of New Westminster, B.C.

1. Property bought on August, 1938.

2. Price paid - $950.00 plus payment of tax for three years arrear. Assess paid total $125.00

3. (a) The land was hayland at time of purchase.

   (b) The buildings was in rundown condition at time of purchase.

4. (a) Buildings.

   Construction and repairs to buildings amounted to $700.00.

EXHIBIT No. 478-9
DATE 29 mar 1948
FILED BY of Vrtne.

CANADIAN-JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. Kayemon Shikaze

2. Present residence. Box 103, PICTURE BUTTE, Alta.

3. Residence at date of evacuation. MISSION CITY, B.C.

4. How long had you lived on property from which you were evacuated? 22 years

REAL ESTATE - Village of Mission, Lot 156, Sec. 21, Tp. 17
Map 955 & 207, Block A - 3139, B - 3125, C - 745

1. When did you buy property in question?
9.54 acres in 1919. Approx. 2.7 acres was bought in 1920.

2. What price did you pay?
$4800.00 in cash for the 9.54 acres. (commis ion included) (Mission)
$1000.00 in cash for the 2.7 acres. (Mission)

3. What was the exact condition of the property then?

(a) The land itself.
5½ acres were cleared and cultivated. However, there were no crop. Rest was bushland.

(b) The buildings.
Rundown condition.

4. What improvements did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separtely from the money you paid out of your own pocket.

(a) Buildings. Made inside and outside repairs of the original buildings. Cost incurred (including electricity and water source of $325.) was approx. $1000.00. Cost of constructing new ~~houses~~ buildings (not dwelling-houses) (6) was $2500.00. Original buildings valued at $2500.00.

(b) Fencing.
Cost of fencing - $30.00

(c) Tillage.
Made the land flat. Cost incurred - $200.00.

(d) Drainage.
None.

(e) Clearing.

Cost incurred in removing stumps and clearing bushes amounted to $500.00.

(f) Weed eradification.
None.

(g) Planting.
Raspberry plants planted in 1941 - cost (including cost of wires and posts) was $1500.00.
3½ acres strawberries $700.00.

(h)

(i)

5. The assessed value of land at date of evacuation as by Shimek (deceased) was $12,000.00.

6. Age - 59 years old.

7. Living was made on the above property.

8. Profit in the amount of „3000.00 was made over and above my living.

9. I rented the land for $1100.00 an year at the time of evacuation. However, if not for the evacuation, I would have rented it for $2000.00 a year.

(b) Fencing.
None.

(c) Tillage.
Cultivation amounting to $225.00.

(d) Drainage.
None.

(e) Clearing.
None.

(f) Weed eradication.
None.

(g) Planting.

Strawberries - 2½ acres planted - $200.00.
Brambles - ¼ acre planted - $50.00.

(h)

(i)

5. No assessment has been made in respect of the property at date of evacuation.

6. Age - 59 years.

7. Living was made on the above property.

8. Profit in the amount of $800.00 was made over and above my living.

9. The rent for the garage and one other buildings was $300.00 per annum. For the remaining lots under cultivation, a rent of $500.00 a year was obtainable.

(b) Fencing. Cost incurred in enclosing the 12.24 acres was $75.00.

(c) Tillage. All land under cultivation.

(d) Drainage. Underground drainage ditch costing $300.00.

(e) Clearing. Cost of clearing - $1100.00 ~~1127~~ (2) $300 . (3) $800

(f) Weed eradication.

(g) Planting.

(h) New type of pear trees planted costing $2500.00 (2) 1250 (3) 1250
Grapes - 2 acres - approx. $200.00 (2) 75 (3) 125
Bramble plants - approx. $100.00
Rhubarbs - approx. $100.00
Raspberry - approx. $350.00
Clovers - $50.00
Other fruit trees - approx. $100.00

(i)

5. Have you the assessed value at date of evacuation? If possible bring your assessement notice.

No.

6. What is your age?

59 years

7. Did you make a living on the above property?

Yes

8. Did you make a profit from your work on the above property? If so about how much over and above your living?

Yes. About $1000.00 a year

10. Fair market value of this property at the date of evacuation was $11,500.00.

11. Iexpect the market value to be considerably greater than the $11,500.00 because (1) the raspberry plants would be more fully grown and greater crop was expected, and (2) the general rise in price level of all things since the date of evacuation and the date the sale was made by the Custodian.

12. No.

13. Insurance of $1000.00 was carried with the Royal Insurance Company Ltd.

14. Custodian sold the property for $2500.00.

15. No cheque was received in respect of this property.

16. _____

17. Actual loss considered in respect of the sale of the property is $9000.00.

18. Correspondence.

10. Fair market value of this property at the date of evacuation was $4000.00. (many offers were made for this sum.)

11. I expect the market value to be considerably greater than the $4000.00 when the sale was made by the Custodian. This is because of the rise in the general price level.

