Name of Claimant SHIHO, Soichi Case 545

Custodian File 5571

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
					1080.						1020.00

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	
						25.00	11.25	11.25

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	
			840.00 .00	588.00	100.00	488.00

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	
			40%	18.00	8.28			8.28

TOTAL RECOMMENDATION	1527.53

CASE NO; 545.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 9th, 1948.

IN THE MATTER OF THE CLAIM OF

SOICHI SHIHO.

PROCEEDINGS AT HEARING.

The within transcript contains an accurate record of the evidence adduced before me.

L. H. Stack
Sub. commissioner

Original.

CASE NO. 545.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

10 Lethbridge, Alberta,

August 9th, 1948.

IN THE MATTER OF THE CLAIM OF

SOICHI SHIHO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
W.E. HUCKVALE, Esq.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
MRS. LUCIE HANDFORD,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 545, Soichi Shiho.

SOICHI SHIHO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Shiho, you are claiming with respect to a dwelling house, is that correct?

A Yes.

Q And that was described as Lot "B" of Lot 3 of
10 part of the West Half of Section 18, Block 3, North Range 6, West Map 6879, in the District of New Westminster? A: Yes.

Q And is it correct that you bought that lot completely unimproved?

A Yes, that is correct.

Q I show you this form pertaining to real estate. Will you look at that, please?

A Yes.

Q And have you signed it? A: Yes.

20 Q And are the particulars contained in it true and correct to the best of your information, knowledge and belief? A: Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Perhaps my learned friend will file the appraisal on behalf of the Crown now.

(APPRAISAL report MARKED EXHIBIT NO. 2).

Q Mr. Shiho, I notice in this appraisal that your dwelling house is described as being 28 feet by
30 28 feet; what have you got to say about that?

A It should be 28 x 32 feet.

Q Are you prepared to swear that your dwelling house was 28 x 32? A: It should be 28 x 28 and one side of it is just a little larger by four feet.

Q Now I notice in your real property form, Mr. Shiho, that you claim to have paid $1374.77 for material alone to the River Fish Company Limited, is that
10 correct?

A Yes.

Q I show you this account from that company dated 14th of March, 1942? A: Yes.

Q And is that account, or does that account deal only with material that went into this particular dwelling? A: Yes.

MR. HUCKVALE: I tender that, sir.

(ACCOUNT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Now you claim you had a survey made of this lot after you bought it, is that correct?

20 A Yes.

Q And is that a blueprint of the survey that you had made? A: It is the section marked "B".

MR. HUCKVALE: I tender that, sir.

(BLUEPRINT MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Now, Mr. Shiho, you claim with respect to some fishing nets? A: Yes.

Q And also with respect to depreciation done to a fishing vessel.

30 A Yes.

Q Do you know who sold that fishing vessel?

A I sold it myself.

MR. HUCKVALE: I should point out, sir, that the form that I am about to produce reduces one item of the claim for anchors from $75.00 down to $25.00.

MR. RICE: I am submitting that that claim should be struck out under the terms of reference.

MR. HUCKVALE: Q: I want to show you this form (indicating). Will you look at it, please?

10 A Yes.

Q Have you read it over?

A Yes.

Q And have you signed it? A: Yes.

Q And are all the particulars in it true and correct?

A Yes.

MR. HUCKVALE: I am going to tender this, sir, and there is one correction that I should perhaps show my friend. That should have been 1941 as well (indicating).

20 THE SUB-COMMISSIONER: Is that form the claim for chattels?

MR. HUCKVALE: Yes, sir.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Now I do not know whether my friend has a personal property analysis with respect to this claim or not. If so, I have never seen it.

MR. RICE: I think this isin a different form than the others.

MR. HUCKVALE: Q: These fishing nets, lines, anchors,

30 and tools that you are claiming for, Mr. Shiho,

were they all your personal property?

A Yes, they were mine.

Q And your wife, I take it, had no interest whatever in these articles? A: No, she has not.

Q In fact, she had only an interest in 3 items for which she is claiming separately from you, is that right? A: Yes.

Q And is it correct that all the items which you have
10 described in your claim, with the exception of the fishing vessel, were left in the dwelling house about which we have been talking?

A Yes, that is correct.

Q Will you answer Mr. Rice, please.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair value. I am submitting that the chattels which came into the Custodian's hands were sold for their fair market value. I am also submitting that the anchors claimed for by
20 the claimant for $25.00, the claim should be struck out as they were never in the Custodian's possession, any part of them. They were apparently taken over by the Navy. The same with respect to the claim for damage to the fishing boat, the fishing boat was taken over by the Navy and never was in the Custodian's possession and it is outside of the terms of reference.

I wish to tender as an exhibit, your Honour, a personal property claim.

30 MR. HUCKVALE: Claim?

MR. RICE: Yes, analysis prepared by the Custodian's office.

MR. HUCKVALE: I would like my friend, if you would give me a copy of that; I have never seen it until this morning, and from my rough glance at it, it isn't an analysis at all, it is an excuse for not making an analysis, that is really what it amounts to.

