

Custodian File

<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
					271.00		479.89			479.89
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	147.80			67.98			67.98
TOTAL RECOMMENDATION										547.87

CASE NO. 939

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba,
23rd September, 1948.

IN THE MATTER OF THE CLAIMS OF

RISHIO SHIMIZU

PROCEEDINGS AT HEARING

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,
23rd September, 1948.

IN THE MATTER OF THE CLAIMS OF

RISHIO SHIMIZU

20

PROCEEDINGS AT HEARING

APPEARANCES:

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

S.M. CHERNIACK, Esq., Appearing for the
 Claimant.

S. HIRAYAMA, Esq., Official Interpreter.

30 MARK H. PEARCE, Esq., Sr., Official Reporter.

RISHIO SHIMIZU, the claimant herein, being first
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Shimizu, I show you two typewritten statements,
were these prepared in accordance with your instructions?

A Yes.

Q And are these (indicating) your signatures?

A Yes.

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

A Yes.

MR. CHERNIACK: Your honour, I tender as Exhibits 1 and 2
respectively the Real Estate Statement and the Personal
Chattels Statement, both identified by the claimant,
and on behalf of my learned friend I will file as
Exhibit 3 the S.S.B. Appraisal, and as Exhibit 4 the
Custodian's Analysis of the Personal Property Claim.

(Real Estate Statement, EXHIBIT 1.)

(Personal Chattels Statement, EXHIBIT 2.)

20 (S.S.B. Appraisal, EXHIBIT 3.)

(Custodian's Analysis, EXHIBIT 4.)

MR. CHERNIACK: Your honour will note from Exhibit 1 this
property was purchased in 1938 from R.B. Whiting for
\$350.00. I have in my file an Agreement for Sale and
I am showing that to my learned friend, dated the 15th
July, 1938, from the said R.B. Whiting to the claimant
affecting the land in question for a consideration of
\$350.00. I also have on my file, and am showing it to
my learned friend, a Certificate of Title No. 149275E,
30 dated March 6, 1942, in the name of the claimant

R. Shimizu,
In Chief.

affecting the land in question. The claimant sets out that as of the date of purchase of the property it was all bush and there were no buildings on it. Of the 6-1/2 acres he sets out he cleared 1-1/4 acres, which is confirmed by the S.S.B. Appraisal, Exhibit 3, and he estimates the cost of clearing at \$300.00 per acre. The Appraiser in Exhibit 3 shows the reclaimed costs at \$200.00 per acre. The claimant constructed about 50 feet of cedar covered ditching and dug one well at a cost of about \$50.00. He planted about 10 mixed fruit trees. He sets out that he had three buildings on the property, that they were all built in 1938, and shows the estimated cost at a total of \$1,200.00. The Appraiser in Exhibit 3 indicates the valuation of these buildings at \$460.00 and then only adds \$200.00 to the value of the land. The claimant sets out that he disagrees with the appraiser and estimates the fair market value of the land and buildings at \$1,600.00. The appraisal, Exhibit 3, indicates that this property was half-a-mile from Whonnock and estimates the value of the land at \$40.00 cleared and \$5.00 uncleared. It should be indicated that the claimant paid something over \$50.00 per acre for this land uncleared and the appraiser seems to think it is only worth \$5.00 uncleared. Other than that it is merely a question of value, your honour, to be determined by the appraisers at the adjourned hearing. Dealing now with the personal chattels, your honour will note that Exhibit 2 sets out most of the chattels for which claim is being made, showing the year of

R. Shimizu,
In Chief.

purchase, the original price paid and the estimated value at the date of evacuation. Exhibit 4, the Custodian's Analysis, indicates in the remarks on the right-hand side that this property was inspected by the Custodian's representative on November 24, 1942, they indicated that the house had been ransacked. In spite of that they show a large number of the items for which claim is made as "not accounted for, theft, etc." I haven't checked that with the inventory in the second column of Exhibit 4, but from experience I would judge that this means that the goods shown as "not accounted for, theft, etc.," disappeared after the Custodian took the inventory and it would appear that the house was again ransacked or it might be the Custodian never bothered to go down again and just ignored the fact that there were chattels on this property. The items shown as "No record at any time" are of value which usually fall into the general description of J.P. Declaration. These are shown in the first column of the exhibit and although the Custodian indicates they have no record, we submit they had record in the general way that there were goods of this nature on the premises and we note from their statement it took them a matter of one month and eleven days from date of evacuation to date of inventory. No doubt had the inventory been taken at the time of evacuation these goods would be shown not as "No record, etc.," but property not accounted for by theft, etc., but apparently the Custodian didn't bother to check. If they did, we will learn that when the Custodian continues his evidence.