12. No.

13. Fire insurance of $500.00 was carried with Reed, Phipps & Davies Ltd.

14. Custodian sold the property for $542.00.

15. No cheque was received in respect of this property.

16. _____

17. Actual loss suffered by sale of this property is $3458.00.

18. Correspondence.

9. If you had rented the above property to someone else what annual rental could you have obtained?

A. $1500.00 a year.

10. What was the fair market value of this property at the date of your evacuation? $18000.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

Expect it to be more than the above price due to rise in price.

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

No

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind. Insurance covered with the National Ben Franklin Fire Insurance Co. in the amount of $3500.00. Expired on April 20, 1944.

14. At what price did the Custodian sell your property?

$4650.00

15. Did you receive a cheque and if so, for how much?

No

16. What did you do with the cheque?

n/a

17. What actual loss do you consider you suffered by sale of your property? $13,350.00

18. Bring in any correspondence you have had with Custodian.

PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it.

2. Was this property taken over by the Custodian?

Yes.

3. What became of the property?

The Custodian disposed of it.

4. Where was the property actually left when you were evacuated?

On the farms and in the various houses on the farm.

5. If it was left in charge of anyone give the name and circumstances.

In charge of the lessee of the land - Mr. Dever and Mr. Goodman. Some personal properties were left locked in one room of the main house.

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value.

Yes. National-Ben Franklin Fire Insurance Co.

7. Did you receive a cheque from the Custodian?

No

8. For how much?

n/a

9. What did you do with the cheque?

10. Any correspondence? If so, produce it.

GENERAL INFORMATION

Give name and address of any persons who can corroborate your evidence as to ownership, value and loss. Opposite the name of each witness show briefly what evidence the witness is wxpected to give.

1. Name. Mr. H. Miyagawa

2. Address. PICTURE BUTTE, Alta.

3. Evidence expected. Verbal as to ownership, value and loss.

1. Name. Mr. I. Tateyama

2. Address. PICTURE BUTTE, Alta.

3. Evidence expected. Verbal as to ownership, value and loss.

If there are any special facts applying to your case please state them clearly.

In respect of the land in Hatzic Is., Mr. Goodman, after buying the farm from the Custodian, immediately sold it to another person. I am reasonably sure that he received a sum considerably greater than the amount he paid to the Custodian in respect of the said land.

LETTERS AND DOCUMENTS

If you have any Agreements for Sale, Transfers, Titles, Insurance Policies, Leases, letters or other writings of any kind shedding any light on any of the above matters, please be sure to bring them in with you and give a list of them below.

Fire Insurance Policies - three different companies.
Agreement of Sale of land - Michie and Shikaze
Lease Form; Statutory Lease.
Farm Lease - K. Shikaze to S. L. Dever. Also K. Shikaze to W.A. Goodman.
Deed of Land - C. Onodera to K. Shikaze
Letters from Custodian - with accounts of my financial position.
Certificate of Indefeasible Title.
Various letters from the Custodian.

BC-327-P

BC/327-P Page 1 RPI S.S. Form No. 43 (Sheet 1)

Farm Appraisal Report

File No. JL-23

Land Description Lots 1-12 Incl., Block 4, S.W.¼ Sec.21, Tp.17, Map 332. (Village of Mission).

Containing 2.54 Acres

Owner's Name K. SHIKAZE Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance ¼ mile

Market Town " Distance ¼ "

Church (give denomination) All denominations Distance ¼ "

Nearest School Mission Distance ¼ "

State how property was identified: By map and streets

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

Located on corner of Grand Avenue & 7th Street. Hard-surfaced, good.

Is this district a good one? Fair.

Employment opportunity Seasonal

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Partly fenced with page wire on North side. Value $

Water supply: City system. Value $

BUILDINGS ON FARM

5420

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE, store & Garage	14x16	Frame	9'	Shgls.	10	Sills on posts	Fair	500.00
	28x26		9'	"				
	22x26		10'	"				
~~BARN~~ Shack	16x28	"	7'	"	old	on grd.	Poor	100.00
~~BARN~~ Shed	12x18	"	8'	Shks.	old	" "	"	25.00
	10x16		7'					
GRANARY	6x8		7'					
	x							
	x							
	x							
	x							

Total present day value $ 625.00

Total Value Buildings add to farm $ 400.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Habitable, but a mere shack.

$

Describe the basement and chimneys: No basement, concrete chimney to ground.

No. rooms downstairs? 4 Upstairs? - How finished Unfinished

Are buildings painted? In front only Condition of paint Fair.

Distance from nearest bush No bush near.

