

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					982.00		1005.65			1005.65
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
354.00	104.75	31.42	29.59%	42.00	6.51				37.93	
TOTAL RECOMMENDATION									1043.58	

CASE NO. 695.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

~~April 2nd~~, 1948.

Sep 21st

IN THE MATTER OF THE CLAIM OF

TSURUKICHI MISHIMA.

PROCEEDINGS AT HEARING.

Original

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

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

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

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Lethbridge, Alberta,
April 2nd, 1948.

IN THE MATTER OF THE CLAIM OF
TSURUKICHI MISHIMA.

PROCEEDINGS AT HEARING.

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APPEARANCES:

G.E.A. RICE, Esq., appearing for the
Dominion Government.

W. S. RUSSELL, Esq., appearing for the
Claimant.

MISS LILLIE THOMAS, Secretary.
D. J. HANDFORD, Esq., Official Interpreter.
S. R. HOWARD, Esq., Official Reporter.

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T. Mishima,
In Chief.

THE SECRETARY: Case No. 695, Tsurukichi Mishima.

TSURUKICHI MISHIMA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

MR. RUSSELL: This is another case, sir, where the
summary of evidence doesn't exactly coincide with
the proof of claim. There is a downward amendment
insofar as both personal property and real property
is concerned, and again the summary of evidence
represents the claim.

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THE SUB-COMMISSIONER: Perhaps you should state the
actual claim that you are now making and ~~it~~ can
be corroborated by the evidence afterwards.

MR. RUSSELL: Yes. The real property claim is now
reduced from \$3943.00 to \$3268.00, and the personal
property claim is amended downward from \$325.00
to \$320.68.

THE SUB-COMMISSIONER: Yes.

MR. RUSSELL: Those are the amendments.

20

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Mishima, I am showing you a document entitled
a summary of evidence in support of claim?

A Yes.

Q Is that your signature at the end of that?

A Yes.

Q Is this statement true and correct to the best of
your knowledge and information?

A Yes.

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Q And was it prepared on your instructions and with

T. Mishima,
In Chief.

your assistance?

A: Yes.

MR. RUSSELL: I will tender that as the first exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: Have you an assessment, Mr. Rice, for
the year 1943?

MR. RICE: Yes.

(Assessment to Mr. Russell)

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MR. RUSSELL: Q: I am showing you assessments from
the Corporation of the District of Maple Ridge
for the years 1940, 1941 and 1943?

MR. RICE: I think you might as well put those in, Mr.
Russell. The claimant knows nothing about them.
The documents speak for themselves, and they have
been going in as exhibits. Mr. Justice Bird will
deal with them in his own way.

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MR. RUSSELL: I will put these three in as one exhibit.
There are two lots and it sets out the assessed
value of land \$900.00 and of improvements \$580.00,
making a total of \$1480.00, and each of the documents
and tax receipts have the same information.

(DOCUMENTS MARKED EXHIBIT NO. 2).

MR. RICE: There are two lots, you say, Lots 9 and 10?

MR. RUSSELL: Yes.

MR. RICE: And one assessment deals with both of them?

MR. RUSSELL: Yes.

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Q I am now showing you two letters from the Farm
Department, Department of Secretary of State,
Office of the Custodian. They are dated October
30th and November 30th respectively, and they
purport to advise you that an offer had been
received for your property, the offer being \$1500.00.
Do you recognize those letters (indicating)?

T. Mishima,
In Chief.

A Yes, I received those.

MR. RUSSELL: I will put those inas one exhibit.

(LETTERS MARKED EXHIBIT NO. 3).

MR. RICE: Letters from the Custodian?

THE SECRETARY: Yes, a letter from the Custodian to the claimant October 30th, '42, and November 30th, '42.

MR. RUSSELL: Q: Were you satisfied with those offers of \$1500.00?

A No, I was not, therefore, I refused to sell.

10 Q Did you have insurance on your house?

A Yes.

Q How much was the house insured for at the time of your evacuation? A: \$1000.00.

Q In your J.P. form, which you signed at or about the time that you were evacuated, you made no claim for personal property? Q: No, I didn't declare them. After talking it over with the Custodian representative I decided to leave it to the person next door to take care of for me.

20

Q You are now making your claim of \$320.68?

A Yes, \$320.68.

Q And the particulars of your personal property claim are in this summary of evidence? A: Yes.

Q All right, answer Mr. Rice.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels were sold for their fair market value. Two items, perhaps three items, were abandoned as worthless, and two items

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T. Mishima,
In Chief.
Cross Exam.

there is no account for on account of theft.

I am further submitting that if the Custodian is responsible for any of these articles that the claim made for the same is exorbitant.

I submit as an exhibit, your Honour, a farm appraisal report dealing with the land.

(APPRAISAL REPORT MARKED EXHIBIT NO. 4).

10 MR. RICE: I also submit as an exhibit summaries dealing with the real and personal property, the valuations and the sale.

(SUMMARIES MARKED EXHIBIT NO. 5).

MR. RICE: I tender as an exhibit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE:

20 Q I show you a J.P. form, apparently completed by you, dated the 20th of April, 1942 (indicating); is that your signature to that document?

A Yes.

