

<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
					686.00		749.52			749.52
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount		% of Total	Amount
<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		
					% of Total	Amount		% of Total	Amount	
			46%	134.00		61.64			61.64	
<b>TOTAL RECOMMENDATION</b>										<b>811.16</b>

CASE NO. 749.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,  
October 4th, 1948.

IN THE MATTER OF THE CLAIM OF  
KONOSUKO SHONO.

PROCEEDINGS AT HEARING.

Original

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

JAPANESE PROPERTY CLAIMS COMMISSION

BE F O R E

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

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Lethbridge, Alberta,  
 October 4th, 1948.

IN THE MATTER OF THE CLAIM OF  
KONOSUKO SHONO.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

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

A.G. VIRTUE, Esq., K.C., appearing for the  
 Claimant.

MISS LILLIE THOMAS, Secretary.

MRS. LUCIE HANDFORD, Official Interpreter.

S.R. HOWARD, Esq., Official Reporter.

30

K. Shono,  
In Chief.

THE SECRETARY: Case No. 749, Konosuko Shono.

KONOSUKO SHONO, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Do you speak some English? A: No.

Q All right. I show you a form called a summary  
of evidence. That contains a statement of the  
land that you owned at Whonock, and the clearing  
and the improvements, and the buildings?

10

A Yes.

Q And also showing your personal property that you  
left behind you? A: Yes.

Q Is that your signature? A: Yes.

Q Was this form prepared by you with the help of an  
interpreter? A: Yes.

Q In my office? A: Yes.

Q Now, are the statements you have made in this  
form about the value of your land and improvements  
and everything true statements?

20

A Yes.

Q Now, your land was near Whonock?

A Yes.

Q And had ten acres? A: Yes.

Q Which way is Whonock and how far from New Westminster?

I don't know why he can't answer that question.

How far is this land from New Westminster?

A It is about 25 miles. He is trying to remember  
in which direction.

30

Q Is it up in the Fraser Valley? A: Yes.

K. Shono,  
In Chief.

Q Now, I believe you bought this land in 1938,  
November, 1938, did you? A: Yes.

Q What did you pay for it? A: \$400.00.

Q It was all bushland and unimproved then?

A Yes.

Q And you cleared three and a half acres?

A Yes.

Q And you planted raspberries and strawberries?

A Yes.

10 Q You valued the total cost of clearing and planting  
and so on at \$952.00? A: Yes.

Q Then you put on a house and some other buildings,  
and that cost you \$1025.00?

A Yes.

Q So that the land and the improvements and the  
buildings cost you all together \$2377.00?

A Yes.

Q But you only valued it at the time that you  
were evacuated at \$1550.00? A: Yes.

20 Q Would you think that was a fair value?

A Yes.

Q Do you know that the Custodian sold that land,  
the whole thing, for \$686.00? A: Yes, I do.

Q What do you say about that price?

A Well, I consider it very cheap, so I am claiming.

Q Now, these personal articles that you have listed  
here in your claim, did you leave them behind  
when you were evacuated? A: Yes.

30 Q And is the price you have put on these articles  
a fair price for them, \$134.00?

K. Shono,  
In Chief.

A Yes. Well, I valued them at less than I actually think they were.

Q You valued them at less than what you think they were? A: Yes.

Q I think you did too. I will put the summary in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

10

MR. VIRTUE: This claim was valued, sir, that is the personal property claim in the proof of claim filed last November at \$275.00 without any particulars being given and upon working out the price and reducing it down it comes to \$134.00, and we would ask that the claim be amended to that amount.

Now, if my learned friend has the document called a lease, I would like to see it please. And there is a form attached to the lease regarding the personal property; if you have that, I would like to see that, please.

(Documents to Mr. Virtue)

20

MR. VIRTUE: Q: Do you know a Mrs. Odell?

A Yes.

Q And just about the time that you were evacuated did you make a lease with her, or a deal, respecting the farming of your land? A: I just sold her the crop of strawberries.

Q You just sold her the crop of strawberries?

A Yes.

30

MR. VIRTUE: That is the strange thing, sir, but practically every one of these men says, "I didn't make a lease, I sold the crop," so that

K. Shono,  
In Chief.

apparently that was in their minds.

Q Is that your signature and Mrs. Odell's signature?

A Yes, I think it must be.

Q Well, did you sign a paper like this? Take a good look at it?

A: Yes, that is my signature.

10 MR. VIRTUE: Well, we will put this in, sir. It is called a farm lease, dated the 8th of April, 1942, and purports to lease this land for ten months, and the lessee covenants that he will look after the crop and so on. It is said in the lease that there is a list of chattels attached, but I don't see it attached.

(LEASE MARKED EXHIBIT NO. 2).

MR. RICE: Yes, here it is; that does form part of it (indicating).

MR. VIRTUE: Well, it isn't the original list.

20 Q Well, did you leave your household furniture and your farm equipment with Mrs. Odell, or did you leave it in the house? Pardon me, that is an improper question; I am going to correct it. Did you leave your farm equipment and chattels in your house or on your premises when you left?

MR. RICE: It is a leading question that way, but I suppose it is all right.

A Yes.

30 MR. VIRTUE: Did you make any arrangements with Mrs. Odell about your farm chattels and your household furniture? A; No, I just sold her the crop and leased her the house. There

K. Shono,  
Cross Exam.

was no arrangement about the furniture or the other utensils.

Q I see. All right, that is all, thank you. Oh, I will put in the assessment notice, I don't think my learned friend will object, for 1941, improvements \$100.00, and land \$700.00.

(ASSESSMENT MARKED EXHIBIT NO. 3).