MR. RICE: It is really a summary of the personal
10 property.

THE SUB-COMMISSIONER: I will admit it as an exhibit.

MR. RICE: I beg your pardon, your Honour?

THE SUB-COMMISSIONER: I will admit it as an exhibit.

(PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE:

Q You wrote the Custodian's office complaining about the sale of your property and the amount that the Custodian received for the same, did you not?

20 MR. HUCKVALE: Are you talking about the real property?

MR. RICE: Yes, I am referring to the real estate.

A I don't recall writing them.

Q I show you a letter dated November 16th, 1944, apparently addressed by you to the Custodian's office in Vancouver(indicating). Will you just look at that?

A I misunderstood the question. I thought it pertained to the boat. I recall this letter.

Q You recall this letter?

30 A Yes.

Q And you wrote the letter to the Custodian?

A Yes.

MR. RICE: I tender that as an exhibit, sir.

(LETTER MARKED EXHIBIT NO. 7).

MR. RICE: Q: And in this letter that you wrote to the Custodian, you say, "The building material alone has cost $1374.77, the carpentering and other labour approximately $1000.00, that plus land at $200.00 brings the total up to $2,574.77." Is that right?

A Yes.

Q Why do you claim $3269.00 today for the same thing?

A Since I made that claim I have spent a good deal of money on improvements and such and therefore I think I am entitled to a little more than I originally claimed.

Q When did you spend these moneys on improvements?

A It isn't that I actually spent money on improvements but it has increased in value, I think, since I first made the claim.

Q Oh, that is it. You wrote this letter on November 16th, 1944, and you feel the place has increased in value since then, is that it?

A At the time I made the claim I hadn't made a full estimate of how much I had spent on the buildings and since then I have found several items of expense that I had omitted in the first place.

Q In 1944 all you said the place was worth was $2574.77. A: At that time I hadn't put in the estimate of the time of the

labour and the costsof foundations.

Q Oh yes, you did. You said the carpentering and other labour,approximately $1000.00. You were guessing at it even then.

A Even at that it is much lower than I actually spent.

Q In 1944 you said the place was worth $2574.77. As a matter of fact the place was sold in 1943, was it not?

10 A Yes, I understand it was sold then.

Q I suppose if you had it today to sell, you could get much more for it?

A I don't know about that.

Q Did you rent the place or authorize it to be rented before it was sold?

A No, I didn't rent it myself.

Q Did you know that the Custodian rented it for $15.00 a month?

A Yes, I knew that.

20 Q And you approved it, did you not? You agreed to it? A: No, I have never approved the lease but I received the rent.

Q Is that a fair rental? Were you satisfied with it? A: I thought it was rather low. I had topay the water rate of $2.00 and therefore I only redeived $13.00 in rent.

Q This land was assessed at $150.00 and the improvements on it $2000.00, was it not?

30 A I bought it at $175.00 for the land.

Q You bought the land for $175.00?

A Yes.

Q And I am saying that the land was assessed at $150.00, the land alone?

A Yes.

Q And the improvements on the land were assessed at $2000.00, is that right?

A Yes.

Q And the property was sold for $1080.00, that is
10 the real estate? A: Yes.

Q These nets that you claim for, where did you leave them?

A In an upstairs room.

Q In an upstairs room? A: Yes.

Q In the house? A: In the house.

Q Were they bluestoned and hung up?

A Yes, I prepared them.

Q You prepared them? A: Yes, so they wouldn't deteriorate.

20 Q Where did you hang them upstairs?

A I left them on the table upstairs and I locked the room in which they were left.

Q Did you lock the house, too?

A Yes.

Q The nets apparently were sold for $100.00?

A Yes, they were sold for $100.00. I was later told that rats had eaten the nets but I have never heard of rats eating nets before this.

Q If you had hung them up, the rats wouldn't have
30 eaten the nets, would they?

A I have never heard of rats eating nets.
I have sold all of my old nets, I had sold them all, and they were all new, the ones that I left behind, just like new.

Q How many old nets did you sell?

A I had sold one net, 9¼ mesh net, which was four years old, I sold it to Nelson Brothers at $165.00, and it was worth about $300.00, but as I had already used it for about four years I sold it at $165.00; I also sold another one, 10¼ mesh, at $200.00.

Q And you say on your oath that you never heard of rats destroying nets?

A I have heard of rats eating old nets and such, but being fishermen, we usually take great care and guard against such things so that our nets did not get eaten, but there have been occasions when I have heard of an attack by rats on nets.

Q Weren't you inviting rats to eat your nets if they could get into your house and you were vacating the house and locking this room and then leaving the nets on the table?

A I can't understand why it should have happened because I took great precautions bluestoning and cleaning the nets, and as the house is new there is no reason why there should have been rats entering the place; and also I couldn't, there was no place for me to hang the nets so I had to leave them on the table.