B. Shimizu,
In Chief.

It should also be brought to your attention that many more goods were inventoried than we are claiming for. I would like to suggest that all the goods which were inventoried would have appeared in the "not accounted for, theft, etc." column, had the claimant insisted on claiming for every item. Instead of that he has only taken those which he thinks are of greater value.

Q Mr. Shimizu, when did you actually leave your property?

A It was the beginning of September, 1942.

10 Q Beginning of September? A Yes.

Q Well, according to the Custodian's statement you were not evacuated till October 1942; do you mean by that you were somewhere else?

A I was in Mission City till October 13th.

Q So you actually left your home at the beginning of September? A Yes.

Q And you went to Mission City? A Yes.

Q Was there some sort of re-location centre at Mission City? A I was staying at Mr. Unenura's. I was in
20 Mission City with the help of the Sawdust Hops Company. They were the ones that moved me out of my house and then I worked at hop-picking.

Q And was the Custodian aware of where you were?

A Yes.

Q In what way? A I was told by the Custodian to move out of my own house.

Q To move out from your own house? A Yes.

Q And that is when you went to Mission?

A Yes.

30 Q And you went there in the early part of September?

R. Shimizu,
In Chief.

Cr. Exam.

A Yes.

MR. CHERNIACK: So that it would appear, your honour, that the claimant was away from that house for a much longer period before the inventory was taken by the Custodian.

Q Now, Mr. Shimizu, did you sell any of your goods before you left the farm? A No.

Q I understand that Mr. Neilson sent you certain goods, is that correct? A Yes.

Q Do you know when that was? A 1943, I think, I am not very sure, the year after the evacuation.

Q Who is Mr. Neilson? A He is a neighbour of mine.

Q A neighbour? A Yes.

Q Are any of the goods for which you are claiming the goods which you received from him?

A No.

MR. CHERNIACK: That is all.

THE COMMISSIONER: Does it say anything about the shares from the Co-operative?

MR. CHERNIACK: We are withdrawing that.

MR. FERG: It is submitted, your honour, that the real property was sold at its fair market value, and with regard to the claim for chattels it is submitted that the prices claimed are excessive and unreasonable.

CROSS EXAMINATION BY MR. FERG:

Q Mr. Shimizu, you registered with the Custodian in May 1942? A Yes.

Q And you remained on the property until September 1942, did you? A Yes.

R. Shimizu,
Cr. Exam.

- Q And you lived in the house? A Yes.
- Q Did you lock the house up when you left the property?
- A Yes.
- Q You locked it? A Yes, and then I left the key in care of Mr. Whiting.
- Q Who was Mr. Whiting? A He would be the Post Master and Station Master.
- Q Was he the tenant of your property?
- A No, he was the man that sold me the property.
- 10 Q Did you lease this property yourself or was it leased by the Custodian? A No.
- Q Now, the Custodian says that there is a davenport that they have never had any record of at all and a kitchen stove no record and four bureaus and a block and pulley set, some hand saws; were these articles to your knowledge in the house when you locked it up at the time of removing from the property, at the time of evacuation? A Yes.
- Q Were they there then? A Yes.
- 20 Q You didn't sell them? A No.
- Q The stove was there? A Yes.
- Q And the davenport was there? A Yes.
- Q And everything you are claiming for now was there?
- A Yes.
- Q Now, with regard to the stove, when did you purchase it? A I think it was about 1940.
- Q Are you sure of that? A Yes.
- Q You purchased the stove in 1940? A Yes.
- Q What did you pay for it? A \$40.00.
- 30 Q And you bought it second-hand? A Yes.