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

10

I am submitting that the property was sold by the Custodian or what property was sold by the Custodian was sold for its fair market value. I am submitting the claimant turned over certain of his property to persons other than the Custodian and the Custodian is not responsible for the same.

I tender as an exhibit a farm appraisal report.

(Appraisal Report marked Exhibit No. 4).

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

(ANALYSIS MARKED EXHIBIT NO. 5).

20

MR. RICE: And two memoranda of real property. Perhaps they can go in as one exhibit. And also one personal property.

(MEMORANDA MARKED EXHIBIT NO. 6).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form, dated the 13th of April, 1942 (indicating); does that document bear your signature?

A: Yes.

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

30



K. Shono,  
Cross Exam.

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

MR. RICE: Q: I show you a claim form dated the 13th of November, 1947 (indicating); does that document bear your signature? A: Yes.

MR. RICE: I tender the proof of claim.

(PROOF OF CLAIM MARKED EXHIBIT NO; 8).

MR. RICE: Q: When you were evacuated, what did you do with the chattels that you owned, the household effects and your farming equipment?

10 A They were left in the house at Whonock.

Q Was the house locked? A: Yes.

Q What did you do with the key? A: I left the keys with Mrs. Odell.

Q The person who rented the place from you?

A Yes.

Q And was Mrs. Odell to use the chattels in the house?

A I told her she could use some of the goods.

Q She was to look after them for you, was she?

A I told her she could use them for a short while.

20 Q Until you came back? A: During the strawberry season.

Q During the strawberry season? A: Just during the strawberry season.

Q And was she to have the use of the farm equipment like the shovels, mattocks, hoes, and other farming chattels? A: No, she didn't

need to use them.

Q She didn't need to use them? A: No.

Q Where did you leave them? A: They were all left in the house.

K. Shono,  
Cross Exam.

Q And you turned the house, you say, over to Mrs. Odell?

I gave the key to her.

A: Yes; well,

Q Who was Mrs. Odell to pay the rent to, the Pacific Cooperative Union?

A: It wasn't for a long time so there was no arrangement about rent; it was just while the strawberries lasted.

Q Well, who was Mrs. Odell to pay the strawberry money to? Was she to pay it to the Cooperative Union or to you?

A: I received it before I left.

10

Q You received it before you left?

A Yes.

Q From Mrs. Odell?

A: Yes.

Q She paid you?

A: Yes.

Q Did Mrs. Odell afterwards complain about the acreage in strawberries?

A: No, I had no complaint like that.

Q Did you represent to Mrs. Odell when she rented the place that there was three acres in strawberries and a quarter of an acre in raspberries?

20

A Yes.

Q You made that representation to her, you say?

A Yes, I told her.

Q And you say that you were never advised after that that there was a shortage of the crop in strawberries and a shortage of the crop in raspberries?

A No, I had nothing like that.

Q Did anyone ever tell you that there was only a little over one acre in strawberries?

30

K. Shono,  
Cross Exam.

A No, I had no such information.

Q You never had any such information?

A No.

Q Did you ever sign a list of chattels that  
Mrs. Odell could use? A: No, I didn't  
sign anything like that.

Q Well, when you signed your list, or signed your  
lease, I mean, with Mrs. Odell, was there any  
other paper that you signed leasing your chattels?

10 A Yes, I signed a list.

Q You signed a list then? A: Yes.

Q Would that be a copy of the list that you signed  
at that time (indicating)? A: Yes.

Q That is a copy of the list? A: Yes.

MR. RICE: I tender that document as an exhibit.

(LIST MARKED EXHIBIT NO. 9).

MR. RICE: Will you tell me why you value your buildings  
on the place at \$1025.00 when just a few months  
ago you swore that the same buildings were only  
20 worth \$750.00? In your proof of claim form  
filed last November you swore that the  
buildings were worth \$750.00, today you swear  
that the same buildings are worth \$1025.00?

MR. VIRTUE: That is just hardly a fair question, if  
I might say so. Don't answer that for a minute.  
I want to call your Honour's attention to this.  
I think my learned friend, I don't like to say  
so, but I don't think he is quite fair to these  
witnesses. Now, he says "You valued these buildings  
30 at that time at \$750.00," and he said, "You now

K. Shono,  
Cross Exam.

value the buildings at \$1025.00". That is not the case. In the proof of claim form he is asked the question, "Fair market value of real property at date of sale," and he gives the value of the buildings at \$750.00. Now, in the summary of evidence, what he has done is to give the cost of the buildings at \$1025.00, but then he cuts his claim down from \$2377.00 to \$1550.00. In other words, he cuts it nearly in two. Then my learned friend says to him, "You swore then that the buildings were only worth \$750.00, but you swear now that they are worth \$1025.00," which is not the case. He swears now that they cost \$1025.00, but he only gives the fair market value all told at \$1550.00. Now, I wish my learned friend would be a little more careful. These men are illiterate; they are speaking through an interpreter, and I think my learned friend should be a little more careful to make his questions fair.

MR. RICE: I am trying to be fair. There is no reason why I shouldn't be fair.

Q I will go further than that. You valued the whole of your claim for land and buildings in the claim you swore to in November at \$859.44, today the claim is valued at \$1550.00? Am I right in that?

THE INTERPRETER: I would just like to get that.

MR. RICE: Q: I will repeat it for you. You valued the land and buildings at \$859.44 in the proof of claim, today you value the same land and

K. Shono,  
Cross Exam.

buildings at \$1550.00. Will you explain what has jumped the price since last November?

A I consider that it had that much value so that is what I am claiming.