Q That is your signature? A: Yes.

MR. RICE: I tender the claimant's J.P. form as an exhibit, your honour.

(J.P. FORM MARKED EXHIBIT NO. 7).

MR. RICE: Q: How much did you pay for your gramophone?

A I had two.

30 Q Oh, I see, you had two. You have one that you paid \$3.00 for, and you had apparently a better one. How much did you pay for the better one?

T. Mishima,
Cross-Exam.

A I don't quite remember from my memory, but I think I have it down on papers if I may look at it.

Q All right. When did you put it down on the paper? Just a minute before you look at it. When did you make the record that you are now referring to?

A At the time when I was making out my claim.

Q And when was that? How long ago was that?

A In July, I think it was.

Q Of this year? A: Yes.

10 Q All right. Now, how was it that you made up that list at that time? Did you have any record of any kind? A: Yes, I did.

Q Where is the list that you had?

A I haven't brought it with me today.

Q When did you prepare it?

A I took it from a book.

Q All right, when did you write it down in a book then?

A At the time that the things were purchased in my book, my diary.

20 Q At the time that the things were purchased. Where is your diary? A: I haven't brought it with me today.

Q But you have a diary showing the date that you purchased all of these articles referred to in your claim today have you? A: Yes.

Q Well, I can't understand why you haven't got it with you.

MR. RUSSELL: Well, it is quite clear that he has made a consolidation of the diary.

30 MR. RICE: I think if he is speaking from anything he

T. Mishima,
Cross-Exam.

would speak from a proper record than anything that he has copied out. He knew he would be cross-examined on these articles.

MR. RUSSELL: It would take him a long time to go back to 1930.

MR. RICE: How is it he had a diary with these things? If he had a diary that will show when he bought these things I would have more respect for his figures.

10 Q Did you buy your records at the same time you bought the gramophone, the 120 records?

A No.

Q How many records did you buy when you bought the gramophone?

A: 10 pieces.

Q And when did you buy the others?

A I used to buy them when I went in to Vancouver, but I don't remember exactly when it was.

Q Is that record in your diary? A: Yes.

Q And do you know what you paid for these records?

20 A Yes, about a dollar.

Q How many crosscut saws did you own?

A Three.

Q You owned three crosscut saws. You are claiming for two?

A: Yes, one was quite old.

Q One was quite old and you are laying no claim to it?

A Yes, that is right.

Q And the other two, what did they cost you?

A \$15.00 for the two.

30 Q It cost you \$15.00 for the two? A: Yes.

T. Mishima,
Cross-Exam.

Q And after using them for about four years you still think they are worth \$15.00?

A I don't think I used them four years.

Q Well, the statement shows that you bought them in 1938 and you were evacuated in 1942, isn't that right?

A: Yes, I am claiming the same amount. I used them very little.

Q The Custodian wrote you on October 30th, 1942, saying that he had been offered \$1500.00 for your property and asked you if you would accept this amount: You didn't reply to that letter, did you?

10

A Yes, I replied that I didn't want to sell.

Q Well, the next letter says that you didn't reply? I am referring to Exhibit 3?

A I am not sure which of these letters it was, but I answered one of them saying that I didn't wish to sell.

Q You leased your place to Mr. J. H. Curtin, did you not?

A: Yes.

20

Q And you left your chattels in his care to look after for you?

A Yes, he arranged to look after them for me.

Q Yes.

I point out, your Honour, that the articles that were declared as being left on the property consist of ten according to the analysis, whereas the claim now filed is of a much greater number. You will bear in mind, your Honour, that in the claimant's J.P. form he stated he had no chattels whatever to declare.

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T. Mishima,
Cross-Exam.
Re Direct.

MR. RUSSELL: There is just one point. I notice that the lease from Mr. Mishima to Mr. Curtin and also a letter from the Custodian dated July 19th, 1944, are mentioned in the summary of evidence, and they are not on the Court file, and I think probably they should go in.

THE SUB-COMMISSIONER: I think perhaps they should; they have been referred to now several times.

MR. RUSSELL: Yes.

10 RE-DIRECT-EXAMINATION BY MR. RUSSELL:

Q I show you an agreement dated the 24th of April, 1942, purporting to be a lease between yourself and James H. Curtin (indicating); do you recognize that document?

A Yes, that is my signature.

Q. That is your lease? A: Yes. These are the witnesses (indicating).

Q That is your lease with Mr. Curtin? A: Yes.

MR. RUSSELL: I will put it in as an exhibit.

20 (LEASE MARKED EXHIBIT NO. 8).

MR. RUSSELL: Q: And I am showing you a statement from the office of the Custodian, dated July 19th, 1944, showing the sale price of Lots 9 and 10, Section 15, Township 12, Map 1973, at \$982.00. Did you receive that document? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 9).

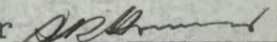
MR. RUSSELL: That is all.

THE SUB-COMMISSIONER: That is all, thank you.

(Witness aside)

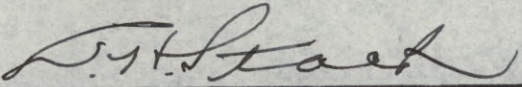
30 (PROCEEDINGS ADJOURNED SINE DIE)

Transcript certified true and accurate.

