Name of Claimant AYUKAWA, Shizo Case 884

Custodian File 4611

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					1405.		803.50				803.50

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

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

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
52.00	38.90	8.67	55.58%	75.80	42.13			50.80

TOTAL RECOMMENDATION	854.30

1540

CASE NO: 884.

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 9th, 1948.

IN THE MATTER OF THE CLAIM OF

SHIZUO AYUKAWA

PROCEEDINGS AT HEARING

Original.

CASE NO: 884

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

10

(THE HONOURABLE MR. JUSTICE A.G.BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 9th, 1948.

IN THE MATTER OF THE CLAIM OF

SHIZUO AYUKAWA

PROCEEDINGS AT HEARING

20

APPEARANCES:

F.M.FERG, Esq., Appearing for the Dominion Government

S.M.CHERNIAK, Esq., Appearing for the Claimand.

- - - - - -

G.N.R.UPTON, Esq., Official Interpreter.

MARK H. PEARCE, Esq.,Official Reporter.

30

SHIZUO AYUKAWA, the Claimant herein, being first duly sworn testified as follows:-

MR. CHERNIAK: In this case Your Honour, I have an amendment to make and I will give Your Honour the figures and then make an explanation in that regard. The value of the land and buildings remains as shown, $5,000.00, the credit which we are acknowledging as the Custodian's sale price is is $1,282.00 and the loss claimed is $3,718.00 and I should point out Your Honour that this property was actually sold by the custodian for $1,405.00, but that evidence will come out later. Of this purchase price the Custodian saw fit to pay to the tenant of this property the sum of $123.00 which the Custodian thought or decided was the value of the improvements put into the land by the tenant. But the net price, the net gross price which was given to the Claimant before deducting legal expenses amounted to $1,282.00. I think, during the course of the hearing we will hear more about this credit.

THE COMMISSIONER: That was in the Custodian's file, was it?

MR. CHERNIAK: Oh yes, Your Honour, we knew nothing about it until we read the Custodian's file. The amendment as to the personal chattels is only to give credit for the sale price of some of these chattels at $28.90, leaving the loss at $102.90. The total claim is, therefore, $3,820.90.

Q Mr. Ayukawa, I show you a typewritten statement

was this prepared in accordance with your instructions? A Yes.

Q Is that your signature? A Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

MR. CHERNIAK: I tender this statement as Exhibit 1, Your Honour.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

10 MR. CHERNIAK: And on behalf of my learned frined I tender the S.S.B.Appraisal Form as Exhibit 2.

(S.S.B.APPRAISAL, EXHIBIT 2.)

MR. CHERNIAK: The claimant sets out Your Honour, that the property was purchased from the Canada Permanent Company in September, 1936 for $450.00 and this time I found an agreement on the Custodian's file and I think my learned friend will confirm the details from his file.

MR. FERG: Yes, an agreement of sale dated 15th

20 September, 1936, from the Canada Permanent Trust Company as vendor and the Claimant as purchaser, the purchase price being $450.00

MR. CHERNIAK: Your Honour, the claimant sets out in Exhibit 1 further that when he bought the property it was all bush and had no buildings on it.

MR. FERG: Just excuse me for a minute, there is an assignment of the agreement of sale to Stephen Murphy.

30 MR. CHERNIAK: I think it was never accepted.

MR. FERG: It was cancelled later. All right.

MR. CHERNIAK: The claimant further sets out that he constructed about 200 feet of Cedar covered ditching. He cleared six and a half acres and constructed about 200 feet of Cedar covered ditching. He dug three wells and he gives the depth of each of them and he planted about 25 mixed fruit trees. He then indicates item by item the buildings on the property, the year in which they were built and the estimated cost of same. Your Honour will note that these buildings were built in 1936 and 1937. His comment in Exhibit 1 is to the effect that the appraiser values the uncleared land at $20.00 per acre whereas he paid $50.00 per acre at a time when land was worth less than at date of sale by Custodian. He indicates also that the buildings were newer than the appraiser's estimate and that they were worth more. The appraiser shows a house ten years old and another house twelve years old whereas, actually, none of them were built more than seven year before. I am sorry, sir, I note that this appraisal was made in January 1944 so that it places the age of the house at 1934, which is only two years out. The claimant then goes on to state that he values the land and buildings at $5,000.00. He then makes mention of the fact that Murphy, who was the tenant, claimed to have cleared an acre of land and planted new crops and he goes on to to state that as the above is correct account

of the property when I left it, I don't understand this claim. Sine the Custodian credited the tenant with $123.00 from the sale, I received $1,282.00 from the sale. He had two and a half acres uncleared and he doesn't understand Murphy's contention that he cleared an additional acre in view of the fact that the appraiser shows in Exhibit 2, six and onethird acres cleared, two and two thirds uncleared.. Turning
10 for a moment to Exhibit 2 Your Honour, you will note that the appraiser locates this property at one and a half miles from Mission on a good gravelled road, open the year around. He sets out that it is a good average Mission small fruit farm. He points out that there is a plentiful supply of good water from a 35 foot cribbed well near the house. A Winter creek crosses the property about three quarters of the way back but is dry in Summer. He says it
20 has a good natural surface and sub drainage. He states it is decently fertile berry land. Your Honour will note that this form has much more detail than the form we are accustomed to getting.

THE COMMISSIONER: This is a different form?

MR. CHERNIAK: Yes, Your Honour, it is a more recent form. The S.S.B. have apparently improved on their form.

THE COMMISSIONER: Where does this information appear about Murphy?

30 MR. CHERNIAK: So far, Your Honour, it only appears

in the Claimant's Exhibit 1. The appraisal Exhibit 2 sets out the crop planted and states that all fruit is good bearing stuff. He further states that there are may local sales
n not too far away. Then there is the statement Gibbens to Goertz, 10 acres with 450 hens and a quantity of lumber at $2,000.00 buildings add. $850.00 - 1½ acres clear. Leaves land at $650.. Henhouses sold it. Miss Casselman purchased
10 4o acs. no bldgs. 2 yrs ago at $1200. 15 acs of it poor archard. Quite ffrankly Your Honour. I don't understand all this but since the appraiser will be available we will be able to get some details later on. Your Honour will note that the buildings have been shown valued at $1,295 on page 3 of the Exhibit but on page 4 only $1,000.00 of this $1,295.00 was added to the value of the land. I would ask my learned friend to produce from his file a memorandum signed by R.D.
20 Richardson, dated October 28th, 1943. I produce from the Custodian's file Your Honour the memorandum referred to dated October 28th, 1943, and is entitled File #4611 Memorandum File re: Shizuo Ayukawa Lot 4 of Part of S.E.¼, Sec 28 Municipality of Mission. It reads as follows "Mr. Stephen F. Murphy came to the office this morning to discuss his purchase, or rather his purported deal re purchase of above noted property. Present at the interview were Mr. Murphy, Mr. W.Anderson and
30- myself.

I informed Mr. Murphy that the Custodian was prepared to recommend the sale of this property to him for $2,030.00 cash (the appraised value). Mr. Murphy replied that he could not consider paying this amount as it was too high. He figured $1,500.00 was a good price. He then agreed that he had no further interest in buying but would endeavour to lease the property for 1944 from whoever purchased it, if and when a sale was made by the Custodian." And it is signed R.D. Richardson. In reference to Mr. Richardson's statement that he informed Mr. Murphy that the Custodian was prepared to recommend the sale of this property to him for $2,030.00 cash (The appraised value), I would ask my learned frined to produce that appraisal showing $2,030.00 and in the meantime I will tender this memorandum as an Exhibit. It would appear that there was a prior appraisal that was not shown to us.

(MEMORANDUM, DATED OCT 28/43, EXHIBIT 3.)

MR. FERG: Is that a letter from a solicitor?

MR. CHERNIAK: No, this is a memorandum of a member of the Custodian's office.

MR. FERG: This appraisal Mr. Cherniak is made on August 27th, 1943.

MR. CHERNIAK: I thought it was January, 1944?

MR. FERG: The Ramsay appraisal was made in August, 1943 and the Barnet appraisal was made in January, 1944.

MR. CHERNIAK: Yes, you are right. I notice also

there is a date on the plan showing September 10th, 1943. In any event, I would like to see that appraisal, Your Honour, of $2,030.00

THE COMMISSIONER: If it is available, yes. They might have been mistaken, they might have been trying to get a good price out of this man Murphy.

MR. CHERNIAK: Well, it is up to the Custodian to prove that, he makes the statement.

10 THE COMMISSIONER: Well, Mr. Ferg can tell us whether or not he has that memorandum on his file and if he hasn't he hasn't and you will have to try and get it out of them.

MR. FERG: There is a record here of where the Claimant offered this property to Murphy for $3,500.00 and Murphy refused to accept it claiming it was too high. I have got that for.

THE COMMISSIONER: No, I have it that this is some sort of an appraisal made by someone prior to

20 October 28th, 1943, and then there is the appraisal of August 27th, 1943. It is a peculiar situation. You still haven't got, Mr. Cherniak, the evidence of the tenant Murphy?

MR. CHERNIAK: I haven't ;roduced it yet Your Honour.

THE COMMISSIONER: I think, perhaps, this would be a good time to adjourn for ten minutes and in the meantime Mr. Ferg, you will have an opportunity to go through your file.

COURT ADJOURNED: 11.00, a.m.

30 COURT RESUMED: 11.10, a.m.

THE COMMISSIONER: Yes, Mr. Ferg.