Q Did you tell the Custodian's office that you were leaving the nets on the table?

A No, but I did tell them I left them in the room.

Q When did you do that?

A It was just before I evacuated. I don't quite recall when it was but it was at the time I told them I was leaving the house.

Q Did I understand you to say that you left the key at the Custodian's office?

A Yes, I handed them the keys to the front and back doors.

10 Q Or did you leave them at the B.C. Packers?

A No, I left them with the Custodian.

Q At his office in the Royal Bank Building, Vancouver?

A No, I handed them to the Custodian when he came to Steveston.

Q All right.

RE-DIRECT EXAMINATION BY MR. HUCKVALE:

Q Did you have anything to say as to the rental of this house? A: I thought it

20 was rather low at the time.

Q But did anybody ever ask you as to how much it was to be rented or to whom it was to be rented?

A No, I had no idea it had been rented. It was only when I received the first rent that I knew the house had been leased.

MR. HUCKVALE: I think for the sake of the record it might be well to have it down as to the date that the Custodian rented these premises.

THE SUB-COMMISSIONER: Can you supply that date, Mr.

30 Rice?

MR. RICE: I believe I can, your Honour. It is on Exhibit 6, I think. According to the file I have here from the Custodian's records it would appear that the property was leased on August 30th, 1942, and the first month's rent was received on September 30th, 1942.

MR. HUCKVALE: And the date of evacuation?

MR. SHEARS: 28th of May, 1942.

MR. HUCKVALE: In other words, the place was empty for all those months. That is all, thank you, Mr. Shiho.

10

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD"
OFFICIAL REPORTER.

20

30

Case No. 545

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.

Dec 55?

ACKNOWLEDGED

Letter

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

(1) NAME SHIHO (Print) Surname SOICHI Given Name (RCMP) Reg. No. 04200

(2) Pre-Evacuation Address Box 313, Steveston, British Columbia,

(3) Present Address Coaldale, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) As above City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lot B of Lot three (3) of part of the West half of Section 18, Block 3, North Range 6, West Map 6879 in the District of New Westminster,

(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 - - - - - - - - - - - - - - - - - - $ 225.00

(ii) Buildings (House) - - - - - - - - - - - - - - $ 3044.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - - $

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 3269.00

(v) Amount at which Custodian sold property and credited your account - - $ 1080.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2189.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation Packed in boxes in 3 upstairs Rooms. Key given to Custodian and list of chattels.

(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") Custodian

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

1.	7" 200 fathom net	Estimated Value $ 160.00
2.	6½" 200 fathom net	Estimated Value $ 150.00
3.	5⅞" 200 fathom net	Estimated Value $ 150.00
4.	5⅞" 200 fathom net	Estimated Value $ 100.00
5.	Cork & lead line 7 pieces 200 fathoms	Estimated Value $ 280.00
6.	Anchors	Estimated Value $ 75.00
7.	Fishing Boat, depreciation in value due to damage while under Government control	Estimated Value $ 450.00
8.	Tools	Estimated Value $ 18.00
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 1383.00

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) - $ 3572.00

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

(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, Soichi Shiho, of Coaldale, in the Province of Alberta,

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City of Lethbridge, in the Province of Alberta, this 10th day of November, A.D. 1947. W R Mackwale

S. Shiho

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.

SHIHO Soichi
(Claimant's Name)

REAL ESTATE
(Other than farm)

04200
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Residence	7 and bathroom	V, Joint Inside Shingle outside	Dwelling	½ acre	Dec. 1941	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Solely residential	$175.00 (land alone)	Dwelling house Survey Fruit trees	$3269.00

Comments re upkeep of premises:

EXHIBIT No. 5N5-1
DATE Aug 9/48
FILLED BY W. R. Stuchbale

Comments re Appraiser's report not covered above:

I bought this half acre lot in Dec. 1941 for $175. and paid $50. for survey of same. In addition I planted 2 fruit trees and 15 cherry blossoms. I therefore feel $225. is a fair value for land alone.
I built the dwelling house, starting in Dec. 1941, and finishing March 1942. I paid $1374.77 to River Fish Co. for material and will produce their account. I also paid the following: Toilet and sink $45., septic tank $50. Foundation cement $50. Locks and keys $25. A total bill for materials only of $1444.77. I paid Carpenters wages of $600. I am a carpenter myself and worked from Dec. to March myself and had my 2 brothers and 2 other friends helping steadily. I am sure that had I been paid regular wages and paid my other helpers the going rates, this would amount to well over $1000.00.
The inside of house was completely finished. Bathroom had flush toilet and basin. Provision had been made for a bath but it was not installed. Kitchen had sink installed (enamel) and built in cupboards. Basement floor was planks. Foundation was cement. Electricity was installed in all rooms and electric fixtures were in place.

1383.00
500.00
883.00

S. Shiho
Signature

BC-589-P
BC-2082-B

BC/589-P
BC/2082-B

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

Farm Appraisal Report

File No. J.L.558

Land Description Lot "B" of Lot 2 of part of W½ Sec.18 Blk.3N, Rge.6W Map 6879.