EXHIBIT NO. 478-10
DATE 29 MAR 1948
FILED BY J. E. S. Hunter

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

RP1

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.54	Level and sloping 2. Stuard	Sandy & clay loam 8"to 12"	Sand and gravel	Straws not good; Boysenberries-fair	60.00	152.40

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 152.40

Total added by buildings to value of farm $ 400.00

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

Total value of farm $ 552.40

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

Strawberries not in good condition; they are old plants, and weedy B.Berries are fair. The soil is fairly good but apparently lacks humus & requires building up.

Rented to S.L. Dever along with other properties for $1200.00.

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

Small fruits

Noxious weeds:

Not serious.

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

Taxes - $27.20.
Village of Mission.

Date: May 30th,1942.
Place: Abbotsford,B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 27 day of May 1942.

Inspector's Signature "R.W. BROWN"

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

JL-23 - K. SHIKAZE

Farm Appraisal Report

Remarks: Property is located on the corner of 7th Street and Grand Avenue in the Village of Mission about ¼ mile from the centre of town.

The soil is a sandy and clay loam of fair depth on sand and gravel. Lot is level and sloping. Soil appears to be lacking in humus and fertility and requires building up. The Boysenberries are fair but the straws are not good.

Property is made up of 12 city lots but two streets and a lane are not open so are cultivated and in crop. Property is rented with other property to S.L. Dever for $1200. There is a service station and store on the corner which Dever sub-lets to another party for $12.50 per month, which goes against the $1200.00 rent. There are two gas pumps on the property which I have not attempted to value.

Buildings are shack like, being only painted in front and the garage is leaning.

Water obtained from the City System. Page wire on part of North side. Electric light in the buildings.

include crop

(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
Approximate acreage in small fruits.	$
1.64 acs. straws .6 " Boysenberries.	$
	$
	$
	$
	$
	$
	$
	$
Total	$

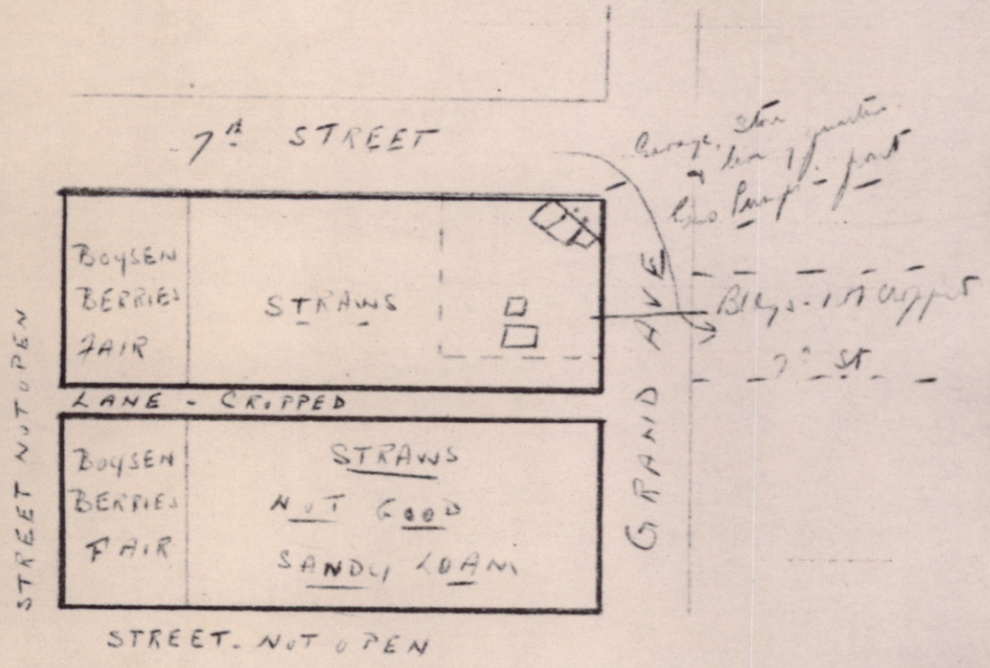
Amount fruit trees add to value of farm $

N

Diagram of Property

SCALE 2CH = 1"

K. SHIKAZE
Other property



H. MIYAGAWA

Lots 1-17 & 21 Block 4 SW ¼ Sec 21 Tp 17 MAP 332
2.54 Ac K. SHIKAZE

R W BROWN

Following careful review of this appraisal report, it is my opinion that the present value is $ 600.00

Date 1st June 1942.

"I.T. BARNET"

District Superintendent.

#6

478 - 11

EXHIBIT No.

29 Mar 1948

DATE

FILED BY J.W.G. Hunter

R.R. #1., Whonock, B. C.
April 26th, 1944.

Dept. of Secretary of State.

Dear Sirs: Mission Village

Please find appraisal value of the following property:

No. 608 Silverdale Road. Blk. 156 Pt Sec 21, Tp. 17.

This property consists of 2.07 acres.

No buildings, frontage of approximately 120 feet, on Silverdale road. There 75 Japanese pear trees on this property and ½ an acre of grapes. Pears are of very poor quality and hard to dispose of. Grapes appear good.