MR. FERG: Your Honour, I produce from the master file an appraisal of this property made and reported in a letter dated October 23rd, 1943 and signed by E.A.B. Catherwood

(LETTER, APPRAISAL, EXHIBIT 4.)

MR. CHERNIAK: I would like to read this into the record Your Honour, it is a letter on the stationery of The London and Lancashire guarantee and accident Company of Canada, 626 Pender Street, W. Vancouver, B.C., Mission City, B.C. and is dated October 23rd, 1943, and reads as follows: "Department of the Secretary of State, Office of the Custodian, Vancouver, B.C.

Dear Sir:- Japanese Evacuation Section.

In reply to your telephone call and message to Mr. A.B.Catherwood re appraising Lot 4 of part of the S.E.¼ of Sec. 28 Tp.17, formerly owned by Shiziro Ayukawa, I beg to submit the following report:-

This farm comprises 9 acres situated on a Aouthern slope. 4 acres are cleared. There are 12 fruit trees, some raspberries and strawberries.

the land is worth about $70.00 an acre , or	630.00
There is a house 24 by 32 valued at	1200.00
and packing houses worth about	200.00
Total value	$2,030.00

Yours truly, E.A.B.Catherwood."

Your Honour will note that the appraisal here states that four acres of land are cleared and he

values the acreage at $70.00 per acre, which, I presume, is overall acreage. The S.S. Appraisal states there is 6.35 acres cleared. That is 2.5 acres more than the appraisal by Catherwood, Exhibit 4, and my estimation or assumption is that should the V.L.A. appraiser be correct then the value of the land would be even higher than as stated by the Custodian's Appraisal, Exhibit 4. I would also like to
10 point out the vast discrepancy in the value of the house. It is shown as $1,200.00 in Exhibit 4, and is shown as $850.00 in Exhibit 2, the S.S.B.Appraisal. I would like to put on record Your Honour, that this appraisal was not in the file which was given to us by the Custodian. Your Honour, there is considerable correspondence on the Custodian's file in relation to this $123.00 paid to the tenant. I don't know how much my learned friend would like to put in. I
20 am not considerably concerned myself whether it goes in or not but I think, for the record, the letters should be filed so that the Commissioner in finally considering this case should have access to them if he should so require them. I mean by that I think we can file them but we need only summarize them for the record. The only important one to be read into the record is the final one which sends the tenant a cheque for $123.00.

30 MR. FERG: I produce a copy of a letter dated 28th

July, 1944, addressed to Mr. Steve Murphy, 2203 Bellvue Avenue, West Vancouver, B.C., Dear Sir, Re: Shizuo Ayukawa. As arranged when you called at our office yesterday we are enclosing herein our cheque for $123.00 which you are accepting in full settlement of your claim for improvements made when you were the tenant on the Ayukawa farm property, Yours very Truly, F.G.Shears, Director"

10 MR. CHERNIAK: I will file that as Exhibit 5 Your Honour.

(COPY OF LETTER, EXHIBIT 5.)

MR. FERG: Is that the full amount of the Murphy claim?

MR. CHERNIAK: I think he claims more. There is a letter from a solicitor dated January 12th, 1944 setting out the work done and the claim. A subsequent letter dated March 20th, 1944 from the Custodian to Hal Menzies asking to investigate

20 the claim and there is a report from Menzies dated April 1st, 1944 giving his opinion and that the sum of $123.00 should be paid to Murphy. If my learned friend likes we can file those three letters as ine exhibit and that will tell the story?

MR. FERG: Yes.

MR. CHERNIAK: Then on behalf of my learned friend I will file those three letters referred to.

THE COMMISSIONER: Do you want them put in together?

30 MR. CHERNIAK: I think so, Your Honour, it is just

in the possibility that the Commissioner will require them.

(3 LETTERS, EXHIBIT 6.)

MR. CHERNIAK: It is our contention, Your Honour, that when a person puts improvements on a property belonging to someone else, he is not necessarily entitled to compensation for it. We are not arguing that, we are only saying that the sale price of the Claimant's land to him was $123.00 less than the Custodian received.

10

Q Mr. Ayukawa, I show you a typewritten statement headed 'Personal Chattels', was this prepared in accordance with your instructions?

A Yes.

Q And is that your signature?

A Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

20

A Yes.

MR. CHERNIAK: I tender the statement as Exhibit 7, Your Honour.

(PERSONAL CHATTEL STATEMENT, EXHIBIT 7)

MR. CHERNIAK: And on behalf of my learned friend I will file the Custodian's Analysis of personal property as Exhibit 8.

(ANALYSIS, EXHIBIT 8.)

MR. CHERNIAK: Your Honour will note from Exhibit 8 that a few of these items were sold; the vast majority were not accounted for, theft, etc., and

one appears as abandoned. The remarks by the Custodian on Exhibit 8 set out that certain goods were left with the tenant Murphy, other goods were left with Barnett, and Exhibit 8 further indicates that the goods that were left with Barnett were well accounted for and I assume that these were the goods that were sold at auction. They state however that on July 16th, 1943, Barnett advised the Custodian
10 that Murphy had informed him that some of the tools had been stolen. On April 5th, 1944 Mr. Barnett advised the Custodian that he had visited Ayukawa's property and found the place bare. No recovery of any chattels other than two chairs was made of any goods left in Murphy's care. Your Honour, I would like to ask my learned friend to produce a letter, a copy of a letter from the Custodian to Murphy, dated August 31st, 1943. I produce from the Custodian's
20 file, Your Honour, a carbon copy of a letter dated August 31st, 1943, dictated by R.P.Alexander and addressed to Mr. Stephen F.Murphy, Mission, B.C. It is a lengthy letter and I do not propose to read it all into the record but it refers to certain information requested of Mr. Murphy which he didn't produce. The third paragraph, which I would like to read into the record, is as follows:- "The intimation contained in this letter is without prejudice to the rights of the Custodian
30 to seek and obtain from you on behalf of the said

Shizuo Ayukawa adequate compensation for use by you of the property of Mr. Ayukawa for the period commencing from date of the termination of your lease dated April 15, 1942 together with a satisfactory accounting covering stock, tools, etc., left in your care by the said Shizuo Ayukawa", and the last paragraph reads as follows: "The only record we have of any concrete nature in this office in connection with the matter of
10 the possible sale by Mr. Ayukawa to you of the property in question is the statement you made in this office to the effect you definitely had not made any agreement with Mr. Ayukawa with a view to purchase and did not intend doing so. Consequently, we are at a loss to account for your continued occupancy of the premises and do not propose that the present situation continue. Yours truly, R.P.Alexander, Manager."

(LETTER, EXHIBIT 9.)

20 MR. CHERNIAK: I might indicate, Sir, that from Exhibit 8 all these goods were reported to and inventoried by the Custodian and there is no contention that the Custodian was not siezed of these goods. I would then like to refer your Honour to Exhibit 5 wherein the Custodian sent a cheque for $123.00 to the tenant on the 28th of July, 1944, a matter of some months after the Custodian ascertained that these goods were missing and a matter of possibly nine months
30 after the Custodian specifically stated to Murphy

that he would be accountable for these goods and, instead of this, the Custodian saw fit to send a cheque to Murphy for that amount.

Q Mr. Ayukawa, I show you a letter, can you identify this? A I don't read very much.

Q Well, do you recognize the letter, you can say so through the interpreter?

A Yes, I recall the letter.

Q What letter is that? A I cannot read

10 English.

Q I mean who wrote the letter?

A It is a letter from Mr. Barnett to myself.

MR. CHERNIAK: This letter, Your Honour, is dated December 30th, 1944 and is from Harry T.Barnett, the man referred to in Exhibit 8, the Custodian's Analysis, addressed to Mr. S.Ayukawa and family. I am tendering this as an Exhibit and I am hoping that we will be able to produce Mr. Barnett at the adjourned hearing.

20 (LETTER, EXHIBIT 10.)

MR. CHERNIAK: I would only like to read the closing portion of this letter "I am sorry Murphy was allowed to remove the other stuff. I tried to get the Custodian to check up on him but it didn't do any good. Its all a pretty bad affair but one cannot fight the authorities in a time like this. We just have to take it. I hope you are all keeping well." And it is signed "Yours sincerely Harry T. Barnett."

30 CROSS EXAMINED BY MR. FERG:

MR. FERG: It is submitted, Your Honour, that the real property sold at its fair market value and that the chattels claimed for, that the prices are excessive and unreasonable.

Q Is that your house that you are claiming for in your claim? A Yes.

Q Is it a fair picture? A Yes.

MR. FERG: I will file that, Your Honour, as Exhibit 11.

10 (PHOTOGRAPH, EXHIBIT 11.)

Q You didn't own this property, this real property that you are caliming for, absolutely?

A A cousin of my wife was using the land but I was the owner of the whole property.

Q I show you a letter, is that your signature?

A Yes.

Q And that is your letter? A That is my signature.

MR. FERG: I will file this, Your Honour.

20 (LETTER, EXHIBIT 12.)

MR. FERG: This is a letter from the Claimant to the Custodian, dated November 12, 1945 and is written from Tashme, B.C. It is as follows: "Dear Sir, Your File No. 4611. In reply to your letter dated 26th Ulto. regarding to Yokichi Aihoshi's portion of interest on lot 4 of part of S.E.¼ Sect 28, Tp. 17, Map 5727, Municipality of Mission, B.C. I wish to state that Mr. Y. Oihoshi has undivided interest of

30 one third of above mentioned property, and that

one third of the sale price of this property be credited to Mr. Y. Aihoshi. Yours truly, S. Ayukawa."