No house number. Containing 0.50 Acres

Owner's Name SHIHO, Soichi Post Office Address R.R.Steveston.

Nearest Rail Point Steveston Distance 1½ miles.

Market Town (Good local deliveries) Vancouver Distance 10 "

Church (give denomination) All within 3 miles Distance

Nearest School Steveston Distance 1½ "

State how property was identified: Roads, posts and map.

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

Yes, it fronts on Lulu Street - the dyke - plank bridge access.

Is this district a good one? Yes, both large and small farms.

Employment opportunity Varied, farms, canneries and industrial.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing at all. Value $

Water supply: City water installed. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 28	Frame	16	Shgle	1942 new	cement	new	$1000.00
	x							
	x	Note: I was not able to view interior nor get any						
BARN	x	accurate information as to interior finish, if any.						
	x	The figure may have to be increased if house is found						
BARN	x	to be completed inside. Am also in doubt about						
	x	basement floor, whether earth or cement.						
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 1000.00

Total Value Buildings add to farm $ 1000.00

Is dwelling habitable without repairs? ? If not what is your approximate estimate of cost to make it habitable? I believe it can be lived in. I do not know if it is lined or otherwise. $

Describe the basement and chimneys: On concrete foundation, brick chimney to ground.

No. rooms downstairs? Est.5 Upstairs? Est.2 How finished I do not know.

Are buildings painted? No Condition of paint

Distance from nearest bush All clear.

545-2
Aug. 9/48
V.E.G. Rice

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
0.50	Flat	Silty clay 1'	Good clay	Wild grass	$200.	$100.00

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

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

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

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

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 $ 100.00

Total added by buildings to value of farm $ 1000.00

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

Total value of farm $ 1100.00

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

New house on new land.

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

Just a home for local worker or pensioner.

Noxious weeds: Not in evidence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Township of Richmond.

$3.55. Note: Improvements are not yet assessed.

Minimum water charge $24.00 per year.

Date: 18th July, 1942.
Place: New Westminster

I certify that the above report is based on a personal examination of the whole farm made on the 17th day of July 1942.

Inspector's Signature "T. GODFREY"

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

Farm Appraisal Report

SHIHO, Soichi

Remarks: This half-acre home holding is bounded on south by the dyke, which is Lulu Street.

House building permit issued January, 1942, expiring July, 1942. I am of the opinion the house was never occupied. Securely boarded up; did not break to view interior; value placed is considered opinion.

Useful home for fisherman, cannery worker or man working in Vancouver.

Am of the opinion land is little lower than land north, and usual ditches will be required.

Good potatoes growing on adjoining lot on east.

(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.

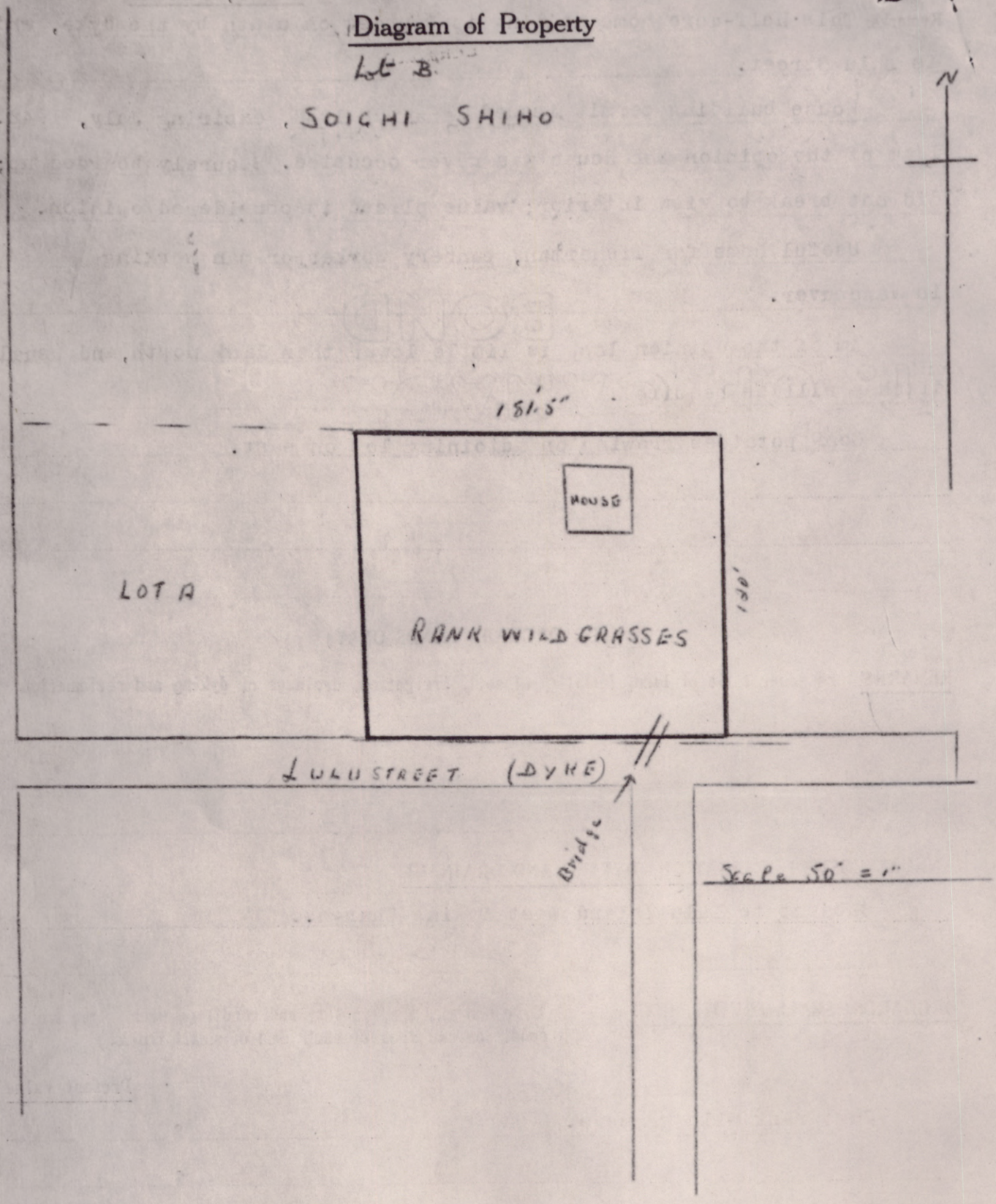
Subject to Lulu Island West Dyking Charges.