Value of land	$200.00
Value of fruit trees	75.00
Value of grape vines	100.00
Total value	$375.00

"Wm. H. Ansell"
Appraiser

B.J.

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

April 29, 1948

M Ukanstall

EXHIBIT No.
29 Mar 1948
DATE
FILED IN W.G. Hunter

R.R. #1, Whonock, B. C.
April 26, 1944.

Dept. of Secretary of State.

Dear Sirs: Mission Village

Please find below appraisal value of the following property:
No. 609. Pts. A. B. C, Sk.3127, 3125, 4383. N.W.¼ 21. Tp.17

This property consists of approx. 6 acres on which are two houses., Several out buildings, about one acre of raspberries one acre of blackberries. Berries are nearly played out. There is a small patch of rhubarb. Also there are about 125 Japanese pear trees which are of inferior quality and ½ acre of grapes.
The large house is fairly good being well lined with 2" fir, but foundation is poor and the floor is getting uneven. There are seven rooms on the ground floor and two rooms upstairs. Roof is not very good. Out buildings are very poor shape. Property is about one mile north of Mission on a good road. There is also a smaller house of six rooms on this property which appears to be in good condition. Foundation appears good. There are four rooms on lower floor and two upstairs.

Value of large house	$1500.00
Value of small house	1000.00
Buildings	500.00
Land	500.00
Fruit trees, grapes, rasps etc.	500.00
Total	$4000.00

"Wm. H. Ansell"
Appraiser

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

April 29, 1948

M. Hansell

478 - 13

EXHIBIT No.

DATE 29 Mar 1948

FILED BY J.W.G.Hunter

R. R. #1., Whonock, B. C.
April 25th, 1944.

Dept. of Secretary of State.

Dear Sirs:

Please find below appraisal value of the following property:

DEWDNEY

No. 568--Hatzic Island-- Lot 16 of Pt of Sec. 36 T.P 17

This property consists of 10 acres m/l of very good land on which the raspberries and strawberries are good. One acre is not cultivated. There is approximately seven acres of raspberries and two acres of strawberries.

The house is old and is practically unfit for habitation, having been used as a bunkhouse for berry pickers and roof leaks like a sieve. Foundation is gone and it is practically worthless. There are about twenty fruit trees of various kinds.

Value of house	$ 150.00
" of land	1000.00
" of berries	700.00
Total	$1850.00

"Wm. H. Ansell"
Appraiser

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

April 29, 1948

W H Ansell

FORM "JP" FILE No.

MISSION

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: SHIKAZE, Kayemon

EXHIBIT No. 478 - 14

DATE 29 Mar 1948

FILED BY J.W.G. Hunter

"Sept.5/42 same address as Miyoshi Kariateurnari F.2247 D.D. Also Hironari Shikaze 5456 A.D."

HOME ADDRESS: P.O. Box 312, Mission, BC

REGISTRATION NUMBER 14462 SEX: Male AGE: 54

OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Eda

ADDRESS OF WIFE OR HUSBAND: P.O. Box 312. Mission, BC

"Sept. 8/42 children over 16? Keeping it in mind"

NAMES OF ANY LIVING CHILDREN: Ben (M) Yoshiko (F) "D.A.D."

ADDRESS OF CHILDREN: P.O. Box 312, Mission, B.C.

AGE OF CHILDREN: 13, 4

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

1. LOCATION AND DESCRIPTION:

Lots 1 - 12 both inclusive Block 4 of the SW quarter of Section 21, Township 17, Map 332, District of New Westminster.
Block 156, Sec. 21, Twp, 17 on the N of Silverdale Rd. Mission. 9.54 acre 2.07

Continued on back page --

2. BUILDINGS AND OTHER IMPROVEMENTS: On Lot 1-12 garage, 1 picker house woodshed, garage, store (including four rooms)
On block 156 - Nine-room dwelling house, 2 woodsheds, 1 bath room, 4 pickers houses, garage, tool house, barn, 2 root houses, packing shed

3. INSURANCE (Give particulars; state where policies are) $1000 in National Ben Franklin Fire Ins.Co. on house (picker house) $2500 on dwelling house on the dwelling house

4. TAXES (Amount and where payable) $150. per year payable at Mission

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None on Lot 1-12 On block 156 mortgage of $2000 to Mrs. J.L. Millar, Vancouver, B.C.

6. OCCUPANCY AND LEASES (If vacant so state) Block 156 occupied by ourselves. Lots 1-12 rented out (only the garage and store) for $150 per year.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession
Title for Block 156 in possession of Mrs. J.L. Millar.