Q Is that correct that your cousin has a third interest in your place? A Yes, I agreed to that

Q ¼ And you are making a claim now on his behalf as well as your own? A Yes.

Q So that in any final adjustment of this claim it will be alright if the Custodian or the Government, in the event that there is anything realized from this property or claim, it will be alright for the Government to pay one third of it to Aihoshi?

A No, I do not desire the Government to pay Mr. Aihoshi

MR. CHERNIAK: There is a whole story behind it.

MR. FERG: He claims that he owns one third of the property - - -

THE WITNESS: No, Mr. Aihoshi never paid in one cent but I felt sorry for him and let him have one third of it.

MR. FERG:

Q In other words then, the Claimant owns the property?

A Yes, and it was registered in my name.

Q It is all registered in your name and you gratuiously let Aihoshi use one third of the property?

A Yes.

THE COMMISSIONER: Do you know anything about it Mr. Cherniak?

MR. CHERNIAK: No, but it might have something to do

with the buildings your Honour. I can question him about it later

THE WITNESS: Mr. Aihoshi is deceased now and he has a daughter in Japan, so if arrangements can be made for this girl - she is Canadian born, sent to Japan before the War started, and if settlement can be given to her it is alright.

MR. FERG: That is an important element. Your Honour, the terms of reference does not provide for claims of any Japanese persons living outside of Canada. The terms of reference only cover cases for residents residing in Canada.

THE COMMISSIONER: This Aihoshi, where does he live now?

MR. FERG: He is dead now but his daughter is residing in Japan and the Claimant says he is prepared to permit one third of this claim to go to Aihoshi's heir.

MR. CHERNIAK: He is saying if it can be arranged.

MR. FERG: Do you wish to withdraw your direction to the Custodian then?

THE COMMISSIONER: He is still supporting this girl in Japan?

MR. CHERNIAK: I did withdraw this instruction. I think it is possibly a matter of law and it should be explained to the Claimant as to whether or not he has the right to withdraw it or whether or not he ought to withdraw it.

MR. FERG: I think we ought to determine whose is

this property.

MR. CHERNIAK: Yes and if the indication is part of this property is not his then we cannot claim for that portion which is not his. We cannot claim because if it is Aihoshi's daughter's, and if the daughter was not a resident of Canada in July, 1947, then she cannot make a claim for that portion. I think we ought to find out from the Claimant what
10 was his and what was not his and then it is just a matter of calculation for the Commissioner to decide the value of his portion.

MR. FERG: Here is the position we are in, Your Honour, here is a document - - -

THE COMMISSIONER: Well, that speaks for itself

MR. FERG: And the Claimant definitely and specifically says "In reply to your letter dated 26th Ulto. regarding to Yokichi Aihoshi's portion of interest on Lot 4 of Part of S.E.¼ Sect. 28, T.P.
20 17, Map 5727 Municipality of Mission, B.C. I wish to state that Mr. Y. Aihoshi has undivided interest of one third of above mentioned property, and that one third of the sale price of this property be credited to Mr. Y. Aihoshi."

THE COMMISSIONER: Well, it speaks for itself.

MR. FERG: All right, Your Honour, we will leave it at that

Q You say you had how many acres of land cleared on the property? A About six and a half
30 acres.

Q And you rented this property yourself to Mr. Murphy? A Yes.

Q That is Stephen Murphy? A Yes.

Q Do you know that after you rented it sometime that Stephen Murphy claimed you had grossly misrepresented the cleared acreage?

MR. CHERNIAK: That should be in crop.

MR. FERG:

Q You claimed you had five acres in strawberries?

10 A He had rented one acre of strawberries.

Q He claims in his Real Estate claim that he had five acres of strawberries on the farm?

A Yes.

Q And Mr. Murphy claims that you had misrepresented the acreage in crop? A He had one acre besides his own property and that was in strawberries and Mr. Murphy got that too.

Q Mr. Murphy says that you rented to him the crop and he claims that you had exceeded the crop

20 acreage by 2.25 acres? A There was a Company by the name of Pacific Co-op Union and there was a representative from that Company that came down when I was renting the land to Mr. Murphy and they helped me estimate the acreage.

Q And was it on their estimation that you put in the lease that Murphy had so many acres in crop? A Yes, and we all went to the lawyer named Campbell and drew it up.

30 Q Now, when you leased the property you also leased

your chattels with Mr. Murphy and left them with him? A Yes, I left the chattels that was essential to run the farm with Mr. Murphy and the other things I left in the care of Mr. Barnett.

Q And the things that you are now claiming for you left with Mr. Murphy?

A Yes, there is a few articles with Mr. Murphy.

Q Now the things that you are claiming for in your claim you left with Mr. Murphy?

10

A Yes.

Q You didn't make an independent valuation of this property yourself; you didn't have an independent valuation made of the property?

A No.

Q And the valuations you have put in both your Real Property Claim and your Personal Property Claim are your own estimates?

A Yes, that is my own estimate.

20

Q You tried to make a deal with Mr. Murphy for the sale of this property? A Yes.

Q What did he finally offer you for it?

A I offered to sell for $3,550.00 and Murphy was trying to raisethat cash but he was unable to do it.

Q Did he ever make you an offer?

A He was willing to pay that price.

Q Did you have a discussion with Mr. Murphy's solicitor, Mr. James Campbell about the property?

30

A Yes.

Q And you say that Mr. Murphy agreed to give you $3,500.00 if he could raise the money?

A Yes.

Q Well, now, I will read to you - this letter from James Campbell, Murphy's Solicitor, to the Custodian dated 18th October, 1943.

MR. CHERNIAK: Does my learned friend propose to produce Mr. Campbell at the hearing?

MR. FERG: I am not putting the letter in.

10 THE COMMISSIONER: You are putting in information and it is not from this man, it is from a man called Campbell who you stated is Murphy's solicitor, offering the Custodian a certain sum of money and it would indicate, I suppose, Campbell or Murphy's idea of the value of the property and Mr. Cherniak asked, before any information is read into the record, whether or not Mr. Campbell or Mr. Murphy himself will be available for cross-examination.

20 MR. FERG: Well, we have the evidence of the Claimant that Murphy offered him, or was agreeable to pay him $3,500.00 if he could raise the money, now there is a statement in this letter as follows -

MR. CHERNIAK: This is the way I feel about this, Sir, if Mr. Ferg asks him if Mr. Campbell told him something and he says 'Yes' or 'No', it will go on the record - - -

THE COMMISSIONER: I don't think a letter of that description should go in.

30 MR. FERG: I will come at it this way then, Your

Honour.

Q Witness, you say you saw Mr. Campbell about Mr. Murphy's desire to purchase the property?

A Yes.

Q And do you remember, did Mr. Campbell ever tell you that your price of $3,500.00 was out of all reason? A No, he never said that.

THE INTERPRETER: He is only a lawyer; he says Mr. Campbell was my lawyer and he was Mr. Murphy's lawyer too.

MR. FERG:

Q And being only a lawyer he didn't do much about it I suppose? Did Mr. Campbell ever explain to you that $3,500.00 for this property was too high? A No.

MR. FERG: That is all Your Honour.

RE-EXAMINED BY MR. CHERNIAK:

MR. CHERNIAK: Your Honour, I think I ought to ask my learned friend to produce the inventory of the chattels taken by the Custodian in view of the fact that he raised the point as to whether they were included in the lease or not. I will file this inventory dated July 28th, 1942

(INVENTORY, EXHIBIT 13.)

MR. CHERNIAK: I would like to point out, Your Honour that the Custodian himself inventoried certain goods on the property, certain goods in the care of Mr. Barnett and certain goods which were kept in Mr. Murphy's own house.

MR. CHERNIAK:

Q Mr. Ayukawa, you say you bought this property yourself without any assistance from Aihoshi?

A I was the one that bought the property.

Q Now you say you allowed Mr. Aihoshi to use a portion of this property, is that correct?

A Yes.

Q Was that a part of the land that was separate from yours or was that intermingled with yours?

10 A At the end.

Q Does that mean, for example, I don't know, but do you mean possibly the South end?

A Yes.

Q I am looking at the map in Exhibit 2 and I see there is a creek more or less cutting across and leaving approximately one third to the South and two thirds, approximately, to the north?

A There is no water in it, it is just a sort of road.

20 Q Can you indicate, in relation to the creek what portion was used by Mr. Aihoshi?

A The South East side.

Q That would be the Southeast corner of your property? A Yes.

Q Can you indicate the approximate acreage?

A This was bush inbetween this portion and my portion.

Q There was bush between your portion on the North and the portion he used on the South?

30 A Yes.

Q Can you indicate, roughly, how much was used by Aihoshi in acreage?

A He had about two acres cleared.

Q Now, were there any buildings on this land which were built by Mr. Aihoshi?

A Yes.

Q What buildings were there? A There were two buildings on the South side. Mr. Aihoshi had four buildings.

10 Q Would there be two pickers housxs and two pack sheds? A Two picker houses, his own house and a wood shed.

MR. CHERNIAK: In Exhibit 2, Your Honour, the Custodian's apprai sal made by the Veterans Land Act, they indicate on the South section that there is as follows; two pickers houses and two pack sheds.

THE COMMISSIONER: There is a wood shed marked on there.

20 MR. CHERNIAK:

Q And those buildings belonged to Aihoshi?

A Yes, I built the buildings myself because I am a carpenter.

Q But you considered they belonged to Aihoshi?