R. Shimizu,
Cr. Exam.

- Q At a second-hand store or an auction sale?
A No, a second-hand store.
- Q What did you pay for it? A \$40.00.
- Q Now these beds you are claiming for, when did you purchase those? A I bought two around 1939.
- Q Two in 1939? A Yes.
- Q And the other one when? A The other one 1941.
- Q And where did you buy those? A I bought them from a private party.
- 10 Q They were second-hand when you purchased them?
A Yes.
- Q And did you pay for these things in cash, or by cheque, or what? A In cash.
- Q They were used articles when you purchased them?
A Yes.
- Q What did you pay for the one bed, or the two beds, you bought in 1939? A \$18.00 I paid for one.
- Q And how much for the other two?
A The rest was \$10.00.
- 20 Q For the two? A Yes.
- Q And the davenport, who did you buy that from?
A From Mr. Ekeda's store.
- Q A second-hand dealer? A Yes.
- Q And you purchased them for cash? A Yes.
- Q What year did you purchase the davenport?
A I think it was 1940.
- Q Have you ever had an independent valuation made of your real estate, that is, the real property?
A No.
- 30 Q Now, with regard to considerable of your goods, your

R. Shimizu,
Cr. Exam.

Re-Exam.

beds, your table, your davenport, your kitchen stove, some of your chairs, four bureaus and one bureau that you are claiming \$5.00 for, would you pay the prices you are claiming for these things if you were to purchase them knowing the prices you paid for them?

A Yes.

MR. FERG: No more questions.

BY THE COMMISSIONER:

10 Q You gave the key to Whiting when you went away, who was Whiting, was he the man from whom you bought the property? A Yes.

Q Was he living right next door to you?

A He was about half-a-mile away and he was very well known man around that district.

Q Did you tell Mr. Whiting that he could use any of your stuff? A No, I just left the key there.

THE COMMISSIONER: All right.

RE-EXAMINATION BY MR. CHERNIACK:

20 Q Mr. Shimizu, this Exhibit No. 2, this personal chattels statement, was this prepared by your son or by yourself?

A I made it myself.

Q Well, I would like to go over these items with you to make sure as to when you bought the goods and how much you paid for them. For example, your davenport, you know what a davenport is, do you?

A Yes, I know what a davenport is.

Q And what is it, how do you describe it - I think a davenport is sort of sofa or couch?

30 A Yes.

R. Shimizu,
Re-Exam.

Q Now, you told my learned friend that you bought the davenport in 1940, is that correct?

A Yes.

Q Well, you show here in your exhibit that you bought the davenport in April 1942; that is wrong, is it?

A Yes.

Q When did you buy it? A I bought the davenport the year of the evacuation.

Q When were you evacuated? A April 1942.

10 Q That is the sofa you bought in April 1942?

A Yes.

Q Were you telling the interpreter something about two davenports? A No, only one.

Q You told my learned friend that you bought it in 1940, is that some other thing you are thinking of?

A I do not know the meaning of "davenport."

Q Well, you had something else in mind, did you?

A If I was asked as a sofa or sofa bed.

20 Q What about your kitchen stove, you told my learned friend it was bought in 1940 and in Exhibit 2 you said 1938. I just want the Commissioner to know exactly when you bought it. Now, think back.

A 1939.

Q Well, these dates you are giving are not the accurate dates, they are just approximate dates?

A It is only an approximate date. If the wife was here she could tell.

30 Q So this information that you gave me when we prepared this form, was that prepared with your wife's help, or prepared out of your own memory?

R. Shimizu,
Re-Exam.

A My own memory, that was done.

MR. CHERNIACK: I will have to spend a little time so we know exactly when these goods were purchased and go over them. I think it is unfair to give dates which are not quite as accurate as they might be. It is unfair to myself and the Custodian.

Q There is one bed you told me you bought in 1941 for \$18.00? A Yes, that is correct.

Q And there were two other beds which were bought before that? A Yes.

10

Q Try and think when you bought them, or how old they were when you evacuated? A I think 1939, because I built the house in 1938.

Q Then you didn't buy furniture till after you built your house? A No.

Q You bought the property in 1938 and you built your house right after you bought it?

A Yes.

Q And it was after that you bought these goods?

20 A Yes.

Q Is there anything in this list which you bought before 1938, that is, before you built your house?

A They were all bought after we purchased the land.

Q They were all bought after the land was purchased?

A Yes.

Q Now, your kitchen stove, was that bought at the time you built your house, or was it later?

A Yes, right after the house. I was using a camp stove.

Q How soon after the house was built did you buy this

30

kitchen stove? A I bought the stove in 1939.