THE SUB-COMMISSIONER: That is not the question he is asking him. He is asking him why he valued it last November at \$859.44, and now, some months afterwards, he values the same property at \$1550.00?

A Well, that is what I asked him, your Honour.

10 THE SUB-COMMISSIONER: Well, he did not answer that.

A It is because the house is quite new yet.

Q Well, it was quite new last November. Let him stick to the question, please.

A It must have been because the first amount was small.

MR. RICE: Q: You swore to it though, didn't you, that it was enough last November, but it isn't enough today, that is your answer?

A I must have made a mistake at that time.

Q Are you sure you haven't made a mistake today?

20 A No, there is no mistake this time.

THE SUB-COMMISSIONER: Any further questions?

MR. VIRTUE: I just want to put in a document from my learned friend's file dated February 21st, 1945. It gives the name and so on and so on and then this comment,

"After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:  
Everything was missing except a set of broken

K. Shono,  
Discussion.

scales found under house.

"Mrs. Odell original tenant states that there have been several families living there since she left and that one of them must have taken the rest of the chattels."

Signed "Anderson".

(SUMMARY MARKED EXHIBIT NO. 10).

MR. VIRTUE: I appreciate my learned friend calling that to my attention.

10

I also want to call attention, sir, to the farm appraisal report. "Nearest rail point: Whonock, one and a half miles." "Nearest school: North Whonock, half mile." "Roads: Has direct access to 5th Road." "Water supply: From shallow well." "Electricity - power available. Lights in house."

20

Now, after valuing the buildings at \$500.00 and \$175.00 respectively, he said "Total value buildings add to farm, \$300.00." The answer to the question, "Is dwelling habitable without repairs: Yes."

Then there is this extraordinary situation on page 2, where he says the reclamation cost per acre is \$175.00 to \$200.00, but he only values the cultivated land at \$60.00 per acre. The total value of the 10 acres he puts at \$199.40. "No serious weed condition."

30

Over on the back page, and by the way, this is rather odd, because if the claimant made a mistake in his acreage, the valuator made the

K. Shono,  
Discussion.

same mistake, oddly enough. He says two acres of strawberries, and .11 acres of raspberries, which is what was sold.

MR. RICE: The claimant said three acres.

MR. VIRTUE: I am wrong in that then; I thought he said two. But this present valuator says or puts no value then on the crop of strawberries and raspberries.

10 You will notice in the analysis of personal property claim, sir, and this is the only case I have come across, anyway, in which they say "Declared, not found" with regard to the whole thing, except a scale.

MR. RICE: We are contending that the property was turned over to persons other than the Custodian, that is why it was not found.

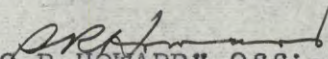
MR. VIRTUE: I know that is what they are saying, but this is one case that they admit that the property disappeared. That is all, thanks.

20

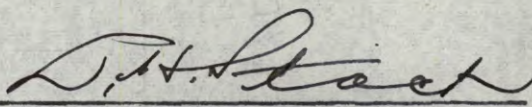
(Witness aside)

(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.

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

  
SUB-COMMISSIONER.

30

3+17

ACKNOWLEDGED

Prov. Case No. 749.

## Proof of Claim

NOV 27 1947

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.

Leth

1. Name of Claimant in full:

Konosuko Shono

Registration No.

13474

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

Whonock, B.C.

3. Claimant's present address:

c/o George Barron, Box 393, Picture Butte, Alberta.

4. Claim relating to real property:

- (a) Street address of real property:

31st Avenue, Whonock, B.C.

- (b) Legal description of property:

Municipality of Maple Ridge

Lot 10 of the S.W. quarter of Section 5 Township 15

Map 2410 in the District of New Westminster, B.C.



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

Berry Farmer

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

No. 128734E

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

(I) Land— \$ \$15.00

(II) Buildings— \$750.00

/ House 24' X 28'

✓ Chicken House 14' X 26' - \$750.00

Woodshed

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

\$ 859.44 ✓

*new \$ 1550 L/H copy?*

5. Claims relating to personal property, etc.

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

31st Avenue, Whonock, 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:

Living House - locked

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

Custodian

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

Farming Implements	\$150.00	✓
Furnitures and Utensils	\$125.00	✓

275.00

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

\$275.00

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

13<sup>th</sup>

day of <sup>November</sup> October, A.D. 1947.

*K. Ohno*

.....  
Witness to Signature of Claimant.

*K. Ohno*

.....  
Signature of Claimant.

STATUTORY DECLARATION

Konosuko Shono

I, .....  
(Full Name of Claimant)

of c/o Geo. Barron, Box 393, Picture Butte, Alta. Beet Laborer.

.....  
(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:

705.56 - (check ) for land and buildings.

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

DECLARED at *Picture Butte*

in the Province of Alberta,

this *13th* day of *November*

A.D. 1947.

*K Shono*

*Russell D. Russ*

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

VIRTUE & RUSSELL  
Barristers & Solicitors  
Lethbridge, Alberta.

STATUTORY DECLARATION

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.

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:

(check) for land and buildings.

# 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. 112

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full:

Konosuke Shono

2. Registration Number:

13474

3. Present Address:

Picture Butte, Alberta.

4. Address Prior To Evacuation:

31st. Avenue, Whonnock, B.C.

EXHIBIT NO.

749-1

DATE

October 14/48

FILED BY

A. S. Virtue

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)

Lot 10 of the South West Quarter of Section 5  
Township 15 Map 2410

in the District of New Westminster.

- (a) Nearest Post Office adjacent to land. Whonnock, B.C.  
(b) Number of acres: 10.  
(c) When purchased: Nov. 1938  
(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bushland  
No buildings.