A Yes.

Q This letter that you wrote to the Custodian saying that one third was Aihoshi's, did that come in response to any inquiry by the Custodian?

A No, Mr. Aihoshi apparently signed a repatriation

30 form and I wanted him to take some money and that

is the reason I wrote the letter.

Q The reason you wrote the letter was because you wanted Mr. Aihoshi to have some money to take back to Japan? A Yes.

Q Did Mr. Aihoshi go to Japan?

A No, he died.

Q When did he die? A October 18th, 1943 - no, when the War ended.

Q How many years ago? A Just three I think, when the War ended.

Q The War with Japan? A Yes.

Q It was after the War ended that he died?

A Yes.

Q Where did he die? A Tashme, he died of a heart attack

Q Did you get the full price for your property or was a certain portion of it retained for Mr. Aihoshi's interest? A Yes, a certain portion was set aside for Aihoshi.

Q Was Aihoshi related to you? A Yes, he is the cousin of my wife.

Q How long had he lived with you?

A Over ten years.

Q And you say the reason you wrote this letter was to see to it that Mr. Aihoshi had money with which to go back to Japan?

A Yes, he had one daughter in Japan and I thought he needed the money.

Q Did you, in your recollection, ever give to Mr. Aihoshi or to anyone else any document transfer-

ring part of this land to Mr. Aihoshi?

A No.

THE COMMISSIONER: He says he only got two thirds of the amount realized.

MR. CHERNIAK: Yes, Your Honour, I don't know the details of it. They may have appointed an official guardian or, because the daughter is in Japan, they may have turned it over to the Custodian of Enemy Aliens. The daughter is not an alien though because she was born in Canada. I wonder if my learned friend has Aihoshi's J.P.Form and maybe we can see if Aihoshi was ever registered as owner of this land.

Q Is this your signature Mr. Ayukawa?

A Yes.

Q I produce from the Custodian's file, the Claimant's J.P.Form with a sheet attached to it, two sheets attached to it, one entitled 'List of property owned by Shizuo Ayukawa; the other one entitled'additional registration"

(J.P.FORM , EXHIBIT 14.)

MR. CHERNIAK: The property with which we are dealing with is set out in the statement of real property owned. The number of buildings are shown; the particulars of $2,000.00 worth of insurance are given here, and clause 9 states "3 acres rented to Y.Ihoshi, next door neighbor", and the spelling here is I/H/O/S/H/I. In regard to the additional registration memo attached to

the J.P.Form, there is the statement that Mr. Ayukawa "As now arrived in Hastings Park and informs us he has sold his house and land for $3,550.00 to Mr. S.F.Murphy, Mission, B.C., Mr. Campbell (Layer) at Mission has the details." There is also a pencilled notation dated 29/6/42 "Mr. Murphy advised this not so", and the initials R.D.R. Thank you Your Honour, that is all.

MR. FERG: Your Honour, could I just file the assessment notice. I will file the assessment of the Corporation of the District of Mission, British Columbia for the year 1943. The land is valued at $360.00 and the value of the improvements is $750.00.

10

(ASSESSMENT NOTICE, EXHIBIT 15.)

PROCEEDINGS ADJOURNED SINE DIE

Certified to be a true and accurate transcript.

(MARK H. PEARCE)
OFFICIAL REPORTER

20

I, the undersigned Sub Commissioner hereby certify that the foregoing 28 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

(SUB-COMMISSIONER)

30

Case 884 NOV 28 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

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

(1) NAME AYUKAWA Shizuo (RCMP) Reg. No. 13657
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. #1, Mission, B.C.

(3) Present Address 708 Jefferson Avenue, Winnipeg, Manitoba

(4) REAL ESTATE (South side of Cherry St.)

(a) Street Address (if any) R.R. #1, Mission, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
9/20 S.E. Quarter, Section 28 of Township 17 Block 4 in the District of New Westminster.

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business
(iii) Business
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 5,000.00
(v) Amount at which Custodian sold property and credited your account - - $ 1,190.99 1282.
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3,809.01 3718.

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Picker houses and Mr. Murphy's R.R. #1, Mission, B.C.

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

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

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") .....

registered with Custodian

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

1. ..... Estimated Value $.....
2. ..... Estimated Value $.....
3. As per list attached - ~~no money received~~ Estimated Value $.....
4. $28.90 Estimated Value $.....
5. ..... Estimated Value $.....
6. ..... Estimated Value $.....
7. ..... Estimated Value $.....
8. ..... Estimated Value $.....
9. ..... Estimated Value $.....
10. ..... Estimated Value $.....

TOTAL CLAIM FOR PROPERTY LOSS $ 131.80 102.90

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 3,940.81

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

Winnipeg

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

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

DOMINION OF CANADA)
Province of Manitoba)
TO WIT:)

I, Shizuo Ayukawa of the City
of Winnipeg in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Winnipeg)
in the Province of Manitoba)
this 15th day of November)
A.D. 1947.)

S. Ayukawa

A BARRISTER AT LAW ENTITLED TO PRACTISE IN THE PROVINCE OF MANITOBA.

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

AM

AYUKAWA, Shizuo, Reg. No. 13657

3 Heaters	4.50
Kitchen table	2.00
Bed	2.00
Bedstead	2.00
Homemade Bunk	2.00
Dining table	3.00
Kitchen chair	1.00
Cook stove	2.50
Kitchen cabinet	2.00
Kitchen cupboard	3.00
Wardrobe	20.00
2 Platform scale	20.00
Roll Raspberry wire	4.00
Iron block and chain	3.50
3 Peaveys	4.50
5 Cross cut saws	20.00
5 small Sickles	4.00
Mantle Lantern	.50
Kitchen table withdrawers and bins	3.00
6 Kitchen chairs	4.80
1 Kitchen table	3.00
Writing desk	8.00
Homemade bed	1.00
Rocking chair	4.00
Kitchen cabinet	4.00
1 Bed	3.50
TOTAL	$ 131.80

Takenfrom list of chattels dated August 28, 1942.

AYUKAWA, SHIZUO
(Claimant's Name)

REAL ESTATE
(Farm Land)

13657
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	2½ acres						
~~Cultivated not planted~~							
Cultivated and ~~not~~ in crop		September 1936	Canada Permanent Co,	$450.	All bush	None	Land and Bldgs. $5,000.00
List Crops							
Strawberries	5 acres						
Raspberries	1 acres						
House & Grounds	½ acres						
Total	9 acres						

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

Description	When Made	Cost
Cleared 6½ acres.		
Constructed about 200 feet of Cedar covered ditching.		
Dug 3 wells - 35 ft. 45 ft. & 50 ft. deep.		
Planted about 25 mixed fruit trees.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ Cost
House	24 x 32	Frame on Posts	1936	Bought material and own and hired labour				$1,300.00
Pickers House	12 x 32	" "	1936	Bought material and own and hired labour				400.00
Henhouse	16 x 16	" "	1937	Bought material and own and hired labour				200.00
Woodshed	16 x 24	" "	1936	Bought material and own and hired labour				400.00
Bathhouse	6 x 8	" "	1936	Bought material and own ~~and~~ labour.				50.00
Pickers House	12 x 18	" "	1936	Bought material and own and hired labour				600.00
Pickers House	12 x 14	" "	1937	Bought material and own and hired labour				200.00
Pack Shed	12 x 15	Boards	1937	Estimated cost				50.00
Several other small sheds.								

Comments re Appraiser's report not covered by above information: The appraiser values the uncleared land at $20.00 per acre whereas I paid $50.00 per acre at a time when land was worthless than at date of sale by Custodian. The buildings were newer than the Appraiser's estimate and were worth more. In my opinion the fair market value at date of sale was at least $5,000.00. According to the Custodians file the tenant Murphy claimed to have cleared an acre of land and planted new crops. As the above is a correct account of the property when I left it, I don't understand this claim. Since the Custodian credited the tenant with $123.00 from the sale, I received $1,282.00 from the sale.

EXHIBIT No. 884-1
DATE Sept. 9/48
FILLED BY Claimant

Shizuo Ayukawa
Signature

BC-687-P
BC-2672-B

EXHIBIT No. 884-2
DATE Sept. 9/46
FILLED BY Claimant

VETERANS' LAND ACT
FARM APPRAISAL REPORT

R.O. New Westminster
R.O. File Gen. 28
D.O. 28.918
D.O. File

Japanese ~~Veteran's~~ Name Shizuo AYUKAWA

Legal land description Lot 4 of Part of SE¼ of Sec. 28, Twp.17, Map 5727, Municipality of Mission N.W.D. Acreage 9.00

Vendor's Name Address Mission, B. C.

Municipality, Township or Parish Mission County Westminster, B. C.

Nearest rail point Mission 1½ Miles. N.S.E.W.; Market Town Mission 1½ Miles.

Predominating nationality British Religion Protestant Nearest churches, denominations and distances All denominations Mission Schools: Public 1½ Miles; High 1½ Miles

Employment opportunities Seasonal berry work. Usual town jobs at Mission. Some lumber mill and bush work 7 or 8 miles away but not easy to get except when labour is short. Some cannery work at Mission.

How did you identify this property? Map, roads. Pacing from known point one

Roads: Has property access to main road; kind of road and condition. Is road open in winter?
On good gravelled road - open the year around.

Is farm average, above or below average and why? Good average Mission small fruit farm.

Fencing, kind and condition No fencing.

4611

Establish ownership line fences by confirming with neighbours No fences.