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
Just rank wild grasses.	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 1100.00

Date 23rd July 19 42

"I. T. BARNET"
District Superintendent.

PHONE STEVESTON 127

STATEMENT

P. O. BOX 612

STEVESTON, B. C., MAR 14 1942

M 四方 惣市郎殿

建築主替甚勘定 其一

IN ACCOUNT WITH

River Fish Co., Ltd.

FRESH, FROZEN AND SALTED

FISH

1941					
Nov	28	板類 パウエル ランバー	#8100	88 12 NET	
		仝 〃 〃	8098	89 58 〃	
		シングル 60把 B.C. ファー	6512	75 82 〃	
Dec	6	板 2×4 パウエル ランバー	8160	49 36 〃	
〃	〃	板類 パウエル ランバー	3351	82 77 〃	385 65 NET
1942					
Jan	28	チムニー代	CK# 27.	50 - NET	
Feb	13	電気	〃 44	150 - 〃	
〃	17	ビルディングパーミット	〃 48	16 50 〃	
〃	24	電気	〃 58	41 50 〃	258 - NET
Sheet 2+3+4.					725.86
以上規定に依る年利四歩の利子=付未迄.					526
					$ 1374.77

EXHIBIT No. 545-3

DATE Aug. 9/48

FILLED BY W. E. Hackwale

PHONE STEVESTON 127

STATEMENT

P. O. BOX 612

STEVESTON, B. C.

MAR 14 1942

M 四方想市殿

建築立替勘定 其1

IN ACCOUNT WITH

River Fish Co., Ltd.

FRESH, FROZEN AND SALTED

FISH

1942					
Jan	31	Van. Sash & Door Co,		217.37	NET.
"	8	700' 1×4 #3 Fir Vgt. S4S		31 64	"
"	9	10 pcs 2×4-20' #1 Com Fir			
"	"	10 " 2×4-16' " "		7 38	"
"	15	170 L 1½ brown moulders		2 35	"
"	"	6 pcs 2×10-10 #1 Com			
"	"	6 2×12-12 "			
"	"	2 2×8-12 "		12 16	"
"	"	4 2×6-18 "			
"	"	5 2×6-16 "			
"	"	14 2×16-12			
"	"	1 4×4-16 #1 S4S		5 72	"
"	23	1 6×6-14 #2 B'com		1 43	"
"	27	40 Pcs ~~1½×6 B.V. stock~~ 2×4-16 #1+2 Com		11 63	"
		60 L 1½×6 B.V. stock			
		16 " 1½×8 " "			
		40 " 1¼×5 Blk			
		120 " 1×5 apron			
		450 " 1×5 casing			
		200 " ~~1¼~~ 1×5 D.D. #1+2			
		40 " 1¼×10 #1+2 E.G.			

PHONE STEVESTON 127

STATEMENT

P. O. BOX 612

STEVESTON, B. C., MAR 14 1942

M 四方總市廠

#1 =

IN ACCOUNT WITH

River Fish Co., Ltd.