"S.R. HOWARD" Official Reporter 

T. Mishima.

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


SUB-COMMISSIONER.

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482/6

ACKNOWLEDGED

(Signature)

Case No. 695

NOV 27 1947

Proof of Claim

Leth

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: Tsurukichi Mishima.

Registration No. 13684

2. Claimant's address at the time of his evacuation from the protected area: R. R. # 1, Whonnock, B.C.

3. Claimant's present address: c/o A. Conrad, Taber, Alta.

4. Claim relating to real property:

(a) Street address of real property: Dewdney Trunk Rd., Whonnock, B. C.

(b) Legal description of property: Lots Nine(9) and Ten(10) of the North West Quarter, Section Fifteen(15), Township ~~##1~~ Twelve(12) of the District of New Westminister, Province of British Columbia.

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

Ten acre small fruit farm.

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

Deed of Land.

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

(I) Land—	\$ 2750.00
(II) Buildings—	\$ <u>2100.00</u>
Total	\$4850.00

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

\$ 3943.00

(\$ 3268.00)

5. Claims relating to personal property, etc.

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

Dewdney Trunk Rd., Whonnock, 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:

All personal property stored in one room of home.

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

Real property left in care of Custodian.
Personal property left in care of neighbor, Mr. T. Cotten.

(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:

Re: Real Property:	
Cost price of Ten Acres-----	\$ 1000.00
Cost of clearing (Seven Acres @ \$ 250.00 per)---	\$ 1750.00
Value of House (plus Improvements) -----	\$ 2100.00
Re: Personal & Household Property:	
Value of above-----	\$ 400.00
Total of claim -----	
	\$ 5250.00
Payment received from Custodian:	
(a) Real property-----	\$ 907.00
(b) Personal & Household-----	\$ 75.00
Total	
	\$ 982.000

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

Loss on Real Property--(\$ 4850.00 - \$ 907.00)-----	\$ 3943.00
" " Personal & Household Property--	
(\$ 400.00 - \$ 75.00)-----	\$ 325.00
Total of claim-----	\$ 4268.00

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

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

DATED this 17th day of ~~October~~ November, A.D. 1947.

Larsson Sanderson
Witness to Signature of Claimant.

T. Mishima
Signature of Claimant.

STATUTORY DECLARATION

I, Tsurukichi Mishima
(Full Name of Claimant)

of c/o A. Conrad, Taber, Alta. Labourer
(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:

Received from Custodian:

for real property-----	\$907.00
" Household & personal-----	\$ 75.00
Total	<u>\$982.00</u>

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 Taber

in the Province of Alberta,

this 17th day of November

A.D. 1947.

T. Mishima

Lansou Sanderson
A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors
Lethbridge, Alberta.

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

(Full Name of Claimant)

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

(Occupation)

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.

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:

----- 207.60
----- 75.00
----- 282.60

Proof of Claim

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

in the Province of Alberta,

this _____ day of _____

A.D. 1947.

A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 57

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Tsurukichi MISHIMA**

2. Registration Number: **13684**

3. Present Address: **c/o A. Conrad, TABER, Alberta.**

4. Address Prior To Evacuation: **R.R. #1, Whonnock, B.C.**

EXHIBIT NO.

695-1

DATE

Sept. 21/48

FILED BY

W. S. Purcell

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lots Nine (9), and Ten (10), of the North West Quarter, Section Fifteen (15), Township Twelve (12), Map Deposited #1973, District of New Westminster, Province of British Columbia.

- (a) Nearest Post Office adjacent to land. Whonnock, B.C.
- (b) Number of acres: 10
- (c) When purchased: April, 1932.
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

There were no buildings on the land. All the land was uncleared and covered with bush, excepting 1 acre, more or less, which was cleared but covered with a heavy growth of weeds.

(e) Purchase Price\$1000.00

6. IMPROVEMENTS:

(a) Clearing.....7.....acres at \$.....per acre	\$ 250.00	
(b) Fencing	\$ nil	
(c) Tillage Plowing, harrowing, cultivating 7 acres, requiring outside help	\$ 75.00	
(d) Drainage Drain tile \$100.00, Labour 100.00	\$ 200.00	
(e) Weed Eradication	\$ 200.00	
(f) Planting 3 acre strawberry, 3 1/2 ac. raspberries, raspberries, strawberries	\$	
(g) Strawberries (plants, fertilizer, and labour..\$245.50	\$	
(h) Raspberries (plants, fertilizer)\$177.25	\$	
	<u>422.75</u>	<u>422.75</u>
Total	\$ 1,147.75	\$1,147.75
Carried Forward	\$	\$2,147.75

Brought forward

\$ 2, 147.75

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
<u>Dwelling house</u> (6 rooms)			\$	\$	\$
2 rooms		1932			
2 rooms		1933			
2 rooms		1934			
total	20 x 30				1,500.00
Garage	14 x 20	1933			175.00
Woodshed-barn	20 x 26	1932			375.00
chicken coop		1932			50.00

Total Cost of Buildings \$2,100.00 \$2,100.00

Total Cost of Land and All Improvements \$ 4,247.75

Fair Market Value \$ 4,250.00

Sold by Custodian for \$ 982.00

Loss Claimed on Parcel 1 \$ 3,268.00

8. Assessment for 1942:

Land \$900.00

Improvements \$580.00

Total \$1,480.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 730.00
Improvements	\$ 270.00 (total added by buildings to value of farm)
Total	\$ <u>1,000.00</u>

10. Rental Value per Year: \$ _____

11. Fire Insurance on Buildings:
(List amount on each building):

..... Dwelling house	\$ 1,000.00	property with Tanaka Insurance Agencies
.....	\$	
.....	\$	
.....	\$	

12. Documents in Support:

(a) Photographs:

(b) Deeds from K. Inouye -to- T. Mishima April 14, 1932.