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

9. IF FARM LAND STATE CROPS SOWN On Block 156, raspberries, brambles grapes, fruit trees. On Lot 1-12 strawberries and Boysen berries. Crops leased to Mr. G.L. Dever, of Chilliwack, for 1942, for $1200. ½ received $1,100 Strawb. crop to Mr.Goodman, Hatzic. See money received.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Occupy Block 156 See page 1

2. LANDLORD'S NAME AND ADDRESS: Myself

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Household furniture, kitchen utensils ($150) Chinaware, carpenter tools, farm implements, garden tools, horse equipment, in the house at Silverdate Rd., Mission, B.C. The key will be left in care of the party who expect to rent the house when I leave.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, No. 3

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None "Sept.5/42 -Miyoshi Kabatumeri says he borrowed $500 from K.Shikaze, a relative when he Mr.K. was in business, he shows no realty DD

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) ~~owing on the land by M.Kariatsumaru. $750 owing by Mitsuo N.Oikawa Mr. D.L.Dever,Chilliwack $500 to be paid 1st Sept.1942.~~ $500 M.K. F.2247 is a joint lessor with H.Shikaze see same file. DD"

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
100 shares in the Pacific Co-op. 158 unredeemable shares in Pacific Co-op
1 share in the United Farmers of Canada Co-op. Five shares in Pacific Fraser Co-op Union

8. BANK ACCOUNTS: ~~$40 in the Bank of Commerce, Mission, BC~~

9. LIFE INSURANCE: ~~$1000 Western Mutual Benefit Assn. Policy No. 4288/5566~~ in my possession. Beneficiary my wife.
~~$2000 in New York Life Ins. Co. Policy No.15066786 in my possession~~ Beneficiary my wife

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: ~~Canadian Bank of Commerce, Box 123, Kay in my possession~~

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 21st day of April 1942.

(Signature) K. Shikaze

F. I. Williams
Witness

FOR DEPARTMENTAL USE D.L.

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

April 29/48

Milan Steel

EXHIBIT No. 478-15
DATE 29 mar 1948
FILED BY
A.S. Virtue

FARM LEASE

THIS INDENTURE made in duplicate this fourth day of April A?D. 1942;

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT".

Between:-

KAYEMON SHIKAZE of Mission City in the Province of British Columbia - Farmer - (hereinafter called the Lessor)

Of the First Part

-and-

WILLIAM A. GOODMAN of Hatzic in the said Province - Farmer (hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT;-

for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased, AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster and Province of British Columbia, more particularly described as:-

Block Sixteen (16) of a subdivision of a 143 acre fractional part of Section Thirty-six (36) Township Seventeen (17) (Hatzic Island) Map No. 2677, containing ten (10) acres more or less;

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of one year to be computed from the first day of April A.D. 1942 and from thenceforth next ensuing and fully

to be completed and ended;

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Eleben hundred ($1100.00) Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

PROVIDED however, that this lease shall be renewed from year to year, at the option of the Lessee, until the Lessor shall return and assume occupation and residence on the lands and premises aforesaid and if, in any year during the tenancy of the Lessee, the market price of berries goes below the 1942 market price, a pro rata reduction shall be made in the rental payable for that year; and further that if the Lessor returns to resume operations on the said lands and premises he shall compensate the Lessee for work done and moneys expended on the said lands and crops since the previous harvest.

THE LESSEE covenants with the Lessor to pay rent; and to keep up the fences; and that he will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair (reasonable wear and tear excepted as well as damage by fire and temptest or an act of war).

THE LESSEE further covenants that he will assume and pay off the cost of the 1942 fertilizer used on the said lands in the season of the year 1942.

THE LESSEE further covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops on the said lands, which growing crops approximately consist of:-

Six (6) acres of Raspberries
Three and one half (3½) acres of strawberries
some fruit trees.

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said

crops have been marketed, in a good and husbandmanlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all fruit trees on the said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

The Lessee covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union.

PROVIDED that, if in any year the Lessee finds himself unable to carry out his obligations hereunder and requests that he be relieved of same, Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) is hereby appointed by the Lessor his agent to deal with the said lands and premises on behalf of the Lessor until his return.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants. The Lessor covenants with the Lessee for quiet enjoyment.

PROVIDED also and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor, forthwith become forfeited and determined.

AND it is further agreed that the words LESSOR and LESSEE

wherever used in this indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by Kayemon Shikaze and William A. Goodman in the Presence of

K. Shikaze

W. A. Goodman

Dated April 4th. A.D. 1942

KAYEMON SHIKAZE

to

WILLIAM A. GOODMAN

FARM LEASE

James M. Campbell
Barrister Solicitor
Mission City B.C.

EXHIBIT No. 29 Sep.1949
DATE
FILED BY D.T.Braidwood

The following is an extract from Agreement for Sale of Land.

Agreement made 23rd day of October, 1939.
Between: James G.Michie, merchant, of Mission City, B.C.
and
Kayemon SHIKAZE, farmer, of Mission City, B.C.