R. Shimizu,
Re-Exam.

Q Well, actually you didn't finish your house till when, the beginning of 1939 or the end of 1938?

A The house was built in the spring of 1939.

Q When you told my learned friend that you bought the stove in 1940 that was not quite correct, is that right?

A Yes, that was a mistake.

Q And the two beds we spoke of, the older ones, were they also bought at the time you finished your house?

A Yes.

10 Q But the other bed, you say you bought more recently than that? A Yes, that was later.

Q What about the table and four bureaus, would that be the date, at the time you finished your house, or would it be later? A Right after the house was built.

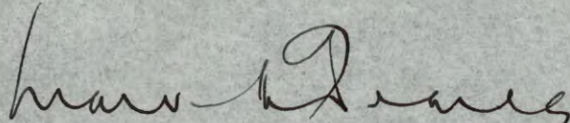
Q Then it would be in 1939, is that correct?

A 1939 or 1940.

MR. CHERNIACK: I think that clears it up a little better, your honour.

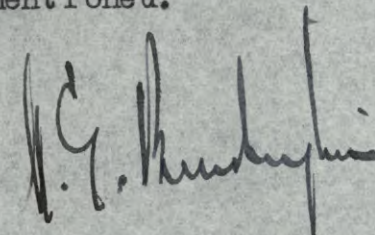
THE COMMISSIONER: All right.

Certified to be a true and accurate transcript.


MARK H. PEARCE, Sr.,
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner, hereby certify that the foregoing 12 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

NOV 28 1947

Case 939.

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.

8811-ACKNOWLEDGED
[Signature]

116-18

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

(1) NAME SHIMIZU Rishio (RCMP) Reg. No. 13541
(Print) Surname Given Name

(2) Pre-Evacuation Address 27th Avenue, Whonnock, B.C.

(3) Present Address 396 Mountain Avenue, Winnipeg, Manitoba

(4) REAL ESTATE

(a) Street Address (if any) 27th Avenue, Whonnock, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 2 of Parcel "B" of Lot 434, Group 1, Map 6560, District of New Westminster,
C. of E. 52444.

(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 improved (See Total of lands and buildings)
- (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) - - - - - \$ 1,800.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 271.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,529.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
27th Avenue, Whonnock, B.C.

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

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

(over)

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

Custodian

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

- | | | | |
|-----|------------------------------|--------------------|---------|
| 1. | Chattels per list attached | Estimated Value \$ | 147.80 |
| 2. | Shares - Pacific Co-op Union | Estimated Value \$ | unknown |
| 3. | | Estimated Value \$ | |
| 4. | | 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 \$ 147.80

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) - - - - - \$ 1,676.80

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no Yes
 (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Winnipeg

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, Rishio SHIMIZU 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 20th day of November
 A.D. 1947.

Rishio Shimizu
 A Commissioner &c.
A Commissioner For Oath
 My Commission Expires Dec. 15th. 1948

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.

List 1 per Item (e)

List of Chattels

3 only Bed - complete	\$30.00
1 only Davenport	25.00
1 only Kitchen Stove	25.00
1 only Table	10.00
10 only chairs	2.00
4 only Bureaus	15.00
1 only Bureau	5.00
1 only Block (Well Pulley Set)	5.00
10 only Strawberry Crates	2.30
Misc. - kitchen utensils	10.00
2 only shovels	2.00
2 only Hawling Saw	10.00
2 only Axe	2.00
1 only Mattock	1.50
1 only Hammer	1.00
1 only Wheelbarrow	2.00
Total	<hr/> \$147.80 <hr/>

SHIMIZU, Rishio

REAL ESTATE
(Farm Land)

13541

(Claimant's Name)

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 Cultivated not planted Cultivated and not in crop List Crops	5.25	1938	R.B. Whiting	350.00			
Strawberries	1.25				all bush	none	land & Bldgs 1600.00

Total 6.5

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

Description	When Made	Cost
cleared and cultivated 1.25 acres at the approximate cost of about \$300 per acre constructed about 50' of cedar covered ditching Dug one well cost about \$50.00 planted about 10 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	2 storey 5 rooms	27 x 30) 6 x 12) FRAME on post shake on lumber inside unfinished	1938			bought material & hired labour		1000.00
Woodshed	18 x 33	frame on post	1938			bought material & hired labour		150.00
bathhouse	9 x 10	frame on cement	1938			bought material & hired labour		50.00

Comments re Appraiser's report not covered by above information: I strongly disagree with the appraiser's estimate of the value of this land.
I believe the fair market value of the land and buildings at date of sale was at least \$1600.00

EXHIBIT NO.