FRESH, FROZEN AND SALTED

FISH

Jan	27	26 L 1¾ × 12 B.G. #1&2 fir stpg		
"	"	70 " 1 × 8 D.D. #3 B.G.		
"	"	130 " 1 × 6 " "		
"	"	350 " 1 × 8 B.N. Base		
"	"	200 " 1½ O.G. Stop		
"	"	120 2 Pict Mld		
"	"	10 " 2 × 4 #1279 HAND RAIL	165 37	NET
"	"	10 " " " String cap.		
"	"	15 " " Dillett		
"	"	45 " 2 × 4 DD #1&2 BG		
"	"	100 " ¾ × 1¼ Rd "		
"	"	35 " 2 × ½ #1107		
"	"	1,000' 1 × 3 #1&2 B.G. Slg		
"	"	600' 1 × 3 #3 " "		
"	22	40 Bales Perfection Shingles	23 50	"
"	20	3,000 1 × 4 Short V Jt		
"	"	800 1 × 6 #3 D. siding		
"	"	4 pc 1½ × 10-20 #3 B.G.		
"	"	6 " - 16 "	140 44	"
Feb	6	Van sash & Door 60	8 89	"

PHONE STEVESTON 127

STATEMENT

P. O. BOX 612

STEVESTON, B. C., MAR 14 1942

M 四方想市殿

#14

IN ACCOUNT WITH

River Fish Co., Ltd.

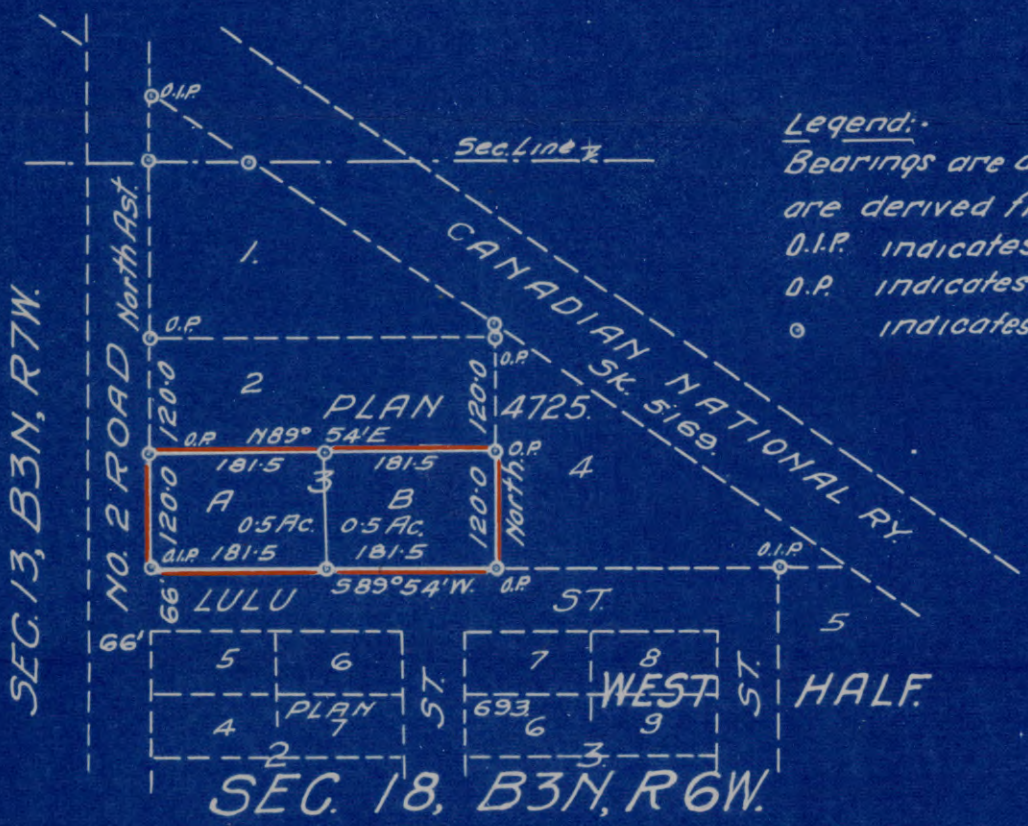
FRESH, FROZEN AND SALTED

FISH

Feb	6	1100' 1×4 Short V.Jt	31 90	NET
"	10	4 Bdles Shingles Ref	235	"
	"	1200' 1×4 Short V Jt		
	"	6pc 2×4-12 #2 Com Fgd	36 03	"
	"	3 Bdles #1 Pref Shingles	17 15	"
Feb	16	Van Sash & Door	506	"
	24	60L 2×6 Cedar		
	"	60 " 1×6 "	250	"
	"	27 ft 4 Aug. Tile	135	"
	"	2 " 4 vit pipe	46	"
	"	1 " 4 " T	115	"
	"	1 1/2 yd Navy Jack	270	"
	"	5 sk Cement	400	"
	"	1 sk Tarfeda	10	"
	"	1 Pea gravel	10	"
	"	1 yd Drain gravel	180	"
	"	100 Cedar Lath	40	"
	"	Cartage	3 —	"
	"	32 4 tile	195	"
	"	1 4 V	35	"
			$ 725.86	

PLAN OF SUBDIVISION OF LOT 3, ACCORDING TO PLAN 4725, OF WEST HALF OF SECTION 18, B3N, R6W, N.W.D.