Legal Desc.: ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster Province of British Columbia and more particularly known and described as: Block Sixteen (16) of Subdivision of a 143 acre Fractional part of Section Thirty-six (36) Township Seventeen (17) (Hatzic Island) Map No.2677 containing Ten (10) acres more or less

TOGETHER will all the privileges and appurtenances thereto belonging at or for the price or sum of Three thousand ($3000.00) Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of One ($1.00) Dollar on the execution of this agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

Six equal yearly payments of Five hundred ($500.00) dollars, Payable on the 30th September of each and every year, the first of such payments to be made on the 30th September 1940.

SIGNED, SEALED AND DELIVERED
in the presence of

"F. S. Taylor
Mission City,
B.C.
(Seal) Notary Public".

Signed: J.G. Michie
K. Shikaze

I hereby certify that the above is a true extract of Exhibit #16.

April 17/50

J. Agnew

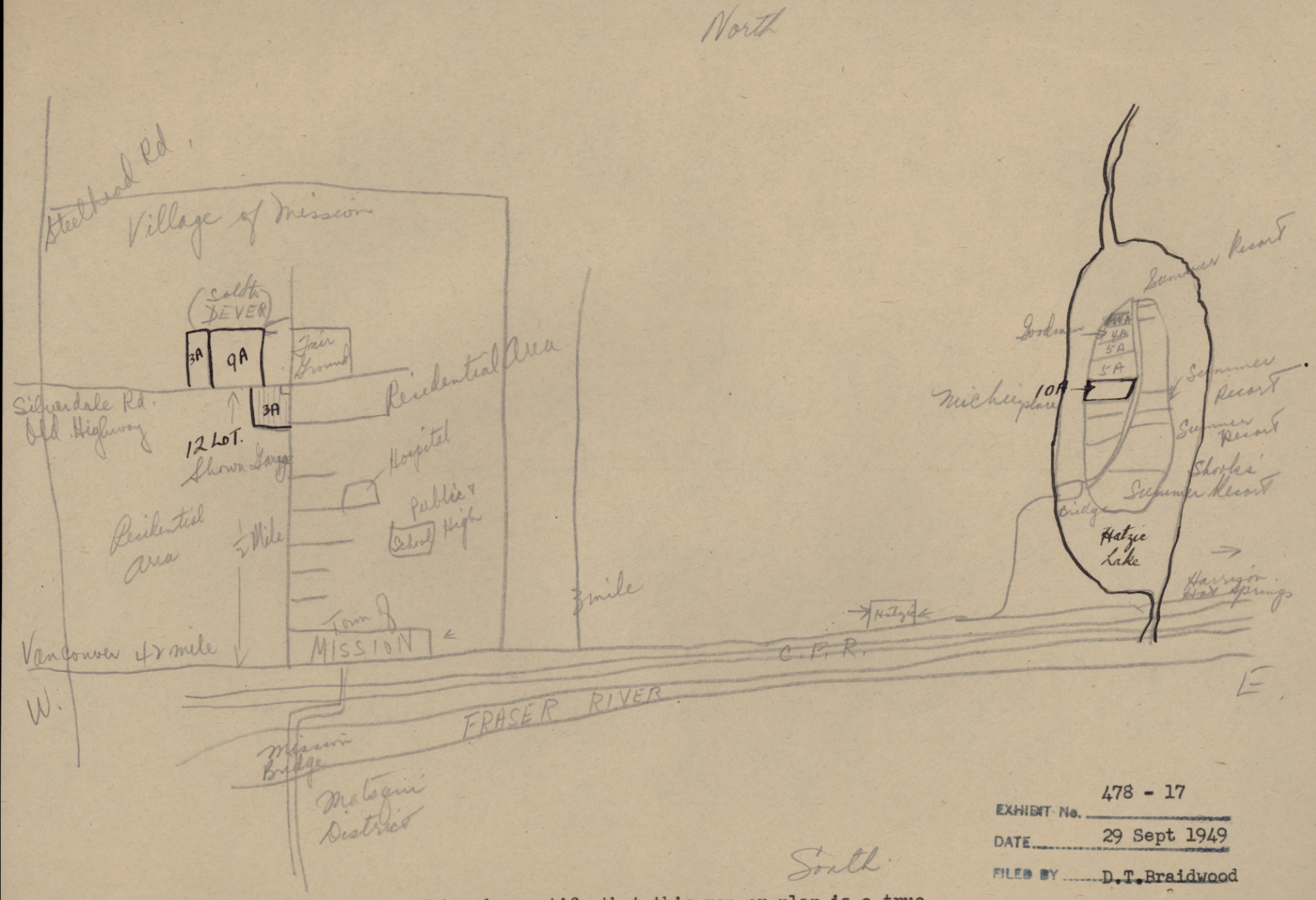


EXHIBIT No. 478 - 17

DATE 29 Sept 1949

FILED BY D.T.Braidwood

I hereby certify that this map or plan is a true copy of Exhibit #17.