939-1

DATE

Sept-23-48

FILLED BY

Claimant

Rishio Shimizu
Signature

(Claimant's Name)

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
1 bed complete	1941	used	18.00	good)	30.00
2 beds complete	1936	used	28.00	good)	
1 only Davenport	(April) 1942	new	30.00	like new	25.00
1 only kitchen stove	1938	used	40.00	good	25.00
1 only table (round)	1940	used	15.00	good	10.00
4 bureaus	1940	used	45.00	good	15.00
1 bureau (made to measure)	1939	new	10.00	good	5.00
1 block	1940	new	10.00	good	5.00
kitchen utensils including pots and pans, kettle, dishes	time to time 1938-41	new	25.00	good	10.00
2 falling saw	1936	new	27.00	good	10.00

Description of Storage of Goods:

All these chattels were left at my home on 27th street, Whonnock, B.C.

General Statement as to Chattels not Described above:

I have depreciated the value of all these articles according to age and use.

Additional Comments, if any:

EXHIBIT No.

939-2

DATE

Sept. 23/68

FILLED BY

Claimant

Rishio Shimizu

Signature

EXHIBIT No. 939-3

DATE Sept. 23/46

BILLED BY

Clairmont

Farm Appraisal Report

File No. JL 351

Land Description Lot 2 of Pcl. B of Lot 434, G.P.L. Map 6560.

Containing 6.596 Acres

Owner's Name SHIMIZU, Rishio Post Office Address Whonock, B.C.

Nearest Rail Point Whonock, C.P.R. Distance 1/2 mile

Market Town Haney 5 miles, New Westminster 25 miles Distance

Church (give denomination) C. of E. and Presbyterian at Whonock Distance 3/4 mile

Nearest School Whonock Public Distance 1 mile

State how property was identified: Trail in and 2 corner R & Lot posts.

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

Am not sure on this, trail part way is gravelled. Map does not show road on south. No.1 Road on north is not open.

Is this district a good one? Parts are popular as homes.

Employment opportunity Limited to mills, brickyard and cannery, 1/2 to 10 miles.

Predominating Nationality and religion: Just in this 1/2 sec. Japanese predominate.

Describe Fencing and its condition: Nil. Value \$

Water supply: A shallow domestic well dug. Would judge water would be adequate. Value \$

BUILDINGS ON FARM

2815

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	27x 30 6x 12	rgn lbr. " "	14 7	shk "	est 5 "	cedar posts	unfin. "	400.00
BARN	X							
Woodshed	18x 33	" "	8	"	4	" "	good	50.00
BARN	X						for type	
GRANARY	X							
Bath house	9 x 10		7				"	10.00
	X							
	X							
	X							

No electric light. Light runs along the highway 800' south.

Total present day value \$ 460.00

Total Value Buildings add to farm \$ 200.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it

habitable? Still occupied by Japanese family though no one seen. Requires

outside sheeting, brick chimney. \$ 200.00

Describe the basement and chimneys: No basement. Stove-pipe chimney.

No. rooms downstairs? 5 estimated Upstairs? 2 How finished Looks like all shiplap.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Approximately 150 feet.

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
1.25	hillside workable general fall to south	sdyl. loam 1' average	clay	1st & 2nd year straw- berries, lots of fruit, weedy.	40.00	50.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
est. 5.346	side hill sloping south	sdylm. 8"-1'	clay	clear logged off lands, HEAVY	200.00	5.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 76.73

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 276.73

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

Evidence is that owners are still in residence, though no one was seen.
Effort has been made to control weeds in berry patch.

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

Noxious weeds: Not in evidence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipality.
Land, school & library \$6.32.

Date: June 23, 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 19th day of June, 19 42.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

Remarks: Dwelling was padlocked at time of inspection, number of rooms estimated. House incomplete. Usual type, crude Japanese buildings. Clearing still rather rough and stumps showing here and there. Balance of land heavy clearing and steep to north. Would appear to have been acquired and worked within last 4-5 years.