~~Certificate Title xxx~~

(c) Agreements to Purchase

(d) Leases T. Mishima to James H. Curtin.

(e) Insurance Policies

(f) Correspondence Statement from Custodian re: Sale of Property dated July 19, 1944.

(g) Letter from Custodian dated October 30th, 1942 submitting offer from J.H. Curtin for \$1500.00 which was refused.

(h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1\$3,268.00

Parcel 2\$

Parcel 3\$

Parcel 4\$

TOTAL:

\$ 3,268.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
Tools			\$15.00	
Pipes			2.00	
2 Cross Cust Saws	1938		15.00	
Wires			10.00	
Sprayer	1940	\$28.00	20.00	
Linoleum	1941	16.00	8.00	
3 iron pots	1932	15.00	4.00	
2 crocks	1940	5.00	3.00	
Gramophone	1930	3.00	1.00	
Saw	1935	3.00	2.00	
Gramophone and records(120)	1930	170.00	80.00	
Extension			5.00	
Buggy	1929	40.00	12.00	
Bottles and Jars			4.00	
3 lamps			1.50	
level and hammer			5.00	
Tea trays			5.00	
Scales	1938	25.00	18.00	
<u>Trunk (containing clothing</u>	1935			
Trunk.....		25.00)	50.00	
Clothing.....		50.00)		
2 boxes of crockery			20.00	
Chest of Drawers	1934		25.00	
5 chairs	1932	10.00	3.50	
Galvanized iron	1939		2.00	
Cot	1930	15.00	10.00	
Beds and springs	1935		8.00	
Stove	1932	50.00	25.00	
Wheel Barrel	1934	8.00	3.00	
Hand cultivator	1934	15.00	5.00	
Lumber	1941	25.00	10.00	
Shingle boards	1941	25.00	15.00	
Baby chair	1935	5.50	3.00	
Air tight heater	1934	4.00	2.00	
2 cupboards	1930	6.00	3.00	
sink	1933	5.00	2.00	
		Total	\$396.00	\$396.00

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

<u>Item:</u>	<u>Year:</u>	<u>Month:</u>	<u>Amount.</u>
qs per list page (6)	1945	February	75.32

(see auction sale list for details)

Total: \$ 75.32

Total Claim for Personal Property \$396.00

Deduct Payments from Custodian \$ 75.32

Net Loss on Personal Property \$ 320.68

I Certify the above to be True and Correct.

St. Cook
Witness

T. Mishima
Signature of Claimant.

DETAILS OF TAXATION

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE
ORIGINAL TAX RECEIPT, 1940**

Serial No 1183

IMPROVED LAND

WILD LAND

General Rate16 Mills General Rate30 Mills
School Rate12.5 Mills School Rate12.5 Mills

Taxes on 50 per cent. of Improvement for Schools
Taxes on 20 per cent. of Improvements for General Purposes

Tsurukieri Mishima
R.R. Whonnock
736

1. Add 6 per cent. interest on all Arrears and Delinquent Taxes from January 1st, 1940, to date of payment.
2. Add 10 per cent. on 1940 taxes which are not paid by August 31st, 1940.

3. Notice Column "B"—Taxes in Arrears—This property will be sold for Taxes on September 30th in the year following this notice, unless the taxes now in arrears are sooner paid.

4. Notice Column "A"—Delinquent Taxes—This property will be sold for Taxes on September 30th in this year, unless the delinquent taxes are sooner paid.

Fifty Cents is the Minimum for Municipal Taxes

No.

C.B. Folio

T.R. Folio

Roll No.	Description of Land—Twp. <i>12</i>				Assessed Value of Improvements	Assessed Value of Land	SUMMARY OF 1940 TAXES						Total 1940 Levy if Paid by Aug. 31st, 1940	Column "B" Arrears 1939	Column "A" Delinquent 1938 and Prior	Summary of Details of Payment		
	Subdivision	Quarter	Sec. Lot				General	School	Wild Land	Sidewalk or Sewer Maintenance	Sewer Tax	Library Tax				Taxes	Amount	Interest
<i>1900</i>	<i>9</i>	<i>NW</i>	<i>15'</i>	<i>150</i>	<i>450</i>	<i>7 68</i>	<i>6 56</i>					<i>14 24</i>			General	<i>16 26</i>		
<i>1901</i>	<i>10</i>	<i>NW</i>	<i>15'</i>	<i>430</i>	<i>420</i>	<i>8 58</i>	<i>8 31</i>				<i>75</i>	<i>17 64</i>			School	<i>14 87</i>		
						<i>16 26</i>	<i>14 87</i>				<i>75</i>	<i>31 88</i>			Sidewalk			
															Sewers			
															Library	<i>75</i>		
															Penalty			
															1939			
															1938 and Prior			
															Interest			
															Total	<i>31 88</i>		

EXHIBIT No *695-2*
DATE *Sept. 21/48*
FILED BY *C. S. Russell*

H. M. DAVENPORT, C.M.C. and Collector
(Postal Address) **HANEY, B. C.**

Aug 21 1940
Thirty-one 88

Received from *T. Mishima* the sum of
..... **DOLLARS** in payment of Taxes as per details shown above.