Water supply (give details) Plentiful supply of good water from 35' cribbed well near house. Winter creek crosses property about ¾ way back but is dry in summer.

Drainage (natural or tile). Is it adequate? Good natural surface and sub drainage.

Fertility and Tillage (describe) Decently fertile berry land. Till this year well tilled but gone back this year. 2.5 acres strawberries planted in 1942. All fruit as shown on sketch is good bearing stuff.

Weeds (names and extent) Little in way of noxious weeds. Considerable smartweed.

Average yield per acre (hay and grain) Property would yield good average yields for district

State type of farming most suitable Small fruit and poultry.

Quote any recent sales of farms in locality. Many local sales not far away. Gibbens to Goertz 10 acres with 450 hens and a quantity of lumber at $2000 buildings add. $850.00 - 1½ acres clear. Leaves land at $650. Henhouses sold it. Miss Casselman purchased 40 acs. no bldgs. 2 yrs. ago at $1200. 15 acs. of it poor orchard.

How long has present owner held or operated farm?

Describe rights or easements, if any. Municipality know of none but state for certain knowledge Registry Office would have to be consulted.

Is telephone or electricity installed or available Light is available.

State assessment $ Land $360 Imp'ts. $750 State annual land and school taxes; give names of taxing authorities General $12.96, School $8.10, Mission Municipality.

Detail other taxes or charges such as irrigation, dyking, drainage, ditch, etc. (and in Quebec—church); give names of taxing authorities none.

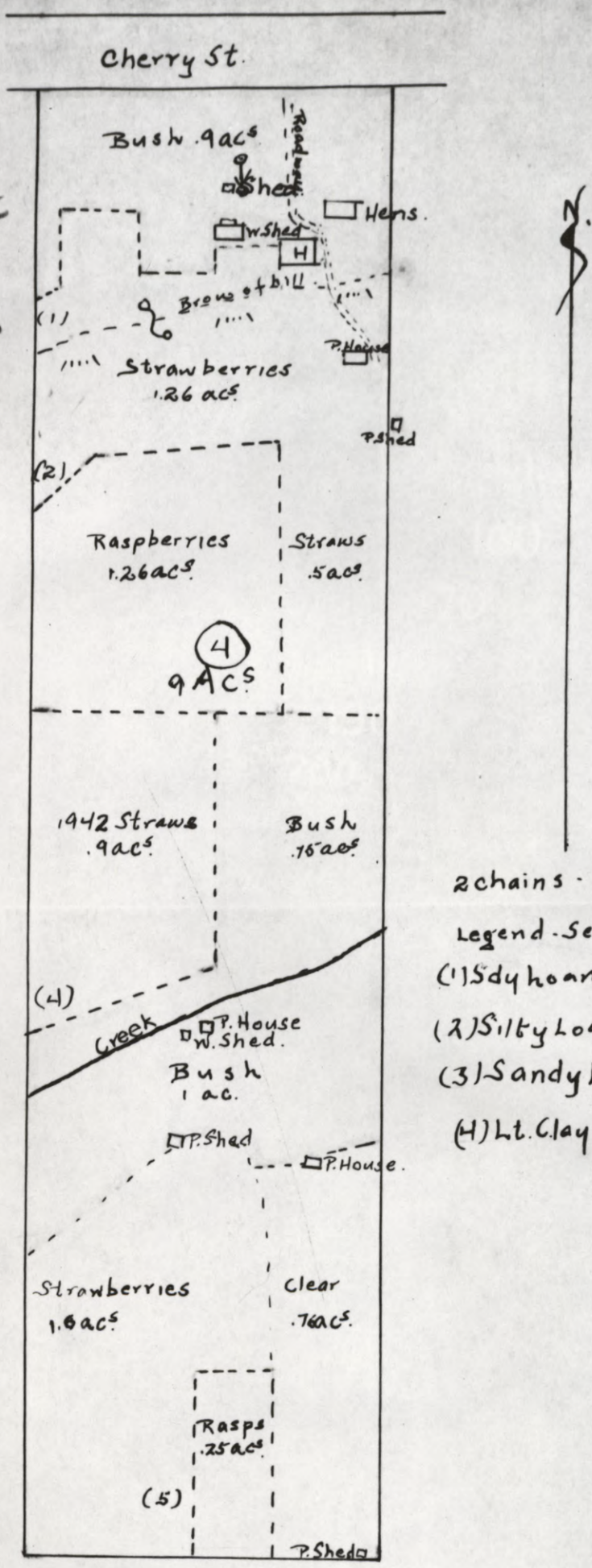
Describe any special features (gravel pit, lake frontage, creeks or rivers, timber, entrance to farm from public road, etc.)
Land slopes off sharply from brow of hill south of house. Place has quite a bit of fairly newly cleared land now planted to strawberries.

LAND VALUE AND CLASSIFICATION

Acres	CULTIVATED LAND					Value per acre $	Total value $
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Kind and quality of crop			
6.35	Undulating except for 1 hill.	Sandy Loam 12"	Silty Clay	Berries (Good)		60	381.00
	AREA WHICH CAN BE CULTIVATED WITHOUT COST OTHER THAN FOR BREAKING						
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	State why not broken previously			
	AREA WHICH CAN BE CULTIVATED AFTER A REASONABLE AMOUNT OF CLEARING TIMBER, STONES, DRAINAGE, ETC.						
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Nature of reclamation necessary	Reclamation cost per acre $		
2.65	Undulating	As above	As above	Bush	125	20	53.00
	AREA UNSUITABLE FOR CULTIVATION						
	Character of land; e.g., hilly, swampy, rocky		Nature of timber, if any, and whether marketable				
9.00	Total acreage		Total value of land including fencing and water supply				434.00

Lot 4 of part of 34 of Sec 28, Tp.17, Map 5727, Mun. of Mission, N.W.D.
(Shizuo AYUKAWA)

This sheet to be inserted on Be/687-P Page 3.



2 chains - 1 inch.

Legend - See undersheet.

(1) Sdy loam 8" on Lt Cl. Silt.

(2) Silty Loam 10" on Fine Silt.

(3) Sandy Loam 12" on Silty Sand.

(4) Lt. Clay loam 11" on Lt. Cl. Silt.

Chilliwack, B.C.
Sept. 10, 1943

R. L. Ramsay

R.O. New Westminster R.O. File Gen. 28 D.O. D.O. File

Land description Lot 4 of Pt. of SE¼ of Sec. 28 Twp. 17, Map 5727 Ac 9.00
Mission N.W.D.

BUILDINGS: Particular care must be taken in examining and reporting on foundation, sills, roof, etc.

Buildings	Size	Height in feet	Material	Foundation	Roof: type and condition	Age of bldg.	State of repair of bldg.	Present value $
House	24 x 32	13	Frame	C.Posts	Shgle.	10	Good	850.00
Pickers House	12 x 32	10	Frame	C.Posts	Shgle.	5	"	125.00
Henhouse	16 x 16	10	"	"	"	9	"	70.00
Woodshed	16 x 24	9	"	"	"	8	"	100.00
Also a valueless 6x8 bathouse on north section of place.								
On the South section there is as follows (all old):								
Pickers house	12 x 18	11	Frame	C.P.sts	Shgle	12	Fair	100.00
" "	12 x 14	10	"	"	"	old	Poor	50.00
Pack Shed	12 x 15	Board	roof					nil
" "	Small	"	"					"
There is also a valueless wood shed								
On north section there is a pack shed serving fruit area but it is on next property to west.								
							Total value of buildings	1295.00

State peculiar features of bldgs. if any House quite good. Upper bldgs. generally fair but lower ones poor and rather too far away to be of much use.

Are bldgs. painted? no Condition of paint - Describe needed repairs and approximate cost Serviceable now in their cheapish way.

Give word picture of house, inside and out, including heating and basement if any House set up rather high on posts, sided out, shiplap covered with building paper in, double floors 8' ceilings, V-joint 4'up walls inside, 6 fairly decent rooms, upstairs could be made into 2 rooms, unfinished now.

No. of rooms: downstairs 6 upstairs nil How finished shiplap in with 4' V-joint from floor, covered with building paper.