April 17/50

J. Spratt

K. Shikaze

I hereby certify that this map or plan is a true copy of Exhibit #17.

April 17/50 J. Spratt

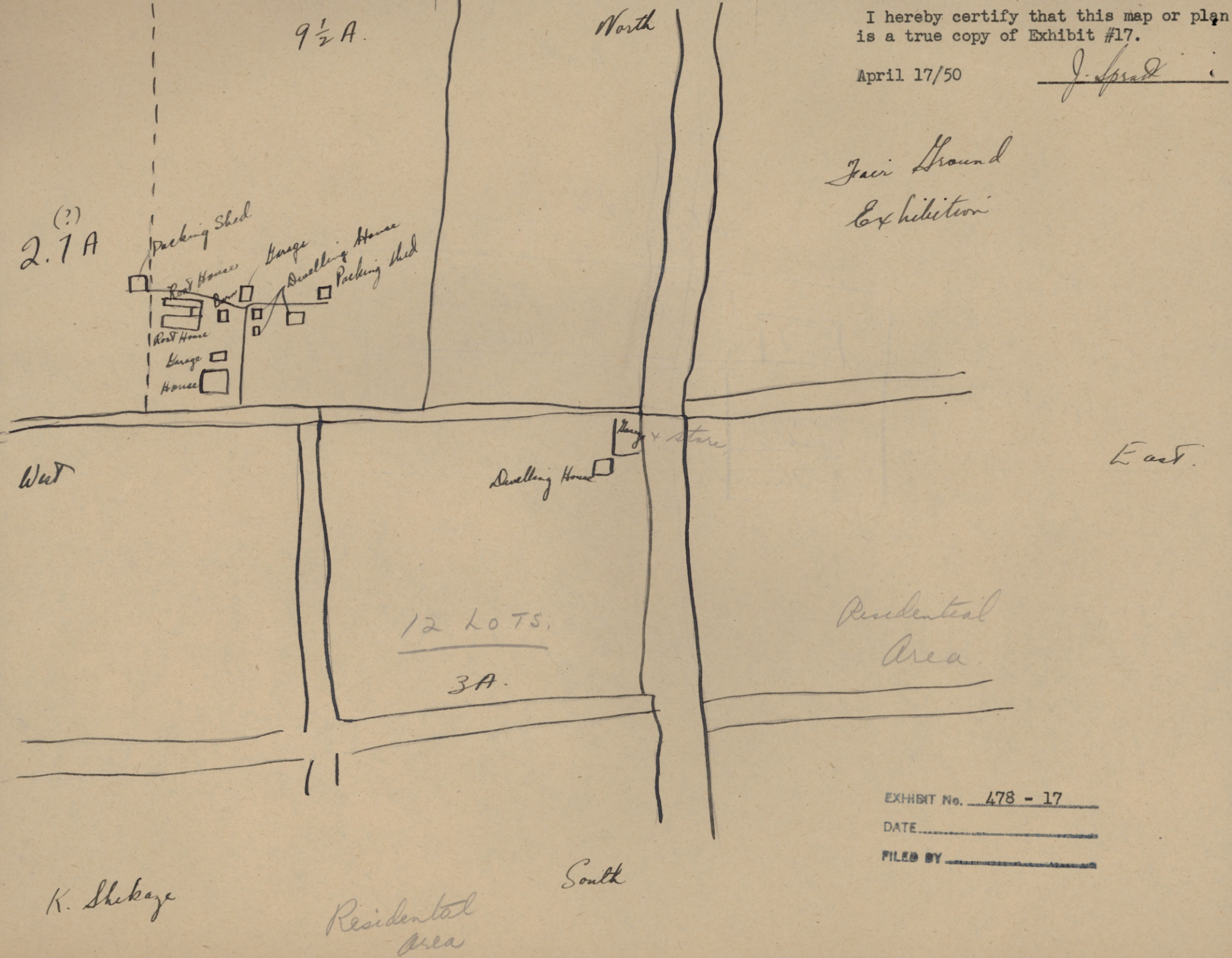


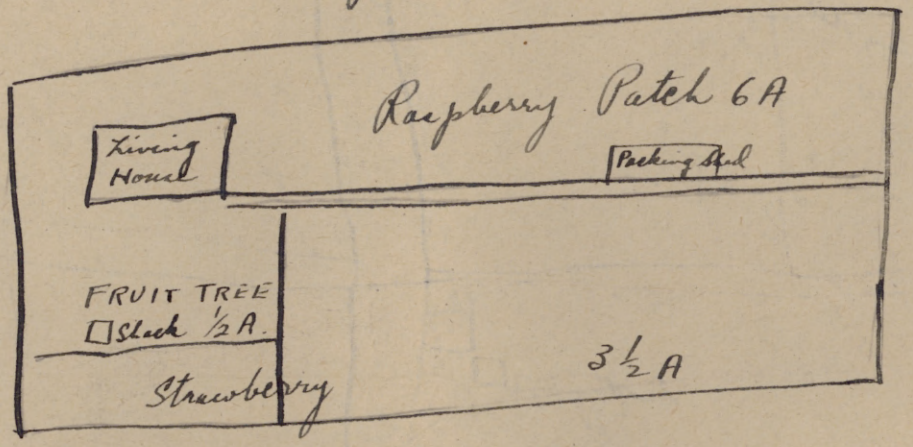
EXHIBIT No. 478 - 17

DATE

FILED BY

North

Hatzie Isle



West

East

South

K. Shikaze

ADDRESS ALL MAIL TO
THE CLERK
MISSION CITY, B.C.

THE CORPORATION OF THE VILLAGE OF MISSION

MISSION CITY, B.C. October 4th.1949.,

Sutton, Braidwood & Morris,
Barristers & Solicitors,
506 Royal Bak Bldg.,
Vancouver B.C.

Dear Sirs;-

Re;- Japanese property claims
Commission Case No.478-K.Shikaze.

Thenfollowing is a list of assessments as requested;-

#608	1943	Land. $414.00	Inprovements. $200.00
	1944	Land $414.00	Improvements. $200.00
#609	1943	Land $1,908.00	Improvements. $100.00
	1944	Land $1,908.00	Improvements. $100.00

Yours truly,
R. L. Freeman
Clerk.
Corporation of the Village Mission.

October 12, 1949.

MEMORANDUM

TO: Mr. D.T. Braidwood

FROM: Mr. F.G. Shears

Re: Case 478 - Kayemon SHIKAZE
Hatsic Island Property

Your memo 30th September.

On Friday, October 7th I went with Mr. Good and inspected this property.

Our first contact was with Mr. William Goodman (to whom the property was sold by the Custodian in 1944 for $2500.00). He advised us that he took off the 1944 crop. (The work in preparation for this crop had been done by himself when the property was under lease to him). He also stated that there were no strawberries on this farm, but that he had planted four acres of strawberries. He had also placed a new roof on the pickers' shed.

Mr. Wm. Goodman also claimed that after purchase, he spent between $2000.00 and $3000.00 in fertilizing and cultivating the entire property and fixing and adding wires on the posts between the raspberry canes in order to fix the property up for sale.

He stated that he sold the property with the growing crop for $8000.00 in 1945 to Mr. R.C. Goodman. The latter had had no previous experience as a farmer, having come from China and being employed with Lloyd's of London. Mr. Wm. Goodman stated that he was able to convince Mr. R.C. Goodman that he would have a good crop and that the price of berries was advancing.

Prices of berries in 1942:	Strawberries	-	.08
	Raspberries	-	.10