H. M. Davenport

Notice of Assessment, 1943.

Corporation of The District of Maple Ridge

4836

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
7773	9	No. 24	15	17	1973	5.	\$ 150-	\$ 450-	\$
7774	10	No. 24	15	17	1973	5.	430-	450-	.
							560	900	

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

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

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

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

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

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

40

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

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 4836.....

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

October 30th, 1942.

Mr. Tsurukichi Mishima,
Registration #13684,
Taber, Alberta.

Dear Sir:

Mr. J. H. Curtin, the present
lessee of your property located at 2498 Dewd-
ney Trunk Road, Whonnock, B. C., has informed
this office of his desire to purchase your es-
tate and he offers \$1500.00

Kindly advise whether or not you
accept.

Yours truly,

R. D. Richardson
R. D. Richardson.
Farm Department.

HRC/EM

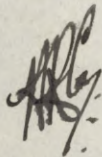


EXHIBIT NO. 695-3
DATE Sept. 21/48
FILED BY W. S. Russell

SPECIAL REQUEST

**When replying be sure to quote our file number,
sign your full name, and state your
Registration number.**

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO.4836...

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

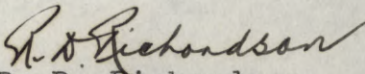
November 30th, 1942.

Mr. Tsurukichi MISHIMA,
Reg. No. 13684,
Taber, Alberta.

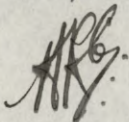
Dear Sir:

We would very much appreciate receiving an early reply to our letter dated October 30th submitting to you an offer received from Mr. J. H. Curtin to purchase your property At Whonnock, B. C. for the sum of \$1500.00

Yours truly,


R. D. Richardson.
Farm Department.

HRC/EM



Farm Appraisal Report

File No. JL-270

Land Description Lots 9 & 10, S/D of Pt. of NW $\frac{1}{4}$, Sec. 15, Tp. 12, Map 1973, N.W.D.

Containing 10. more or less Acres

Owner's Name MISHIMA, Tsurukichi Post Office Address R.R.1, Haney, B.C.

Nearest Rail Point Haney on C.P.R. Distance 3 miles

Market Town " 3 miles; or New Westminster - - Distance 25 "

Church (give denomination) All denominations - Haney Distance 3 "

Nearest School Public School - $\frac{1}{2}$ mile; Haney High School - - Distance 3 "

State how property was identified: Regst. Plan, Road and adjoining owner.

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

Good access and has frontage of 420' on Dewdney Trunk Rd. (hard surfaced) at North & fully 1000' frontage on 18th Ave. (gravel) at West.

Is this district a good one? Fairly good.

Employment opportunity Fair, but limited to 1 or 2 lumber mills and Haney Brick Yard, etc.

Predominating Nationality and religion: British & Protestant with some Japanese.

Describe Fencing and its condition: Unfenced or negligible. Value \$

Water supply: About adequate for domestic use from 2 seepage wells in clay, each about 6'x6'x16'. Value \$

BUILDINGS ON FARM

4836

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 30	Rough Lbr.	10'	Shgl.	12	Post	Poor) 280.00
" Leanto	12 x 22	" "	7'	"	12	"	"	
Wood shed	20 x 26	open	8'	Shke.	12	"	"	-
BARN-Garage	14 x 16	Rough Lbr.	7'	"	12	"	Fair	20.00
BARN	x							
GRANARY	x							

EXHIBIT NO. 695-4
DATE FILED BY Sept 21/48
Terra Rice

Electric light installed in dwelling.

Total present day value \$ 300.00

Total Value Buildings add to farm \$ 270.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Habitable and would suffice for a year or so until a new house built. \$

Describe the basement and chimneys: No basement or cellar; 2 brick chimneys on bracket.

No. rooms downstairs? 4 Upstairs? - How finished V. Joint & shiplap

Are buildings painted? No. Condition of paint

Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.00	Level or slight slope West	Clay loam 6-8"	Clay	2½ acs. Rasps and Straws, fair to poor.	100.00	700.00
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
3.00	Slight slope West	Cl. loam 6"-8"	Clay	Clear scrub bush and stumps	150.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 730.00

Total added by buildings to value of farm \$ 270.00

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

Total value of farm \$ 1000.00

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

Buildings makeshift and farm in poor condition and tillage. Been occupied for about the last 12 years by Japanese owner, but he apparently was employed at outside work as well.

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

Diversified farming with poultry and small fruit.

Noxious weeds:

Pretty bad in spots with thistle and couch grass.