Describe chimneys Brick to ground Distance from nearest bush 85' Is there any fire hazard near bldgs.? Wood shed 24' What bldgs. have lightning rods? none

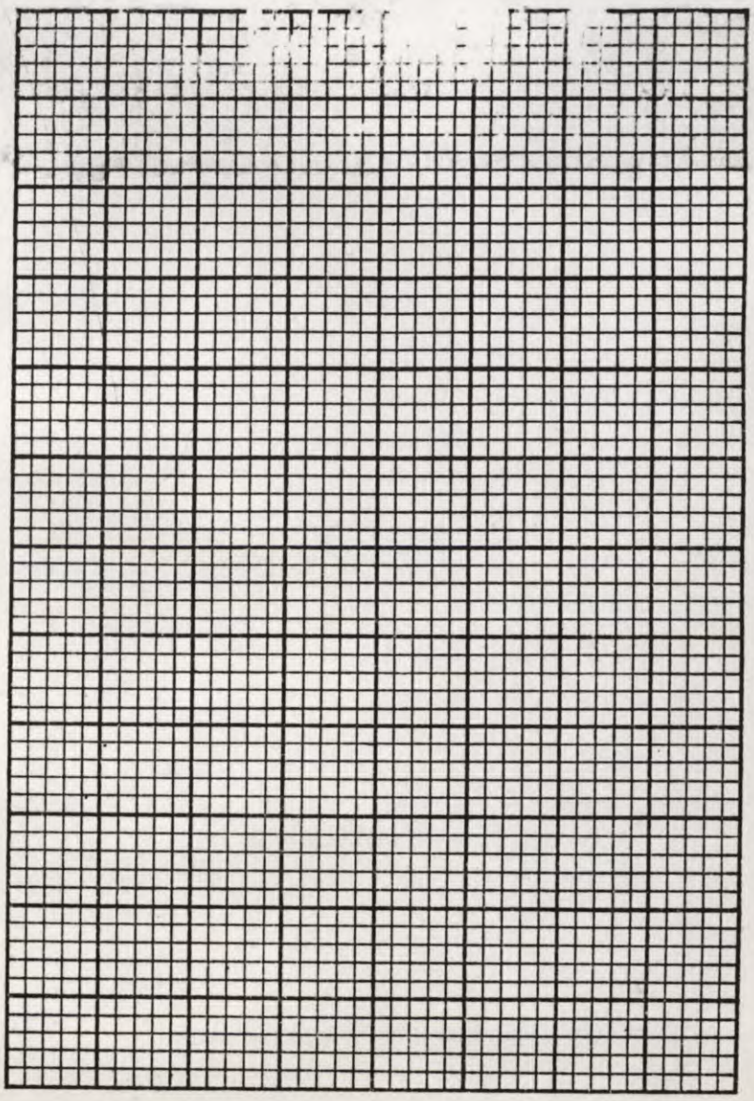
Is there hay fork, track, car and rope, in barn? No barn

Scale: inches to mile.
(Appraiser should fill in scale used in attaching diagram)

LEGEND

Cultivated area	- yellow outline
Cultivable after clearing and/or breaking	- green outline
Waste	- leave white
Steep slopes	-
High knolls	-
Fence: barbed wire	- x—x—x—x
Fence: woven wire	- o—o—o—o
Fence: rail, stump, etc.	- "—"—"—"—"
Buildings: house	- [H]
barn	- [B]
granary, etc.	- [G]
Well	- ⊙
Soil test holes:	- (1)
	- (2)
	- (3) etc.
Trees:	- x x x x x x x x x x x

Diagram insert to be attached



Indicate north by arrow N ↑

SUMMARY OF VALUES

Value of land, including fences and water supply ..... $ 434.00

Value buildings add to land ..... $ 1000.00

Value tree and bush fruits add to land ..... $ 10.00

Total value of property ..... $ 1444.00

Do you consider this property suitable for full time farming under the Veterans' Land Act? (If not, why)

Suitable for small fruit full time and with added poultry buildings this line could be developed. Might be combined with Fukami alongside to make an 18 acre mixed farm.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and history of the farm it is my opinion that its value is $1434.00

Date of inspection Aug. 27th, 1943. Appraiser R. H. Ramsay

We have considered the above appraisal and all available information regarding the property. In our opinion its sound value, under present conditions, is $.....

We consider this property (insert suitable or unsuitable)..... for the purposes of the Veterans' Land Act. We recommend that it be purchased within the following price range $..... to $.....

Remarks.....

Date..... 19..... Chairman, Regional Advisory Committee.....

(*Chairman and at least one member of Committee must sign this statement*) Member, Regional Advisory Committee.....

Member, Regional Advisory Committee.....

District Office review.....

Reviewing Officer.....

District Superintendent's decision Approved for purchase at $1405.00.

Date Jan 18th 44 19..... District Superintendent J. T. Garrett

File #4611 October 28, 1943.

MEMORANDUM - FILE

Re: Shizuo AYUKAWA

Lot 4 of Part of S.E.$\frac{1}{4}$, Sec. 28
Municipality of Mission

Mr. Stephen F. Murphy came to the office this morning to discuss his purported deal re purchase of above noted property. Present at the interview were Mr. Murphy, Mr. W. Anderson and myself.

I informed Mr. Murphy that the Custodian was prepared to recommend the sale of this property to him for $2,030.00 cash (the appraised value). Mr. Murphy replied that he could not consider paying this amount as it was too high. He figured $1,500.00 was a good price. He then agreed that he had no further interest in buying but would endeavor to lease the property for 1944 from whoever purchased it, if and when a sale was made by the Custodian.

R. D. Richardson

RDR/MFP

EXHIBIT No. 884-3
DATE Sept. 9/48
FILLED BY
Claimant.

THE LONDON & LANCASHIRE GUARANTEE & ACCIDENT Co.

The London & Lancashire
GUARANTEE & ACCIDENT COMPANY
OF CANADA

BRITISH COLUMBIA & ALBERTA BRANCH
J.E.ROSE, MANAGER

626 PENDER STREET, W.
VANCOUVER, B.C.

EDITH A. B. CATHERWOOD
RESIDENT AGENT

MISSION CITY, B. C.

EVACUATION SECTION
Rec'd OCT 25 1943
File No.
Ans.
Referred

October 23rd.1943

Dept. of the Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:- Japanese Evacuation Section.

In reply to your telephone call and message to Mr. A. B. Catherwood re appraising Lot 4 of part of the S. E. ¼ of Sec. 28 Tp. 17, formerly owned by Shiziro Ayukawa, I beg to submit the following report:-

This farm comprises 9 acres situated on a Southern slope. 4 acres are cleared. There are 12 fruit trees, some raspberries and straw berries.

The land is worth about $70.00 an acre, or	$630.00
There is a house 24 by 32 valued at	1200.00
And packing houses worth about	200.00
Total value	$2030.00.

Yours truly,

E.A.B.Catherwood.

E.A.B.Catherwood.

EXHIBIT No. 884-4
DATE Sept. 9/48
FILLED BY Claimant

4611

28th July, 1944.

Mr. Steve Murphy,
2203 Bellvue Avenue,
West Vancouver, B.C.

Dear Sir:

Re: Shizuo Ayukawa.

As arranged when you called at our office yesterday, we are enclosing herein our cheque for $123.00 which you are accepting in full settlement of your claim for improvements made when you were the tenant on the Ayukawa farm property.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

encl.

EXHIBIT No. 884-5
DATE Sept. 9/48
FILLED BY
Claimant

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Sun Life Insurance
Company's Agencies

Office Phone 105 — The Oldest Established Agency in the District — Residence Phone 63M

Hal Menzies

REAL ESTATE and INSURANCE

«« HANEY, B.C. »»

Notary Public
Conveyances
Loans and Appraisals

April 1, 1944.

EVACUATION SECTION
Rec'd APR 3 1944
File No. 464
Ans. ✓
Referred Shiare

Mr. F. G. Shears, Director,
Office of the Custodian,
509 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Shizuo Ayukawa
Lot 4, Part of S.E. ¼ Sec. 28,
Municipality of Mission

Following instructions contained in your letter of March 20th. I have at last obtained an opportunity to interview Mr. Murphy and Mr. Campbell and have inspected the property.

I find that Mr. Murphy has evidently done considerable work preparing the gound and planting approximately two acres in new raspberries and strawberries from which he received no benefit on account of the fact that he was not permitted to purchase or further lease the property as he had been promised. That he paid to S. Ayukawa and his family the sum of $246.00 for assistance in clearing and planting this new ground. Mr. Murphy claims that with two men and a team he did further work, amount of $169.50, on this new crop and including topping and cultivating other crop in the fall of 1943 making a total of $415.50. But, as a considerable portion of this work would ordinarly be done by a 'one year ' tenant and assuming that the 1942-43 crop season had been normal Mr. Murphy would have recovered some returns from this work. Mr. Murphy must have known that his arrangements with Ayukawa was subject to some uncertainty owing to the circumstance and to the necessity for obtaining the confirmation of your office.

It would appear that S. Ayukawa was paid $246.00 by Mr. Murphy for work for which Mr. Murphy received little or no benefit owing to the fact that

EXHIBIT No. 884-6
DATE Sept. 9/88
FILLED BY Claimant

Ayukawa was unable to fullfill his part of the bargain to sell the property to Mr. Murphy.

I think we must assume that the improvements made by Mr. Murphy undoubtedly enhanced the sale and rental value of the property for which Mr. Murphy claims he was willing to pay $1,500.00 or rent for a further period.

I would therefore suggest that as Mr. Murphy had already paid to S. Ayukawa $625.00 as rent that he is entitled to recover from S. Ayukawa at least half of what he paid for work on the new plantings that would amount to $123.00 and would be equivalent to the enhanced value of the property due to the improvements.

Yours truly,

Hal Menzies

File

4611

20th March, 1944.

Hal Menzies Esq.,
Haney, B.C.

Dear Sir:

Re: Shizuo AYUKAWA
Lot 4, Part of S.E. ¼ Sec. 28,
Municipality of Mission.

The following is what I have written into the Minutes in regard to the above property:

"This property was included in the sale made to The Director, The Veterans' Land Act. The tenant, Mr. S.F. Murphy, claims to have made improvements to the extent of $415.50. Such improvements were made prior to the appraisal which formed the basis of the deal with the Veterans' Land Act.

It was arranged that Mr. Menzies would interview Mr. Murphy and view the land and report to the Custodian whether any consideration should be allowed Mr. Murphy. Any allowance made would necessarily have to be paid by Shizuo Ayukawa out of the proceeds of the sale to the Veterans' Land Act."

The letter received from Mr. J.M. Campbell in regard to this matter reads as follows:

"S.F. Murphy called on me some time ago and states that he has a claim in connection with the Ayukawa farm for work done on the assumption that he was buying the land and improvements made on that understanding.