(e) Purchase Price .....\$ 400.00

6. IMPROVEMENTS:

(a) Clearing.....3.5.....acres at \$.200.00...per acre	\$	700.00	
(b) Fencing	\$	10.00	
(c) Tillage	\$		
(d) Drainage                   200' ditch	\$	40.00	
(e) Weed Eradication	\$		
(f) Planting $\frac{1}{4}$ A. raspberries plants	\$	30.00	
labor		12.00	
(g) $2\frac{3}{4}$ A. strawberry plants	\$	100.00	
labor		60.00	
(h)	\$		
		<hr/>	
	\$	952.00	\$ 952.00
			<hr/>
	\$		\$ 1352.00

Brought forward

\$ 1352.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
✓ Frame house	24x28	1939	\$ 500.00	\$ 350.00	\$ 850.00
✓ chicken house	14x24	1939	60.00	40.00	100.00
✓ 1 woodshed	12x18	1939	10.00	15.00	25.00
1 shed	12x20	1939	30.00	20.00	50.00

Total Cost of Buildings      \$1025.00      1025.00

Total Cost of Land and All Improvements ..... \$ 2377.00

Fair Market Value ..... \$ 1550.00

Sold by Custodian for ..... \$ 686.00

Loss Claimed on Parcel 1 ..... \$ 864.00

8. Assessment for 1942:

Land ..... \$ 700.00

Improvements .... \$ 100.00

Total ..... \$ 800.00

9. Appraisal or Valuation (by Custodian):

Lands .....	\$ 199.40
Improvements .....	\$ 675.00
	<hr/>
Total	\$ 874.40
	<hr/> <hr/>

10. Rental Value per Year: \$ 420.00

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

- .....\$
- .....\$
- .....\$
- .....\$

12. Documents in Support:

- (a) Photographs:
- (b) Deeds           **Land title No.128734E.**
- (c) Agreements to Purchase
- (d) Leases
- (e) Insurance Policies
- (f) Correspondence
- (g)
- (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 .....	\$ 864.00
Parcel 2 .....	\$
Parcel 3 .....	\$
Parcel 4 .....	\$

TOTAL:

\$ 864.00

Konosuke Shono.

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
hand cultivator	1939	\$ 7.50	\$ 4.00	
scale	1937	20.00	14.00	
raspberry wire	1941	9.00	7.00	
falling saw	1935	8.50	4.00	
buck saws (2)	1935	12.00	8.00	
2 shovels	1938	5.00	3.00	
3 hooks	1938	4.50	3.00	
3 mattocks	1937	4.50	2.50	
4 garden hoes	1935	5.00	2.50	
2 sledge hammers	1935	7.00	3.50	
5 wedges	1935	10.00	5.00	
2 peevees	1935	10.00	5.00	
1 iron bar	1935	2.50	1.00	
kitchen range	1937	30.00	15.00	
stove	1938	6.00	3.00	
4 beds	1936	20.00	12.00	
4 mattresses	1936	14.00	7.00	
gramophone & records	1931	25.00	10.00	
cupboards	1929	15.00	10.00	
dresser	1929	4.50	2.50	
6 chairs	1929	3.10	2.00	
dining table	1929	5.00	2.50	
utensils	x	x	5.00	
kitchen carpet	1939	5.00	2.50	
			<u>\$135.00</u>	
			134.00	

(ADD ADDITIONAL PAGE IF NECESSARY)

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

**PAYMENTS RECEIVED FROM CUSTODIAN ON**  
**PERSONAL PROPERTY**

Item:                      Year:                      Month:                      Amount.

Total: \$           NIL          

Total Claim for Personal Property ..... \$ 134.00

Deduct Payments from Custodian ..... \$           NIL          

Net Loss on Personal Property ..... \$           134.00          

I Certify the above to be True and Correct.

.....  
Witness

*K. Schone*  
.....  
Signature of Claimant.

156 P 3417 218

FARM LEASE  
\*\*\*\*\*

THIS INDENTURE made in duplicate this eighth day of April A.D. 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN :-

KONOSUKE SHONO of Whonnock in  
the Province of British Columbia  
Farmer  
(hereinafter called the Lessor)

Of the First Part

EXHIBIT NO. 749-2  
DATE October 4/48  
FILED BY A. M. Kirstue

- and -

HAZEL G. ODELL, wife of GEO. E. ODELL,  
of Whonnock in the Province of  
British Columbia  
(hereinafter called the Lessee)

Of the Second Part

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

Lot ten (10) of the South <sup>West</sup> East quarter of Section Five (5) Township Fifteen (15) Map 2410. *6 of Title 1287348.*

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

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

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of ten (10) months to be computed from the first day of April A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended;

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto

the Lessor the sum of Three hundred (\$300.00) Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged)

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to ukeep up fences; and not to cut down timber for any purposes whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair accoring to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

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

Three (3 ) acres of strawberries  
One quarter ( $\frac{1}{4}$ ) acre of raspberries

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good and husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any live stock, farm implements or miscellaneous tools which are left by the Lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent on the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated.

PROVIDED, that if the Lessee shall properly operate the aforesaid lands and premises during the year 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

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

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

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

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their

hands and seals the day and year first above written.

Signed, Sealed and Delivered by  
KONOSUKE SHONO and HAZEL G. ODELL  
in the presence of

K Shono

Hazel G. Odell

M M Fletcher

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of  
British Columbia, Make Oath and Say :-

1. That I was personally present and did see KONOSUKE SHONO  
and HAZEL G. ODELL, the parties thereto, duly sign and execute the within  
instrument, for the purposes therein named.