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

1942 Taxes - \$35.57.
Municipality of Maple Ridge.

Date: June 10th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 5 day of June 1942

Inspector's Signature

"J.D. PATTERSON"

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

JL-270 - T. MISHIMA

Farm Appraisal Report

Remarks:

Property well located, cornering on Dewdney Trunk Road and 18th Avenue, about 2½ miles East of Haney and comprises two 5 acre lots. Although the buildings are poor and makeshift and the farm not in good condition, since it is well located cornering on the Dewdney Trunk and 18th Avenue, it would probably sell fairly readily at around \$200.00 to \$300.00 more than my valuation.

(FOR ORCHARD LANDS ONLY)

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

Lies on a slight Westerly slope about a mile North of Kanaka Creek. Fairly fertile clay loam tho' somewhat thin at North along the Trunk Rd.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

1½ acre Raspberries - only fair condition. \$

1 " Straws - " " " \$

About 50 mixed fruit trees, neglected and poor condition. \$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Scale 200' = 1 inch

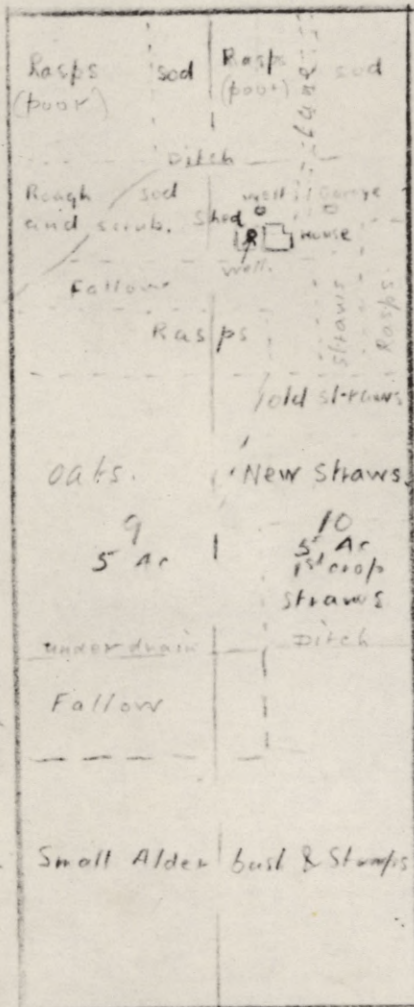
Diagram of Property - T. MISIMA property

Lots 9 & 10. Sub. Div. of Pt. + N.W. 1/4 Sec. 15, T. 12, R. 12, Map 1973 N.W. Containing 10 acs. more or less.

← Highway 2 1/2 mi. Down road

Trunk

Roads



11

12

13

Y. Yamaga property

14

S. Shimoji property

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

value is \$ 1000.00

Date 15th June 1942.

"I.T. BARNET"

District Superintendent.

695 - 5

EXHIBIT No. _____

Sept. 21/48

DATE.....

FILED BY G. E. A. Rice

File No. 4836

SUMMARY RELATIVE TO CLAIM OF
Tsurukichi MISHIMA - Regn. No. 13684 2nd June, 1948

REAL PROPERTY: Municipality of Maple Ridge, Lots 9 and 10 of NW $\frac{1}{4}$ Sec. 15,
Tp. 12, Map 1973, D. N. W.

	<u>Assessed Value</u>	<u>S. S. Bd., Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>	
Land	\$ 900.00	\$ 730.00		\$2750.00	10 acres
Improvements	<u>580.00</u>	<u>270.00</u>		<u>\$2100.00</u>	
	\$1480.00	\$1000.00	\$982.00	\$4850.00	
				<u>982.00</u>	
				<u>\$3868.00</u>	

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

Oct. 20, 1948

C. M. Sullivan
60

REAL PROPERTY SUMMARY

File 4836

V. L. A. B. C. 84-P

JAPANESE NAME: Tsurukichi MISHIMA -- Reg. No. 13684.

CATALOGUE NO: Part of the Director the Veterans' Land Act first offer.

PROPERTY ADDRESS: 2498 Dewdney Trunk Road, Haney, B. C.

LEGAL DESCRIPTION: Lots 9 and 10 of the North West quarter of Section 15, Township 12, Map 1973, Municipality of Maple Ridge, in the District of New Westminster.

TITLE: In the name of Tsurukichi MISHIMA.

ENCUMBRANCE: 70702-C Mortgage dated April 14th, 1932, in favour of Thomas James Drain for \$500.00 with interest at 8% per annum.

Vesting 24845 - 21st December 1942.

ASSESSED VALUE: 1943 - 10 acres.
Land \$900.00
Improvements \$580.00 Total \$1480.00 Taxes \$35.57.

CLASSIFICATION: Inspector reported May 16th, 1942, farm of 10 acres with 1 acre in strawberries and 2 acres in raspberries with a 1 storey frame house 20 x 36, 4 rooms, fair condition; garage and packing shed. Property occupied at date of inspection by J. H. CURTIN.