Murphy cleared one acre and planted one and one-half acres of new strawberries and one acre of new raspberries. On this work his out of pocket expenses alone, amounted to $415.50.

This last fall 1943 he also topped and cultivated five acres of strawberries and two acres of raspberries, and according to him has put the farm in excellent shape.

It would look therefore, that Murphy has a legitimate claim for all or a portion of the above. Please let me have your views in the matter."

This property included in Supplementary offer from The Director of the Veterans' Land. Price offered $1,405.00. The property was appraised by the Soldier Settlement Board in the late fall of 1943.

Stephen F. Murphy who had a lease covering the years 1942 and 1943 is now claiming for improvements he made during his tenancy, such as clearing and planting new acreage. He claims his out of pocket expenses amounted to $415.50.

The Soldier Settlement Board inform us that a Notice of Assignment was mailed to Murphy at Mission City, B.C., and that the letter was not returned.

Will you kindly advise whether any consideration should be given to Mr. Murphy's request. I presume that it would be on the basis that the improvements made by Mr. Murphy enhanced the value of the property and that such being the case the appraisal would in consequence be somewhat higher.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

JAMES M. CAMPBELL
BARRISTER SOLICITOR
NOTARY

MISSION CITY, B. C.

Mr. Richardson
File No 4611

January 12th 1944

EVACUATION SECTION
Rec'd JAN 13 1944
File No. 4611
Ans.
Referred Anderson
out to you

The Custodian,
Japenese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: Shizuo AYUKAWA

S. F. Murphy called on me some time ago and states that he has a claim in connection with the Ayukawa farm for work done on the assumption that he was buying the land and imporvements made on that understanding.

Murphy cleared one acre and planted one and one-half acres of new strawberries and one acre of new raspberries. On this work his out of pocket expenses alone, amounted to $415.50.

This last fall he also topped and cultivated five acres of strawberries and two acres of raspberries, and according to him has put the farm in excellent shape. According to lease

It would look therefore, that Murphy has a legitimate claim for all or a portion of the above. Please let me have your views in the matter. ?

Yours truly,

J. M. Campbell

Property appraised by SSB after improvements made.

JMC:JE

8/3/44
Notice of assignment mailed Murphy by V&A addressed to Mission City. Letter not returned.
R.A.

AYUKAWA, SHIZUO
(Claimant's Name)

PERSONAL CHATTELS

13657
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Wardrobe-varnished	1939	Made by me Labour and materials	$30.00	Very good.	$20.00
1 Scale	1940	New	$25.00	Good	$20.00
5 Cross cut saws	Between 1938 and 1942	New	About $50.00	Good	$20.00
Writing Desk	1940	Made by me labour and materials	$15.00	Good	8.00

Description of Storage of Goods:

Some left in house on Cherry Street at Mission, and other with H. T. Barnett, Cherry Street, Mission, B. C.

General Statement as to Chattels not Described above:

All items for which claim is made have been depreciated according to age and use.

Additional Comments, if any:

EXHIBIT No. 884-7
DATE Sept. 9/48
FILLED BY Claimant

Shizuo Ayukawa
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4611 EXHIBIT

NAME Shizuo AYUKAWA

REG. No. 13657

DATE		INVENTORY	
DECLARATION	Mar. 24/42	TAKEN BY	J. Moryson
EVACUATION	Sept. 16/42	DATE	July 28/42

4 tables & 10 chairs
1 sofa
1 book case
4 bureaus
3 kitchen stoves
4 heaters
1 sewing machine
4 beds complete with springs & mattresses
2 spray pumps
4 mattocks
1 pick
6 shovels
6 manure forks
8 axes
5 saws
2 pulley blocks
2 chains
50 ft. cable
Tools

	DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.
1.	3 heaters	4 50			
2.	Kitchen table	2 00			
3.	Bed	2 00			
4.	Bedstead	2 00			
5.	Homemade Bunk	2 00			
6.	Dining table	3 00			
7.	Kitchen chair	1 00	1 00		
8.	Cook stove	2 50			
9.	Kitchen cabinet	2 00			
10.	Kitchen cupboard	3 00			
11.	Wardrobe	20 00			
12.	2 Platform scale	20 00	(1) 15 00		
13.	Roll raspberry wire	4 00			
14.	Iron block and chain	3 50	1 50		
15.	3 peaveys	4 50	(2) 2 40		
16.	5 cross cut saws	20 00	5 00		
17.	5 small sickles	4 00			
18.	Mantel lantern	50	2 00		
19.	Kitchen table with drawers & bins	3 00			
20.	6 kitchen chairs	4 80			
21.	1 kitchen table	3 00			
22.	Writing desk	8 00			
23.	Homemade bed	1 00			
24.	Rocking chair	4 00	2 00		
25.	Kitchen cabinet	4 00			
26.	1 bed	3 50			
		$131.80	28 90		
	Other goods sold at auction		1 30		
			$30 20		

EXHIBIT No. 884-8
DATE Sept. 9/48
FILLED BY Claimant.

T No. _____

CASE No. _____

VENUE WINNIPEG

DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &C	UNSOLD	REMARKS
			4 50		
			2 00		
			2 00		
			2 00		
			2 00		
			3 00		
			2 50		
			2 00		
			3 00		
			20 00		
		4 00			* Only 1 inventoried, possibly only 1 meant
					*
					*
					* Actually only 1 peavey & 1 pickaroon? other peaveys in Barnett's care belonged to Kunimoto.
			4 00		
					*
			3 00		
			4 80		
			3 00		
			8 00		
			1 00		
			4 00		
			3 50		
		4 00	74 30		

Goods valued by Japanese at $53.50 sold at auction for $28.90
" " " " " 4.00 abandoned
" " " " " 74 30 no account, theft, etc.

$131.80

Chattels with the exception of those marked with an asterisk were included by Ayukawa in lease to Steve Murphy. Murphy had removed items 19 - 26 to his own house in 1942. Goods marked with an asterisk were left in care of Mr. H.T. Barnett and are well accounted for.

Mr. Barnett advised us July 16/43 that Murphy had informed him some of the tools had been stolen. When making shipment of some goods to AYUKAWA, Mr. Barnett advised us (5th Apr. 1944) that he had visited AYUKAWA's property and found the place bare.

No recovery of any chattels other than 2 chairs, was made of any goods left in Murphy's care.

4611

August 31, 1943.

Mr. Stephen F. Murphy,
Mission, B. C.

Dear Sir:

Re: Shizuo AYUKAWA

You have indicated to us verbally that you had reached some agreement with Shizuo Ayukawa covering purchase by you of his property or that you hoped to reach some such agreement, but to date you have failed to comply with any of our requests for specific particulars. Your solicitor, Mr. James M. Campbell of Mission, whom you suggest is in possession of details of an alleged purchase agreement, has also failed to provide us with any particulars whatsoever.

The Custodian, therefore, does not propose to be party to your continued undisturbed occupancy of the property of Shizuo Ayukawa and is prepared to take the necessary steps in the event of your failure in the very near future either directly or through your solicitor to provide us with complete facts.

The intimation contained in this letter is without prejudice to the rights of the Custodian to seek and obtain from you on behalf of the said Shizuo Ayukawa adequate compensation for use by you of the property of Mr. Ayukawa for the period commencing from date of the termination of your lease dated April 15, 1942 together with a satisfactory accounting covering stock, tools, etc., left in your care by the said Shizuo Ayukawa.

The only record we have of any concrete nature in this office in connection with the matter of the possible sale by Mr. Ayukawa to you of the property in question is the statement you made in this office to the effect you definitely had not made any agreement with Mr. Ayukawa with a view to purchase and did not intend doing so. Consequently, we are at a loss to account for your continued occupancy of the premises and do not propose that the present situation continue.

Yours truly,

R. F. Alexander,
Manager.

RFA:MA
cc Mr. James M. Campbell,

EXHIBIT No. 884-9
DATE Sept. 9/46
FILLED BY Claiment

RR1 Mission City, B.C.

Mr S. Ayukawa & family

Dec 30 · 44

EXHIBIT No. 884-10
DATE Sept. 9/46
FILLED BY Claimant

Dear Friends

Here we are at the end of another year & still things are unsettled may they be brought to a satisfactory conclusion before we reach the end of 1945.

Many many thanks for your kind remembrance of us at Christmas, it was indeed nice to know you do not forget us in spite of being separated, we often think & speak of you & the good times we had together & Mrs Barnett never tires of talking about the kindergarten especially at Christmas when the little ones were preparing for their concert, this year she attended the Cedar Valley School Concert

& it brought many pleasant memories to mind, together we hope the coming year will bring you your heart's desires & above all that it may bring peace.

I wish to report that the Custodian has removed the rest of the stuff I had here & has put it in the sale so you will probably be hearing from him, I still have the box with some clothing in so he did not consider it worth anything, also of course I have the rocking chair which Mrs Ayukawa told me to keep for my own use, I shall keep it for you until you need it & the little doll & dog which belong to the children, I am sorry Murphy was allowed to remove the other stuff I tried to get the Custodian to check up on him but it didn't do any good it's all a pretty bad affair but we cannot fight the authorities in a time like this we just have to take it.

I hope you are all keeping well.

Yours sincerely

Nancy T. Barnett

AYUKAWA, Shizue
Cherry Rd., Mission, B. C.
Evac. File 4611

EXHIBIT No. 884-11
DATE Sept. 9/48
FILLED BY
Cla Crown.

AYUKAWA, ~~Shingo~~ Shizuo
13657

#4611

Next to 4114 Cherry Rd.
Mission B.C.