2. That the said instrument was executed at Mission City  
aforesaid.

3. That I know the said parties and that they are each, in my  
belief, of the full age of twenty-one years.

4. That I am the subscribing witness to the said instrument of  
and am of the full age of sixteen years.

Sworn before me at Mission City )  
in the Province of British Columbia ( )  
this eighth day of April A.D. 1942 ( )

M M Fletcher

Mildred M. Fletcher  
A Commissioner for taking affidavits  
within British Columbia.

Dated April 8th A.D. 1942  
\*\*\*\*\*

KINGSIDE SHMO

and

HAZEL G. ODELL

\*\*\*\*\*

FARM LEASE

\*\*\*\*\*

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

HOWARD SMITH  
ENCA-BOND





**DETAILS OF TAXATION**

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE**

IMPROVED LAND                      WILD LAND  
 General Rate .....16    Mills    General Rate ..... 30    Mills  
 School Rate .....13.14   Mills    School Rate .....13.14   Mills

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

**DUPLICATE TAX RECEIPT, 1941**  
**ORIGINAL**

Serial N<sup>o</sup> 1989

1. Add 6 per cent. interest on all Arrears and Delinquent Taxes from January 1st, 1941, to date of payment.
2. Add 10 per cent. on 1941 taxes which are not paid by August 31st, 1941.

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.

No. ....

C.B. Folio .....

T.R. Folio .....

Fifty Cents is the Minimum for Municipal Taxes

**SUMMARY OF 1941 TAXES**

Roll No.	Description of Land—Twp. <i>15</i>			Assessed Value of Improvements	Assessed Value of Land	SUMMARY OF 1941 TAXES					Total 1941 Levy if Paid by Aug. 31st, 1941	Column "B" Arrears 1940		Column "A" Delinquent 1939 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>3095'</i>	<i>10</i>	<i>DW</i>	<i>5'</i>	<i>100</i>	<i>700</i>	<i>1152</i>	<i>986</i>				<i>75</i>	<i>2213</i>	<i>2382</i>			General	<i>1152</i>	
													<i>84</i>			School	<i>986</i>	
													<i>7466</i>			Sidewalk		
																Sewers		
																Library	<i>75</i>	
																Penalty		
																1940	<i>2382</i>	
																1939 and Prior		
																Interest	<i>84</i>	
																Total	<i>4679</i>	

EXHIBIT No *749-3*

DATE *October 4/45*

FILLED BY *A. M. Virtue*

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

*Aug 5* 1941 *79* Received from *K. Shono* the sum of  
*Forty six* DOLLARS in payment of Taxes as per details shown above.  
*H. M. Davenport*

BC-156-P  
BC 2110-B

# Farm Appraisal Report

File No. JL-360

Land Description Lot 10 of S.W. 1/4, Sec. 5, Tp. 15, Map 2410.  
Containing 10 Acres

Owner's Name SHONO, Konosuko Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock, B.C. Distance 1 1/2 miles.

Market Town New Westminster - also local facilities Distance 26 "

Church (give denomination) Whonnock - Anglican & Presbyterian Distance 1 1/2 "

Nearest School North Whonnock Distance 1/2 "

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

Roads: State whether property has access to main road, the kind of road and its condition.  
Has direct access to 5th Road.

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

Employment opportunity Very limited.

Predominating Nationality and religion: Mixed - Japanese predominating.

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

Water supply: From shallow well. Value \$

Electricity - power available.  
Lights in house.

## BUILDINGS ON FARM

3417

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 30	Frame	1 1/2 st.	Shke.	4	Wood	Posts	500.00
Hen House	12 x 21	"	1	"	4	"	"	175.00
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							

EXH BIT No. 749-4  
DATE October 4/48  
FILLED BY G. J. A. Rice

Total present day value \$ 675.00

Total Value Buildings add to farm \$ 300.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House in fair condition; not finished upstairs.

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

No. rooms downstairs? 4 Upstairs? only How finished Wood.

Are buildings painted? None. Condition of paint -

Distance from nearest bush Practically adjacent to bush.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.61	Level <i>1.61 ac</i>	Clay loam, 15" to 24"	Clay	Small fruits - 7 large stumps	60.00	96.60
.63	Steep hill <i>.63</i>	" " "	"	Small fruits - 26 fir stumps.	40.00	25.20
Area which can be cultivated without cost other than for breaking.						
					VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
					VALUE PER ACRE	
7.76	Rolling <i>7.76 ac</i>	Sdy.lm. 12" to 18"	Grav.	Clearing, stumping, breaking.	175.00 to 200.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

*10 acres* Total value of Land \$ 199.40  
 Total added by buildings to value of farm \$ 500.00  
 Total fruit trees add to value of farm (for use in orchard districts only) \$ -  
 Total value of farm \$ 699.40

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
 Property unoccupied about a month - tenant in charge. Land is in fair condition, but growth indicates low fertility.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
 Suitable for small fruits on a limited scale.

Noxious weeds:  
 No serious weed condition.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:  
 Maple Ridge Municipality -  
 Assessed - Improvements-\$100.00 - Taxes-\$23.97.  
 Land-\$700.00

Date: June 24th, 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 22 day of June 1942

Inspector's Signature "D. DODDING"

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

JF-360 - K. SHONO

# Farm Appraisal Report

Remarks:

This is a low grade property with very limited development and the prospects of further development are doubtful owing to the steep drop as shown on the sketch. This hill is such that the only access to the south is down a steep hill that cannot be traversed by horse or power equipment.

The buildings are comparatively new, but poor types of structures.

The soil gives the impression of being in a low state of fertility and lacking in humus.