(FOR ORCHARD LANDS ONLY)

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

Fairly new land, still showing fertility for strawberries. Poor feature is difficult approach. Steep, narrow lane. Map does not show road as legal, yet road and lot posts were found, at both south corners of property.

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

1 1/2 ac. strawberries, lots of fruit, lots being spoiled by rain.

\$

\$

\$

\$

\$

\$

\$

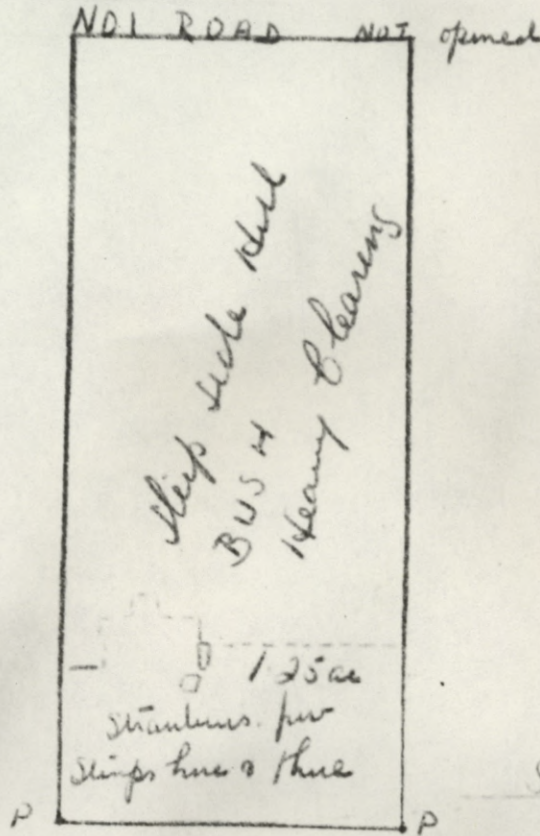
\$

\$

Total \$

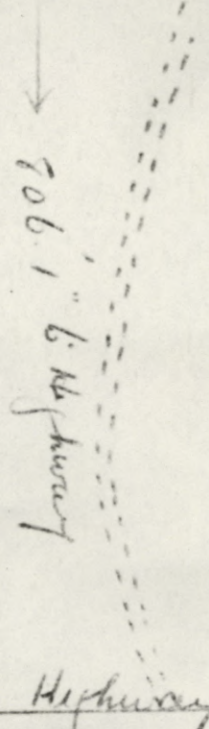
Amount fruit trees add to value of farm \$

Diagram of Property



Scale 200' = 1"

These posts show as ROAD + LOT map does not show legal access to Highway.



Slip mandating Travel from Highway has could only be driven half way. Too Slips

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

value is \$ 250.00.

Date 24th June, 1942.