Scale:- 200 Feet = 1 Inch.



Legend:-
Bearings are astronomic and are derived from Sketch 7997.
O.I.P. indicates iron post found
O.P. indicates wooden post found.
⊙ indicates wooden post.

I, D. J. McGugan, of the City of New Westminster, in the Province of British Columbia, a British Columbia Land Surveyor, make oath and say that I was present at and did personally superintend the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 27th day of November, 1941.

D. J. McGugan.

Sworn before me this 4th day of December, 1941.

A Notary Public in and for the Province of British Columbia.

Burnett and McGugan,
Engineers & Surveyors,
New Westminster, B.C.

Approved under the Land Registry Act.
Dated this.... th day of..... 1941.

Approving Officer.

Owner: .....

Witness: .....

EXHIBIT NO. 5HS-4
DATE Aug 9/14
FILLED BY

EXHIBIT No. 545-4
DATE Aug 9 1948
FILLED BY
W. S. Hoehvalb

SHIHO Soichi
(Claimant's Name)

PERSONAL PROPERTY
(Fishing Vessels, gear and equipment)

04200
Reg. No.

NETS:

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimated value at Evacuation
7"	~~200x fathoms x Net~~	7 1/8"	200	1941	$200.00	$160.00
6½"		6½	200	"	180.00	150.00
5 7/8		6½	200	"	175.00	150.00
5 7/8"				1940	175.00	100.00
Cork & Lead Line	7 pieces, 200 fathoms			1940 -41	500.00	280.00
	7 anchors			various years	Approx. $50.00	25.00
	tools (consisting of 4 saws, 1 brace, level, 3 planes, 2 pee pees, 7' cross cut saws)			various years		18.00

VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom Left	Estimated Value

Improvements to Vessel since date of purchase:

Type	Date	Cost

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation

Anchors were taken by Navy. I cannot remember the exact cost of them and hence reduce my claim on this item to $25.00.

Arrangements made for storage when evacuated: All chattels left in house. Key given to Custodian and house securely boarded up. I bluestoned and washed and dried nets before leaving.

EXHIBIT No. 545-5
DATE Aug. 9/48
FILLED BY W. R. Huckvale

Additional Comments, if any: The Navy took over my fishing vessel and as a result of damage done while in Navy care I estimate sale price was reduced $450. I Inspected boat after damage was done.

S. Shiho
Signature

545 - 6

FILE NO 5571

EXHIBIT No.
Aug. 9/48
DATE
FILED BY G. E. A. Rice.

PERSONAL PROPERTY CLAIM

CLAIMANT	Soichi SHIHO	(husband)	Regn No 04200	File 5571
CLAIMANT	Takaka SHIHO	(wife)	Regn No 13216	File 4871

SEPARATE CLAIMS HAVE BEEN ENTERED BY BOTH THE ABOVE. IT IS CONSIDERED THAT THESE TWO CLAIMS SHOULD BE HEARD TOGETHER.

CLAIM OF Takaka SHIHO:-

The above Claimant is claiming on three specific articles, viz:

Elec. Mantel Chime Clock	$30.	
Clothes closet	30.	
Gas stove	6.	$66.00

On 17 April, 1942, the following registered with the Custodian, and on 28 May 42 all were evacuated to Bridge River, B. C.:-

Soichi SHIHO	file 5571	
Takaka SHIHO	4871	
Yasue SHIHO	5570	(Mother of Soichi SHIHO)
Ichino TANI	4875	(No relationship to others noted on file)

Soichi & Takaka SHIHO maintained a home at #2 Rd and Dyke, Steveston, B. C., and when registering declared their chattels to have been left at that address. Yasue SHIHO declared chattels and stated she was leaving same at House #11 Imperial Cannery, Steveston, B. C., which was also given as her place of residence. Ichino TANI declared chattels and stated she was leaving same at House #51 Imperial Cannery, Steveston, B. C.

On search of House #51 by the Custodian agent, no chattels were found. Subsequent investigation disclosed that Tani's chattels had been left with Yasue SHIHO at House #11. Further investigation disclosed that Yasue SHIHO had removed all her chattels from House #11 to her son's house (Soichi's at #2 Rd & Dyke) prior to evacuation. Presumably the chattels belonging to Ichino TANI were also stored at this house.

Perusal of the file correspondence indicates that Mrs. TANI and the SHIHO family et al treated ALL chattels as common property insofar as the Custodian was concerned. Letters on file supposedly emanating from Soichi SHIHO denote that Ichino TANI started to sign same with her name -- then placed "S. Shiho" as signature (see letter 22 Feb 43). Letters from Yasue SHIHO are written in Takaka's handwriting; the signature starting to be "T" and being changed to a "Y" (see 26 Jul 43).