The property is rented to Mrs. O'Dell for \$300.00 for the current season. In discussing the situation with the tenant it appears she rented as having 3 acres in strawberries & 1/4 acre in Raspberries. She financed through the local Co-operative Association and now does not see how she can possibly make her rent.

### (FOR ORCHARD LANDS ONLY)

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

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

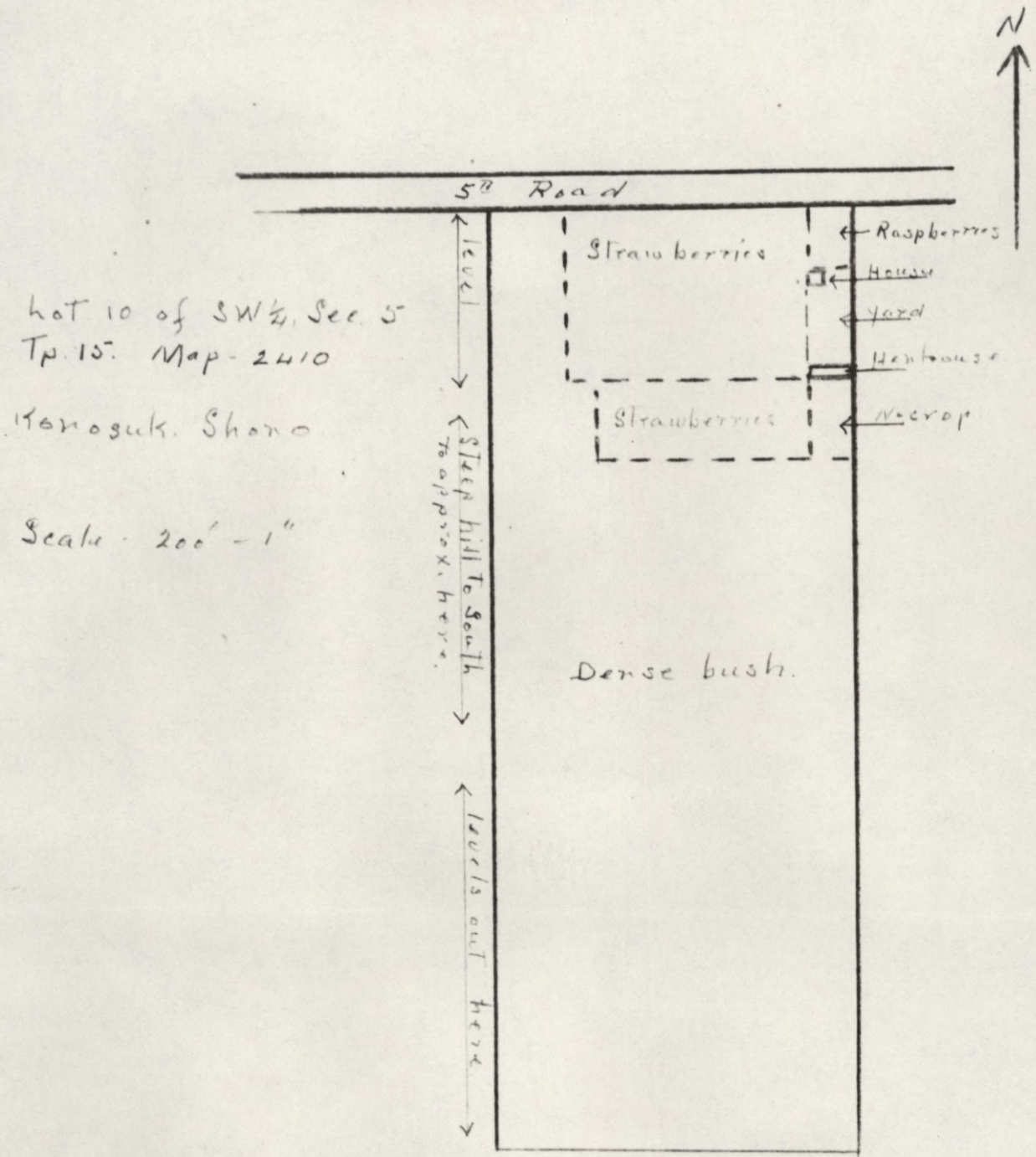
### ORCHARDS, SMALL FRUITS, ETC.

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

	Present Value
Strawberries - 2. acres	\$
Raspberries - .11 "	\$
No crop - .13 "	\$
2.24 "	\$
Bush - 7.76 "	\$
10.00 "	\$
_____	\$
	\$
	\$
	\$
	\$
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 \$ 500.00

Date 25th June 19 42.

"I.T. BARNET"  
District Superintendent.

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3417

EXHIBIT No. \_\_\_\_\_

NAME Konosuke SHONO

REG. No. 13474

DATE	LEASE INVENTORY	DETAILS OF CLAIM	SALES		DECLARED <del>FOUND</del> NOT FOUND	DECL. <del>NOT</del> FOUND
			AUCTION	TENDER &c		
DECLARATION <u>13 Apr 42</u>	TAKEN BY _____					
EVACUATION <u>16 Apr 42</u>	DATE <u>8 Apr 42</u>					
Cupboard	Cupboard	Farming Implements				X
Gramophone	Gramophone	Furniture & utensils				X
Dresser	Dresser without mirror					X
Table	Table	CLAIM				X
6 Chairs	6 Chairs					X
4 Beds	4 Beds					X
2 Stoves	2 Stoves					X
2 Shovels	2 Shovels					X
3 Hooks	3 Hooks					X
3 Mattocks	3 Mattocks					X
4 Hoes	4 Hoes					X
2 Sledge Hammers	2 Sledge Hammers					X
5 Wedges	5 Wedges					X
2 Saws	2 Saws					X
1 Scale	Scale					X
80# Raspberry Wire	80# Raspberry wire			4 75		X
1 Fork	1 Fork					X
1 Iron Bar	1 Iron Bar					X
2 Peavys	2 Peavys					X
	The above was signed by Mrs. Odell (Lessee) and K. Shono (Lessor)					