HISTORY OF ADMINISTRATION: Property was leased by Tsurukichi MISHIMA to James H. CURTIN on the 24th April 1942, for 1 year from the 28th April 1942 to the 28th April 1943 at a rental of 1/3rd of net profits after all expenses for marketing, up-keep of buildings and taxes to the Municipality were paid. This net 1/3rd interest amounted to \$188.49, ~~and was~~ paid to the Custodian. Lease was renewed on the 6th January 1943 for 7 months from the 1st April 1943 to the 31st October 1943 with storage space for chattels reserved, at a rental of \$125.00 which was paid to the Custodian and allowed as accrued rental to the Director The Veterans' Land Act.

The mortgage charged against the property amounted on the 10th July 1942 to \$441.00, being \$380.00 on principal and \$61.00 interest, from April 14, 1942. This amount was paid on the 7th July 1944 and a discharge of mortgage was procured from Mr. Drain and registered.

SOLD: To the Director the Veterans' Land Act for \$982.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Tsurukichi MISHIMA, sale price \$982.00 plus crop return rental \$188.49, rental from J. H. CURTIN, taxes payable under lease \$50.00, refund of fire insurance \$5.64,

insurance \$5.64,

total \$1226.13; less Certificate of Encumbrance \$1.00, taxes \$39.15, registration fee \$4.00, mortgage \$441.00, legal fee fee \$15.00, total \$500.15. Net amount released \$725.98.

TITLE: Included in C. of T. 172840-E and payment of consideration included in cheque to the Custodian dated March 24th, 1944.

PROTEST: Under date of August 19, 1944, Mr. MISHIMA writes the Custodian protesting against the sale of his farm at \$982.00 and referring to a letter from the Custodian to himself dated October 3rd, 1942, in which he was advised that the Custodian had an offer for \$1500.00 for this property from Mr. Curtin and requesting his approval of the sale. On November 3rd, Mr. MASHIMA refused the offer.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED May 17th, 1946.

"Ian MacPherson"

IM:ML

HOWARD SMITH

GENOA BOND



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

Oct. 21, 1948

C. MacClughan

PERSONAL PROPERTY SUMMARY

File No. 4836

29th May, 1947.

Re: Tsurukichi MISHIMA - Reg. No. 13684

CHATELS: The above Japanese registered with this office on the 20th April, 1942, and at that time declared he had no chattels, However his property was inspected by our fieldmen on the 16th May, 1942, and a number of goods inventoried, and which were left in the care of MISHIMA'S tenant, Mr. J. H. Curtin. On the 6th August, 1942, Mr. Curtin, advised us that he had padlocked the house and found everything in order as per our inventory.

The chattels were moved to public auction at Haney, and sold for the net sum of \$75.32, on the 3rd, 10th, 17th and 22nd February, 1943. The only shortage noted was 2 cross cut saws which were missing and could not be accounted for by the tenant, and a heater which was abandoned as not being worth the expense of handling.

MISHIMA'S mail box was sold on the 29th November, 1943, for \$2.00, and this sum was credited to his account at that time.

On the 28th January, 1946, the Dept. of Labour, wrote to this office on behalf of Chiyaki MIYAZAKI, stating that MIYAZAKI had left a trunk (which he wished shipped to him) at his Uncle, Tsurukichi MISHIMA'S house. This trunk had been sold for \$15.00 with the other goods auctioned at Haney. We advised the Dept. of Labour that settlement would have to be made between themselves. MISHIMA also wrote to us about the trunk on the 28th May, 1946, and we supplied him with a copy of our auction sheet.

SPECIFIED ARTICLES: This file reveals no specified articles.

BONDS & INVESTMENTS: Mishima declared owning a number of War Savings Certificates, but these were not brought under control by the Custodian.

This file reveals no other personal property assets.

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

....."W. Anderson".....

HA

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

Oct. 21, 1948

L. Mac Clegherty
60

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4836

EXHIBIT No. _____

NAME Tsurukichi MISHIMA

REG. No. 13684

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 20/42</u>	TAKEN BY <u>I.C. Bardwell</u>					
EVACUATION <u>Apr. 28/42</u>	DATE <u>May 16/42</u>					
Declared leaving no personal property		Personal & household property				
			\$400 00			
		1. Heater				
		2. Kitchen range		20 00		
		3. 3 beds complete		(1) 4 00		
		4. Baby buggy		2 50		
		5. Trunk		15 00		
		6. 6 chairs		1 50		
		7. Roll linoleum		50		
		8. 4 Cross cut saws		(2) 5 50		
		9. Hand duster		1 00		
		10. Garden tools		11 25		
				\$61.25		
			Other goods sold, furniture	26 50		
			kitchen ware	10 50		
		miscellaneous	6 50			
			\$104 75			

Mishima

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
AUCTION	TENDER &c							
20 00					x			Burnt out.
4 00					(2) x			No value
2 50								
15 00								
1 50								
50								
5 50						(2) x		
1 00								
11 25								
<u>\$61.25</u>								
26 50								
10 50								
6 50								
<u>\$104.75</u>								

EXHIBIT No. 695-6
DATE Sept. 21/48
FILED BY Y. Ra. Rice

HANEY

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: MISHIMA, Tsurukichi EXHIBIT No. 695-7
 HOME ADDRESS: R. R. No. 1, Whonnock, B. C. DATE: Sept. 21, 1948
 REGISTRATION NUMBER 13684 SEX: Male AGE: 50 FILED BY: B. E. A. Rice
 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: Shima "4813"

ADDRESS OF WIFE OR HUSBAND: R. R. No. 1, Whonnock, B. C.