House has tar paper and lathe outside, and is just a shell.

B

R.M.A.

EVACUATION SECTION
Rec'd Nov. 14 1945
File No. 4611
Ans.
Referred Anderson
EXHIBIT No. 884 - 12
DATE Sept. 9/48
FILED BY Crown

Tashme, B. C.
Nov. 12/45.

Mr. W. E. Anderson,
Administration Department,
Custodian Office,
506 Royal Bank Building,
Hastings St. & Granville St.,
Vancouver, B. C.

Your File No. 4611

Dear Sir:

In reply to your letter dated 26th ulto. regarding to Yokichi Aihoshi's portion of interest on Lot 4 of part of S.E. ¼ Sect. 28, T.p 17, Map 5727 Municipality of Mission, B. C.

I wish to state that Mr. Y. Aihoshi has undivided interest of one third of above mentioned property, and that one third of the sale price of this property be credited to Mr. Y. Aihoshi.

Yours truly,

"S. Ayukawa" Reg. #13657

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

Dec. 7, 1948

E. McClughan

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MISSION. Date: July 28, 1942.

NAME: AYUKAWA, Shizuo REGISTRATION NO. 13657.

ADDRESS: No # Cherry St., Mission, B.C. (next farm west of 4114 Cherry St.)

PROPERTY:

ACREAGE: 9. 6 acres cleared, rest bush.

KIND OF CROPS: Straws. Rasps.

APPROXIMATE ACREAGE OF EACH: 4. ½.

HOUSE: 1 Storey. VACANT: OCCUPIED Yes, by pickers.

DESCRIPTION Frame, lathed. ROOF: Shingle.

SIZE: 24' x 32'. NO. OF ROOMS 5.

CONDITION: Fair.

OTHER BUILDINGS: Garage. Pickerhouse 10' x 14'(fair) Pickerhouse 12' x 32
Pickerhouse 10' x 16'(fair). Packing house.(fair)

NAME OF LESSEE OR RENTOR: S.F. Murphy, who lives at corner of Cade Bar Rd. & Mill St.

TERMS: Copy of lease in office.

WATER: Well. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: House is ready to be stuccoed. Upstairs is not finished.
Mr. Murphy states that alot of chattels were taken away by owner at the last minute. Very little left on the property.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house.

1 Bed.
Sml. quantity lumber. (upstairs.)

In Pickerhouses.

3 Heaters.
Kitchen table.
Bed.
Bedstead.
Homemade bunk.
Dining table.
Kitchen chair.
Cook stove.(sml. poor)
Kitchen cabinet.
" cupboard.
Wardrobe.

Left in the care of H.T. Barnett, corner of Cherry St., & Stave Lake Rd. Mission, B.C., by S. AYUKAWA.

Box containing old clothes.
Platform scale.
Kitchen range.
2 20gal. stone crock.
12gal. " " .
Roll of raspberry wire.
Iron blk. & chain.
3 Peaveys.
5 Cross cut saws.
Box. (sml. logging equipment.)
5 sml. Sickles.
Duster.
Mantle lantern.

The following chattels are being kept in Mr. Murphy's own home.

Kitchen table with drawers & bins.
Table. (sml.)
6 Kitchen chairs.
" table.
Writing desk.
Homemade bed.
Rocking chair.
Kitchen cabinet.(sml.)
1 Bed.

Signed:

J. Morrison

H. Lougar

EXHIBIT No. 884-13
DATE Sept. 9/48
FILLED BY Claimant

FORM "JP"

EXHIBIT No. 884-14

DATE Sept. 9/48

FILLED BY Claimant

FILE No.

POWELL ST.
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: AYUKAWA, Shizuo.

HOME ADDRESS: R.R.#2 Cherry St. Mission, B.C.

REGISTRATION NUMBER 13657 SEX: Male AGE: 44

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: Self.

MARRIED? Yes.

NAME OF WIFE OR ~~HUSBAND~~: Natsue. 14195

ADDRESS OF WIFE OR HUSBAND: Same as above.

NAMES OF ANY LIVING CHILDREN: Ruyko (F) Kaoru (M) Shumiko (F) Noboru (M) Hiroko (F) Shizuko (F) Kenji (M)

ADDRESS OF CHILDREN: Same as above.

AGE OF CHILDREN: 12 11 9 8 6 3 1

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

1. LOCATION AND DESCRIPTION: Lot Four (4) of part of the South-East Quarter (S.E ¼) of Section Twenty eight (28) Township Seventeen (17) in the District of New Westminster. Map 5727

R

2nd R

2. BUILDINGS AND OTHER IMPROVEMENTS: Bungalow 24 x 32 Shingle roof. Stucco. Barn 16 x 32 Garage, 2Picker houses 12 x 24 & 12 x 32. 2 Packing houses 16 x 24 & 16 x 32 1 Bathouse 12 x 12. 24 Fruit Trees .

3. INSURANCE (Give particulars; state where policies are) $2000.00 with North West Fire Ins. Co. Vancouver, B.C. Policy in owners possession.

4. TAXES (Amount and where payable) $21.06 Payable at Mission, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Declarant living on property

Leased to S.F. Murphy Acc. P.C.V. #685-

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Agreement in owners, possession. Title with Canada Permanent Trust Co. Richards St. Vancouver, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN 4 Acres in Strawberries, 1 Acre in Rasberries , 3 Acres rented to Y. Ihoshi, next door neighbour.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

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:

As per attached list.

1 Ford Truck Lic. ~~XXXX~~C U 694 (42) Now in custody R C M P Hastings Park.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 Goat& 1 Cat, 12 Chickens.

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

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: 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)
3-$10.00 war savings Nos.B1906456,T,B. 540079.T.B. 540080
None. 127 Shares Riverside Lumber Co. Ltd Mission, B.C.
1- $25.00 War Savings Certificate # T.C. 111785
14 Shares stock in the Pacific Co-Operative Union, Hatzic B.C.made up as follows Share #637 1 Share. #646 2 shares, #879 3 shares # 1153 1 share #1438 7 shares.

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.

REMARKS:

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 24th. day of March. 1942.

(Signature) Shizuo Ayukawa

L. B. Bardwell
Witness

FOR DEPARTMENTAL USE

ADDITIONAL REGISTRATION

AYUKAWA, Shizuo,

R. R. #2, Cherry St., Mission, B. C.

Has now arrived in Hastings Park and informs us he has sold his house and land for $3,550. to Mr. S. F. Murphy, Mission, B. C.

29/6/42

Mr Murphy denied this not so. EOR.

James. M.

Mr. Campbell (lawyer) at Mission has the details.

The crop was sold to the Pacific United Cooperation Assoc. for $625. Cash received $312., balance to be paid Sept. 1, 1942.

Shmick

Mr. Ayukawa owes $225. to the Canada Permanent Mortgage Corp., Vancouver, B, C. on the land.

The furniture left in the house is in charge of wife (Natsuye) and is taking same upon leaving.

Mr. Yokichi Arioshi
Hope B.C.

List of Personal property owned by Shizuo Ayukawa.

4 Tables & 10 chairs
1 Sofa.
1 Book case.
4 Bureaus.
3 Kitchen stoves
4 Heaters.
1 Sewing Machine (Singer Foot Pedal model)
4 Beds complete with springs & Mattresses.
2 Spray pumps.
4 Mattocks.
1 Pick.
6 Shovels.
6 Manure forks.
8 Axes
5 Saws
2 Pulley blocks
2 Chains.
50 ft. Cable
Tools

All located on the above property.

File 11611
Reg 13657.

CORPORATION OF THE DISTRICT OF MISSION

BRITISH COLUMBIA

ASSESSMENT FOR THE YEAR 1943

EXHIBIT No. 884-15
DATE Sept. 9/48
FILED BY Crown

Mr. S. Ayakawa

ASSESSED OWNER	NATURE OF TITLE DEED HOLDER "D. H." AGREEM'T HOLDER 'A. H.' ASSIGNEE OF A. H. "A. A. H."	DESCRIPTION OF PROPERTY: NO.	LEGAL SUB-DIV.	QUARTER	SECTION	TOWNSHIP	DIST. LOT	BLOCK	LOT NUMBERS	NO. OF LOTS	ACREAGE	ASSESSED VALUE PER ACRE OR LOT	ASSESSED VALUE WILD LAND	ASSESSED VALUE IMPROV'D LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE OF LAND & IMPROVEMENTS
Ayakawa S.	A.H.	10/7		S.E.	28	17		4			9	40		360	750	/

APPEAL TO COURT OF REVISION, MUNICIPAL ACT, Sec. (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 wrongly inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongly entered upon or omitted from the roll, or that any land or improvements has or have been valued 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 an 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 grounds 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.

DO NOT REMIT ON THIS STATEMENT

TAX DEMAND NOTES WILL FOLLOW

TAKE NOTICE that you are assessed as above specified for the year 1943 under the Statute.

If you deem yourself overcharged, or otherwise improperly assessed, you or your agent may notify me at the Municipal Hall, Mission City, B.C., by signing notice attached, of such overcharge or improper assessment, at least ten days previous to the first meeting of the Court of Revision, which will be held in the Council Chamber Mission City, B. C., commencing at 10 a.m., February 8, 1943, when your complaint will be tried in conformity with the Statutes.

TAKE NOTICE that I intend to appeal against the above assessment for the following reason, viz:

WILLIAM J. MANSON, Assessor
Mission City, B. C.

(Signed) .....