Prices of berries in 1944:	Strawberries	-	.14½
	Raspberries	-	.14½
Prices of berries in 1945:	Strawberries	-	.25
	Raspberries	-	.14½
Prices of berries in 1948:	Strawberries	-	.15
	Raspberries	-	.08

These figures were confirmed by the Secretary of the Pacific Co-Operative Union whom we saw later.

Mr. Wm. Goodman stated that he was able to sell the farm largely on account of the anticipated value of the crop.

Mr. Wm. Goodman was undoubtedly a good salesman and Mr. R.C. Goodman, not having had any experience in British Columbia berry farming, and having money, it may have been that he paid too much for the property.

Mr. Wm. Goodman advised that he had owned two other properties which he sold about the same time at a price greatly in excess of what he had paid for these farms.

The resale by Mr. R.C. Goodman for $12,000.00 was made to the present owner, Mr. Locht after he had taken off the 1945 and 1946 crops. The increase in the resale price is explained by the fact that Mr. R.C. Goodman erected a new building on this property which we understand cost over $4000.00. We later tried to contact Mr. R.C. Goodman at 3451 West 12th Ave., Vancouver, but were not able to do so, and information has come to us that Mr. R.C. Goodman has left the city and is residing in Ottawa.

We saw the present owner, Mr. Locht. He informed us in his opinion, Mr. R.C. Goodman did not know anything about farming and that he had been taken advantage of when buying this property. Mr. Locht also informed us that he (Locht) had come from the prairies at the time of his purchase and was also not acquainted with berry farming or B.C. farm values. He confirmed the fact that the house had been built by Mr. R.C. Goodman.

The property at the present time is in very poor condition. There is no evidence of either raspberry or strawberry canes on this property. This farm had been completely covered by water in the Fraser Valley flood of 1948. Corn is the only thing growing and the rest of the land is covered with weeds.

I did not actually clock the distance from Mission, but this farm would be 5 or 6 miles beyond Mission. It is right on Hatsic Lake and the new house has a pleasant view, but I would not think the location had any particular residential value beyond that of a farm unit.