17

EXHIBIT No. \_\_\_\_\_

CASE No. \_\_\_\_\_

474

VENUE \_\_\_\_\_

S TENDER &c	DECLARED <del>SOLD</del> WITH <del>X</del> <del>EXEMPT</del> NOT FOUND	DECL <del>NOT</del> FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD			REMARKS
	X								
	X								
	X								
	X								
	X								
	X								
	X								
	X								
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	X								

EXHIBIT No. 749-5  
DATE October 14/48  
FILED BY H. J. A. Rice

REAL PROPERTY SUMMARY

EXHIBIT No. 749 - 6

File 3417 DATE..... October 4/48  
V.L.A. B.C. #1156-P

G.E.A. Rice

RP 2

JAPANESE NAME: Konosuke SHONO - - Reg. No. 13474

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

PROPERTY ADDRESS: 3332 - 31st Avenue, Waukegan, B. C.

LEGAL DESCRIPTION: Lot 10 of the South West quarter of Section 5 Township  
15 Map 2410 Municipality of Maple Ridge D.N.W.

TITLE: In the name of Konnosuko SHONO.

ENCUMBRANCE: Vesting in Custodian 25127 - 11th December 1942.

ASSESSED VALUE: 1942 -  
Land \$700.00  
Improvements \$100.00 Total \$800.00 Taxes \$23.97.

CLASSIFICATION: Berry farm with buildings. Inspector's report May 23rd, 1942, gives the acreage of the farm as 10 acres, of which 3 acres were in strawberries and  $\frac{1}{4}$  acre in raspberries. There is a  $1\frac{1}{2}$  storey frame house 24 x 28, 5 rooms, good condition with chicken house and woodshed. At that date the property was occupied by Mrs. ODELL.

HISTORY OF ADMINISTRATION: Leased by Konosuke SHONO to Hazel G. ODELL 8th April 1942, for a period of 10 months from 1st April 1942 with the option of renewing for 1943. The lease including buildings, livestock and farm implements. Rental \$300.00 paid to the owner through the Pacific Co-operative Union. Mrs. ODELL made a claim for misrepresentation of acreage and quality of plants, and a settlement at at \$113.40 was arrived at.

Insurance for \$1500.00 on buildings and contents expired and was renewed by the Custodian August 24, 1942, with insurance of \$1100.00 on buildings and \$100.00 on contents. The premium of \$21.60 was paid by the Custodian and of this amount \$17.44 was refunded by The Director The Veterans' Land Act to whom the policy had been transferred.

SOLD: To The Director The Veterans' Land Act for \$686.00 as at 1st January 1943.  
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Konosuke SHONO sale price \$686.00, plus refund of insurance \$17.44, total \$703.44; less debits of insurance \$21.60, taxes \$27.42, Certificate of Encumbrance \$1.00 registration fee \$3.00, legal fee \$15.00, telephone charge .80¢, total \$68.82. Net amount released \$634.62.

TITLE: Included in C. of T. 171290-E and payment of consideration included in cheque to Custodian dated March 22, 1944.

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

DATED February 6th, 1946.

IM:ML

"Ian Macpherson"





28th June, 1948.

PERSONAL PROPERTY CLAIM

CLAIMANT Konosuke SHONO Regn No 13474  
FORMER ADDRESS Whonnock, B.C.  
CLAIM Farm Implements to est. value of \$ 150.  
Furniture & Fixtures " 125. \$275.00  
(Cstdn gross credit of \$4.75 not noted)

---

REFERENCES

HISTORY

JP

Items declared on Form JP 13 Apr 42 are a duplicate of items appearing on the chattel list contained in Lease (PP.1)

PP.1

Shono on 8 Apr 42 leased his farm to Mrs. Hazel Grace ODELL with chattels as per list attached thereto forming a bailment. Details of chattel bailment on page #2 of Lease at " )".

Mrs. Odell continuously leased the property AT LEAST until 31 Aug 43.

The property was sold to VLA (as at 1 Jan 43) and until 21 Feb 45 (the date on which the Cstdn attempted to remove chattels) it is understood that two or three other tenants were in possession of the chattels et al.

PP.2

Cstdn agent on 21 Feb 45 visited the premises to remove chattels and made the following report:

"Everything was missing except a set of broken scales found under the house.

Mrs. Odell original tenant states that there have been several families living there since she left and that one of them must have taken the rest of the chattels."

PP.3

Auction sheet notes sale of Scales \$4.75

It would appear that 'agency' existed as of date of Lease, however, due to the Custodian representative not attempting to remove or administer the chattels from date of sale of the property to VLA (sometime during 1943) until February 1945, it would appear that the 'agency' had ceased to exist quite some time previously.

JC/..

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

Nov.10/48

*M. W. ...*  
16/11

WHONOCK B.C.  
OFFICE OF THE CUSTODIAN

EXHIBIT No. 749 - 7

DATE: October 4/48  
FILED BY: G.E.A. Rice

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: SHONO Konosuke  
HOME ADDRESS: P.O. Box 174, Whonnock, B.C. (31st Ave.,)  
REGISTRATION NUMBER 13474 SEX: M AGE: 55  
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: None  
MARRIED? Yes  
NAME OF WIFE OR HUSBAND: Matsu "deceased Dec. 21/42 File 13423"  
ADDRESS OF WIFE OR HUSBAND: P.O. Box 174, Whonnock, B.C.  
NAMES OF ANY LIVING CHILDREN: Giichi (M) Kiyoko (F) Koishi (M)  
Sunie (F)

ADDRESS OF CHILDREN: P.O. Box 174, Whonnock, B. C.  
AGE OF CHILDREN: 22, 18, 15, 12 yrs.