"I.T. BARNET"
District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8815

NAME Rishio SHIMIZU

REG. No. 13541

DATE	INVENTORY	DETAILS OF CLAIM	SALES	
			AUCTION	TENDER &c
DECLARATION <u>May 11/42</u> EVACUATION <u>Oct. 13/42</u>	Representatives TAKEN BY <u>Custodian</u> DATE <u>Nov. 24, 1942</u>			
"IN HOUSE: Household furniture, Garden tools, carpenter tools, farm implements, Singer Sewing machine, (Electric)."	of Chattels, as follows:-	"Custodian" Personal Property as itemized:-		
	<u>In House Main floor,</u>			
	1 Round dining table	3 only Beds-complete	30.00	
	4 H.M. tables	1 only Davenport	25.00	
	1 Side board with mirror,	1"Kitchen stove	25.00	
	1 Settee	1"Table	10.00	
	1 Cabinet cont. 5 Jap. dishes,	10 only chairs	2.00	
	2 Bhuddas,	4 only Bureaus	15.00	
	1 Fancy Jap. box,	1 only Bureau	5.00	
	1 Ash tray	1 Block(well pulley set)	5.00	
	Sml. Quan. of books & magazines(loose)	10 only Strawberry crates	2.30	2.30
	7 Window blinds	Misc. kitchen utensils	10.00	
	1 Shovel	2 only shovels	2.00	
	1 Kitchen(old)	2 only Hawling Saw	10.00	
	1 Pail	2 only Axe	2.00	
	1 Biscuit tin	1 only Mattock	1.50	
	1 10 gal. stone crock	1 only Hammer	1.00	
	1 Wooden barrel	1 only Wheelbarrow	2.00	
	2 beds complete			
	1 Mattress			
	1 H.M. Cot			
	1 oil lamp			
	1 X cut saw			
	1 5 gal. gas tin			
	1 Mattock head			
	1 Hall seat with mirror			
	9 Jap. bowls			
	1 Box of ass. bottles			
	2 Towel racks			
	3 Pickers trays			
		<u>Total Chattels -</u>	<u>\$ 147.80</u>	<u>2.30</u>
		<u>Upstairs</u>		
		5 Kitchen chairs		
		1 H.M. Table		
		1 Ed. complete & mattress(poor)		
		1 Mattock	Shares Pacific Co-operative Union	unknown Not considered in this A being redempti
		1 Shovel		
		1 Rake		
		3 Hoes		
		1 Sledge Hammer		
	1 D.B. Axe			
	1 Window frame			
	1 Box of old packing			
	1 Aluminum kettle			
	1 Box cont. miss. jars			
	1 4 gal. stone crock			
	1 Watering can			
	1- 1 gal. glass jug			
	Quan. of ass. bottles,			
	" " " magazines,	Japanese Claim	2.30 as stated above - 9 cr	
	Sml. box of Jap. dishes	" "	79.00 no record at any time	
	Sml. quan. of Xmas decorations,	" "	66.50 Not accounted for	
		<u>Total Claim Personal Property -</u>	<u>\$ 147.80</u>	
	<u>Outside</u>			
	2 H.M. Ladders			
	1 " Bench			
	1 Pail			
	1 Old Tricycle			

EXHIBIT No. 929-4
DATE Sept. 23/42
FILLED BY Claimant

SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
				30.00		NOTE: "SHIMIZU registered with Custodian May 11/42 but was not evacuated until Oct. 13/42 as shown Column one of this Analysis. On Nov. 24/42 the fieldman of the Custodian inspected the property and inventoried the Chattels left there, remarking that the house had been ransacked, but was locked up. The property is very inaccessible, and anything to be removed from the premises will have to be carried out".
		25.00				
		25.00				
				10.00		
		1.00	5 chairs	1.00	5 chairs	
		15.00				
				5.00		
		5.00				
				10.00		
				2.00		
		5.00	1 saw	5.00	1 saw	
		1.00	1 axe	1.00	1 axe	
				1.50		
				1.00		
		2.00				
		<u>79.00</u>		<u>66.50</u>		

Analysis. Not under control of Custodian. However the letter of SHIMIZU of April 8/47 acknowledged receipt of \$30.63 of 3 shares - \$30.00 plus Interest 63¢. SHIMIZU surrendered 3 shares at the same time.

ates were given to Neilson in payment for shipping some chattels to Rishio SHIMIZU

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8815

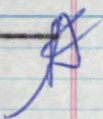
EXHIBIT No. _____

NAME Rishio SHIMIZU

- 2 -

REG. No. 13541

DATE	INVENTORY Representatives TAKEN BY <u>Custodian</u>	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>May 11/42</u> EVACUATION <u>Oct. 13/42</u>	DATE <u>Nov. 24/42</u> continued <u>" Woodshed</u> 34 Pickers trays 1/4 Cord of wood Sml. quan. of used lumber, 12 Jam crates 4 Jap. tubs Sml. quan. of twine 1 Barrel <u>Under House</u> 2 Jap. tubs 2 Saw horses 2 boxes of bottles 8 Sacks 7 Jam crates 3 Pickers trays Sml. quan. of loose bottles There were 9 jam crates taken by Mr. H. Neilsen of Whonock, B.C. In payment for shipping: 2 Aluminum pots 1 Heavy frying pan Sml. quan. of green onions, Quan. of Jap. books & magazines, 1 Jap. tub To SHIMIZU, Rishio, #13541: at present Address." SIGNED: ? Carlson R.M. Anderson					



CASE No. _____

VENUE WINNIPEG

NO RECORD
AT
ANYTIME

ABANDONED

NOT
ACCOUNTED
FOR
THEFT
&c

UNSOLD

REMARKS

GREAT WEST BOND
MADE IN CANADA
BOND
MADE IN CANADA