NAMES OF ANY LIVING CHILDREN: SHIORI (F) Akie (M) Kazuko (F)

Setsuko (F)

ADDRESS OF CHILDREN: R. R. No. 1, Whonnock, B. C.

AGE OF CHILDREN: 13, 9, 7, 11

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

1. LOCATION AND DESCRIPTION: N. W. $\frac{1}{4}$ of Section 15, Township 12,

R. R. No. 1, Whonnock, B. C. 10 acres

None

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling house four - rooms,

woodshed, garage, chicken house, packing sheds

3. INSURANCE (Give particulars; state where policies are) \$1000 on the house with the

North West Fire Ins. Co.

4. TAXES (Amount and where payable) \$32 per year payable at Maple Ridge Municipal Hall

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$380 mortgage

to Mr. T. J. Drain, Haney, B. C.

6. OCCUPANCY AND LEASES (If vacant so state) Myself

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of Mr. T. J. Drain
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN strawberries, raspberries, 1¹2 acres. Owner is considering asking his neighbour, Mr. Curtin, to look after the above crops and house.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 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: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: strawberries and raspberries

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
~~None~~ Four \$5 War Savings Certificates at home.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 20th day of April 1942.

(Signature) "T. Mishima"

"F. T. Williams"
Witness

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

FOR DEPARTMENTAL USE Oct. 21, 1948

[Handwritten Signature]

THIS AGREEMENT

Made in duplicate the 24th day of April, 1942.

BETWEEN;

Tsurukichi Mishima hereinafter called the "Owner" of the First Part,

AND

James H. Curtin hereinafter called the "Operator" of the Second Part;

The said "Owner" leases for a term of One Year from the 28th Day of April 1942 to the 28th Day of April 1943 to the said "Operator" the property hereinafter described together with crops thereon; being on the South side of Dewdney Trunk Road, between 18th. and 19th. Avenues, Haney, B. C. on Lot 10, N. W. 1/4 Sec. 15. Twp. 12, Municipality of Maple Ridge, in the Province of British Columbia.

The "Operator" agrees to continue the cultivation of the crops and market same to the best of his ability and after all marketing expenses are paid including the Municipal taxes on the property he shall pay to the "Owner" One-third of the net profits. It being understood that the "Operator" and his family will receive no other remuneration for the cultivation and marketing of the crops.

The "Operator" agrees to exercise due dilligence in protecting the buildings on the property. Any rent received by the "Operator" from said buildings to be paid to the "Owner" after deducting all expenses incurred to keep the buildings in repair. No major expense to be incurred without the written permission of the "Owner".

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

SIGNED, SEALED AND DELIVERED

In the presence of

Signature of Witness

Address;

Signature of Witness

Address;

T. Mishima

J. H. Curtin

*Richard Rudolph
Whonnock B.C.*

*Joe Gallinetti
Whonnock B.C.*

EXHIBIT NO. 695-8
DATE Sept. 21/48
FILED BY W. S. Russell

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JUL 19 1944

JAPANESE EVACUATION SECTION

File No. 4836
Reg. No. 13684

506 Royal Bank Building,
Vancouver, B. C.

Mr. Tsurukichi MISHIMA,
c/o A. M. Conrad & Wm. Valgardson,
Taber, Alta.

Dear Sir:

Re: Municipality of Maple Ridge, Lots 9 and 10 of the north
west quarter of Sec. 15 Tp. 12 Map 1973 in the District
of New Westminster, C. of T. 99873E

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	- - - - -	\$ 982.00	
Add:			5.64
Unexpired insurance premium as at January 1st, 1943	- - - - -		
			<hr/>
Less:			
Tax arrears to December 31st, 1942	- - - - -	\$	
Registration fee	- - - - -	4.00	
Encumbrance—Principal	- - - - -	380.00	
—Interest	- - - - -	61.00	445.00
			<hr/>
Net proceeds of sale	- - - - -		542.64
			<hr/> <hr/>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,
F. G. SHEARS,
Director.

EXHIBIT No. 695-9
DATE Sept. 21/48
FILED BY W. J. Purcell

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

1943

	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1 Balance Brought Forward		199.34	199.34 Cr.
Cr. re Sale of Property		542.64	
Land Registry Office - Certificate of Encumbrance	1.00		
5 Cheque to Tsurukichi Mishima	100.00		
22 M. Furuya & Co. Account Paid	29.35		
25 Cheque to Tsurukichi Mishima	50.00		
Feb. 5 Refund B. C. Electric Rlwy Deposit		1.92	
Nov. 29 Sale of Mailbox		<u>2.00</u>	
	<u>180.35</u>	<u>745.90</u>	<u>565.55 Cr.</u>

HOWARD SMITH
GENOVA BOND



This report has been filed in your file and a statement of your account is enclosed herewith showing the amount of your deposit for legal fees in connection with the conveyance in the Victoria land will be placed here.

E. G. RHEARS

Director