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

1. LOCATION AND DESCRIPTION: Title No. 128734 E. 10 acres land.

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling house, wooden frame, 5 rooms, 2-storied. 24'x28' Chicken House 14'x26' Woodshed 14'x26'

3. INSURANCE (Give particulars; state where policies are) North West Fire Insurance Co. \$1500.00 fire ins. Vancouver Branch. (Pay at Bank of Commerce-Mission)

4. TAXES (Amount and where payable) \$34.00 per yr. at Municipality of Maple Ridge Paid Aug. 1941.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Mrs. Odell will rent house when family goes away. (Neighbor) "Amt. of rental not yet decided."

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Can. Bank of Commerce, Mission

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

9. IF FARM LAND STATE CROPS SOWN 3 acres strawberries (sold with Mrs. Odell)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Same.

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Cupboard, Gramophone, dresser, table, 6 chairs, 4 beds, 2 stoves,

2 shovels, 3 hooks, 3 mattocks, 4 hoes, 2 sledge hammers, 5 wedges,

2 saws, 1 scale, 80 lbs Raspberry wire, 1 fork, 2 peve, 1 iron bar.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 cat 1 dog

to be left with Mrs. Odell.

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)  
One \$50.00 Victory Bond 1942. at home.  
\$50.00 Pacific Co-operative Union, Mission. "Left c/o Mission Office"

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  
\$65.00 Nishiguchi, New Westminster, B.C. (groceries)

\$45.00 Ruskin Box Co., Ruskin, B.C. (crates) Unable to pay before leaving.

2. TRADE DEBTS: None  
"46.39 as per p/n with Custodian 19/2/43"

**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 13th day of April 1942

(Signature) "K. Shono"

"F.T. Williams"

Witness

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

Nov.10/48

*M. J. Stoll*  
614

DATE October 4/48

FILED BY

NOV 27 1947

G.E.A.Rice

"JL 360  
BC 156P2110B  
Env.16"

## PROOF OF CLAIM

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

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

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

1. Name of Claimant in full:  
Konosuko Shono

Registration No.  
13474

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

Whonock, B.C.

3. Claimant's present address:  
c/o George Barron, Box 393, Picture Butte, Alberta.

4. Claim relating to real property:

(a) Street address of real property:  
31st Avenue, Whonock, B.C.

(b) Legal description of property:  
Municipality of Maple Ridge  
Lot 10 of the S.W. quarter of Section 5 Township 15  
Map 2410 in the District of New Westminster, B.C.

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

Berry Farmer

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

No. 128734E

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

(I) Land - \$ 15.00

815. —

(II) Buildings - \$750.00

House 24' x 28'

Chicken House 14' x 26' - \$750.00

Woodshed

*States rec'd \$765.56.  
∴ Val. land \$815. —*

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

\$ 859.44

5. Claims relating to personal property, etc.

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

31st Avenue, Whonock, 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:

Living House - locked

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

Custodian

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

Farming Implements	\$150.00
Furnitures and Utensils	\$125.00

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

\$275.00

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

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

Nov.

DATED this 13th day of ~~October~~ A.D. 1947.

"K. Ohno"

Witness to Signature of Claimant

"K. Shono"

Signature of Claimant.



STATUTORY DECLARATION

I, Konosuko Shono

(Full Name of Claimant)

of c/o Geo. Barron, Box 393, Picture Butte, Alta. Beet Laborer.

(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:

705.56 - (check) for land and buildings.

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

DECLARED at Picture Butte )

in the Province of Alberta )

this 13th day of November )

"K. Shono"

A.D. 1947. )

"Ro..... O. Virtue" )

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

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

Nov.10/48

*m. Russell*  
64

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.

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PROOF OF CLAIM

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VIRTUE & RUSSELL  
Barristers & Solicitors,  
Lethbridge, Alberta

File 3417

LIST OF CHATELS INCLUDED IN LEASE BETWEEN

SHONO, K. of Whonock

and

Hazel T. Odell.

Cupboard

Gramophone

Dresser without mirror

Table

S Sold by auction 21/2/45  
Mission 17

6 Chairs

Rest of the stuff was missing  
and presumed stolen.

4 Beds

2 Stoves

2 Shovels

3 Hooks

3 Mattocks

4 Hoes

2 Sledge hammers

5 Wedges

2 Saws

Seale- S

80 lbs. Raspberry wire

1 Fork

2 Peevees

1 Iron bar

The above signed by both parties

Mr. Campbell's File No.480

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

Nov.12/48

*Mulvaney*  
bH

2

File No. 3417

Date Feb 21/45

SUMMARY

EXHIBIT No. 749-10  
DATE October 14/48  
FILED BY A. M. Virtue

Name: Konosuke Shono,  
Address: Whomock,

(1) - We have today moved to auction room at Mission effects as per enclosed list at a total cost of \$ \_\_\_\_\_ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at 1714 where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ \_\_\_\_\_ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Everything was missing except a set of broken scales found under house. -

Mrs O'dell original tenant states that there have been several families living there since she left and that one of them must have

The tenant gave us the following explanation: \_\_\_\_\_

taken the rest of the chattels.

Whomock