Chattels at #2 Rd and Dyke were inventoried by J. D. Mather on 4 Jun 42, but does not appear to cover the quantity that should have been there.

On 19 Jan 44 various chattels were removed from the house at #2 Rd and Dyke. It does not appear that any attention was given to checking the removal list against either declared articles or inventories signed by tenants. Two or three of the items removed were sold at Auction and credited to Takaka SHIHO, numerous others disappeared after being removed to storage, and a shipment was made to Yasue SHIHO at Bridge River on 5 Feb 44.

As there was never a complete inventory of the collective chattels of the a/m Japanese taken at time of evacuation, and as the Bill of Lading d/5 Feb 44 does not itemize the chattels shipped, it is impossible to say whether Takaka SHIHO is claiming for a mantel clock owned by herself or whether for the one declared by Yasue Shiho on 16 Sep 43 to be in a chest of drawers left at Soichi's house. (The chest of drawers appears to belong to Mrs. Tani -- together with most of the contents stated to have been stored in it).

Due to the confused state of the above four files in regard to chattels, it is not considered possible to create a chattel analysis, and due to the fact that so many articles disappeared from storage or were shipped without itemizing, cross-examination of the Claimant appears to be the only solutiion to establishing whether or not the claim is legitimate insofar as Takaka is concerned.

Records at this office do not reveal that Claims have been entered by Tani or Yasue Shiho as at date of this summary.

The JP Form of Takaka note the articles claimed on as having been declared by her.

Claim of Soichi SHIHO:-

Soichi declared amongst other items:
9 fishing nets ($1000.)
Cork & lead lines ($500.)
Carpenter tools

J. D. Mather report 4 Jun 42 fishing nets and carpenter tools as follows:

1 net (Tagged) 5/40 x $5\frac{7}{8}$ x 200 fathoms
3 full Nets (untagged)
7 pieces of Nets (untagged)
All above nets without lines.
Sundry cork and Lead lines, lengths unknown, as none of these were tagged
Sundry carpenter tools.

C. C. Robinson, Cstdn agent at Steveston notes in his memo to Green of 5 Mar 43 that Shiho's nets were appraised by Mr. Cogswell of National Fisheries and were sold to Nelson Bros. Fisheries at (evidently) the appraised price of $100. for all. Soichi SHIHO objected to the price received, stating that he wouldn't have sold any of the nets for less than $100. each, and the Cstdn's reply of 19 Apr 43 notified him that the nets were left in bundles on the floor causing depreciation, also that they were being eaten by rats.

The file does not provide further information in regard to nets. No inventory of same created by the Custodian is evident.

FILE NO 5571 - Soichi SHIHO (3)
Takaka SHIHO
Yasue SHIHO
Ichino TANI

Yasue SHIHO'S letter of 14 Feb 44 re carpenter tools etc notes that the following were left at Soichi SHIHO'S home. (These evidently being the tools declared by Soichi and now the subject of his claim):-

Square	Braces	Plane (plainer)
Level	Rip-saw	Japanese saw.

Other than Mather's reference to "Sundry carpenter tools" in his inventory, the file carries no information as to their description or subsequent disposition.

In regard to Shiho's claim of $75. for "Anchors", a receipt signed by RCN authority under date of 1 Jun 42 notes that 6 anchors were removed from Shiho's house. No further information is on record at this office in regard to their subsequent disposition. Miss Matheson of this office (formerly with JFVDC) stated that unless special disposition of equipment is noted on the file, that it is safe to presume that that particular equipment was placed on the vessel of the man from whom it was removed. If this is true, the anchors were sold with his vessel "Leader S"/"S.S." on 6 May 42 and the dated receipt must have been received by the Custodian some time later.
The claim for depreciation re fishing boat is outside the terms of reference due to the vessel having been sold 6 May 42 with net proceeds having been acknowledged by Shiho on 14 May 42.

JC/..

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

P. Pollard

Sept. 20, 1948.

EXHIBIT No. 545 - 7
DATE Aug. 9/48
FILED BY
G. E. A. Rice.

Raymond, Alta.
Nov. 16, 1944.

The Office of the Custodian
Vancouver, B. C.

Dear Sir:

Some time ago we received your letter showing the amount of sale of property and premises at the price of $1080.00. This price is so ridiculous we cannot justify such a sale nor ca n we accept that amount no matter how great the need for money. The building material alone has cost $1,374.77, the carpentering and other labour approx. $1,000.00, that plus land at $200.00 brings the total up to $2,574.77. To all these statements I can give proof if necessary. We left the house two months after completion, therefore it certainly could not have depreciated in value. I would very much appreciate it if you could give me an explanation of such a transaction.

However we would like the full amount of our account other than the $1080.00 together with a statement at your earliest convenience. With winter expense and no income, a hospital and a doctor bill for the birth of a baby to meet makes our demand acute.

Yours truly,

"S. Shiho"

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

P. Pollard

Sept. 20, 1948.