Name of Claimant SHIMANO, Matsuo
" Shogoro

Case 1184

Custodian File
699 & 1743

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	
					712.		392.25				392.25

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	

TOTAL RECOMMENDATION	392.25

1540

CASE NO: 1184

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 28, 1948.

IN THE MATTER OF THE CLAIMS OF

MATSUO SHIMANO
and
SHOGORO SHIMANO

PROCEEDINGS AT HEARING

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 28, 1948.

IN THE MATTER OF THE CLAIMS OF

MATSUO SHIMANO
and
SHOGORO SHIMANO

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government,
F.A. BREWIN, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary,
G.N.R. UPTON, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.

MATSUO SHIMANO, one of the claimants herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Mr. Shimano, you and your brother, Shogoro Shimano were the joint owners of the property in respect of which you are making a claim?

A. Yes.

Q. And I believe that your brother has written a letter to you authorizing you to present the evidence on his behalf as well as your own?

A. Yes.

Q. Have you the letter? A. Yes.

Q. Is that his signature on the letter?

A. Yes. This is his signature.

Q. Where does he live now? A. He lives in Hamilton. I do not remember the name of the street.

Q. It says:

"I authorize my brother Matsuo Shimano to make the claim on my behalf, for my share of the real property"? It is signed by S. Shimano?

A. Yes.

(LETTER OF AUTHORIZATION, MARKED EXHIBIT NO.1)

Q. Now, is that your signature on that letter?

A. Yes.

Q. I mean, on that form entitled Real Estate Farm Land? A. Yes.

Q. And are the facts stated there correct?

A. Yes.

MR. BREWIN: I will tender that as Exhibit 2.

(PARTICULARS OF REAL ESTATE FARM LAND, MARKED EXHIBIT NO.2)

Q. I notice from this one thing which is not quite clear to me. You bought this property on April 1, 1938 from the British Columbia Packers for $1,250.? A. Yes.

Q. By the way, have you got the deed?

A. No. It is at New West Minster, but I have a form here.

MR. CHRISTIE: I will put in the Certificate of Encumbrance.

MR. BREWIN: I was thinking more of the question of proof of what he paid for the property, which is considerably more than it is valued at.

Q. This is a copy of the Agreement for Sale?

A. Yes.

Q. It refers to this property and it is dated March 30, 1938, and indicates that the total consideration was $1,250.? A. Yes.

Q. And you also produce a document dated September 22, 1938, which is a deed to yourself and again recites the agreement to pay $1,250. and that they had been paid. I do not think I need file those unless my friend wants to examine them.

At that time you say that it was all cleared? That was right? A. Yes.

Q. But then after you got the property you cultivated one acre and put it into potatoes. Is that right? A. Yes.

Q. Apparently there were no buildings on the

land? A. No.

Q. And you lived nearby? A. Yes. Just behind the property where we had the house.

MR. BREWIN: Yes. I wonder if my friend proposes to file the Farm Appraisal Report?

MR. CHRISTIE: I tender as Exhibit 3 the Farm Appraisal Report.

(FARM APPRAISAL REPORT, MARKED EXHIBIT NO.3)

MR. BREWIN:

Q. Did you find this a good property for the growing of potatoes? A. Pardon?

Q. Did you find the property suitable for growing potatoes? A. Yes.

Q. Did you get good crops? A. Yes.

Q. Had you grown potatoes before?

A. Yes.

Q. And, was the soil good for other things, too?

A. Yes. It was not so bad.

Q. Pardon? A. Not very good land but suitable for growing anything.

Q. That sounds a little contradictory.

A. It is out on the flat but we kept it in good condition and it was not first-class land, but very good, though.

Q. It is a rather narrow strip?

MR. CHRISTIE: Narrow at one end.

MR. BREWIN: Q. Is it right by the seashore?

A. Yes. Just inside the seashore. This is my other property. The house on three acres he owned. My jointly owned one is the five acres behind that.

Q. Here is the five acres shown (Indicating)?

A. This is my other brother's name.

Q. The other brother owned the land which is shown on the sketch under the name of Kishiro Shimano?

A. Yes.

Q. And is there a house on that?

A. Yes.

Q. Is he making any claim? A. Yes, he is.

THE SUB-COMMISSIONER: It is the brother which is the joint claimant in this claim.

MR. BREWIN: No, it is not. This is Kashiro, another brother, as well. It was his property. I see a river road there which went down to the river.

Q. Is that right? A. Yes.

Q. And your property was as shown by the sketch south of that? A. Yes.

Q. And there is a road in which looks to be just 10 feet wide. Is that right? Do you understand this statement, because I don't. "The access from the north being less than 20 feet would not allow of any building there." Do you know what that means? It is in the appraisal report. A. Are you asking me?

Q. Yes? A. No, I do not know what it means.

Q. Was there any reason why you could not have built on this property? A. You know, this road was to be extended right through. At the time I left there was no road.

Q. On the south end of your property the property is on the New West Minster Highway?

A. Yes.

Q. Newly opened? A. Yes.

Q. What reason would there be for saying that it would not allow of any building? Do you know what that means? You were actually living with your brother on the property to the north?

A. Yes.

Q. Supposing you had developed a larger family and wanted to build on your own property, you and your brother, is there any reason why you could not build there? A. I do not know. Everybody built houses anywhere.

Q. I was puzzled by the remark.

That is all.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I show you a J.P. Form dated April 3, 1942. Is that your signature? A. Yes.

MR. CHRISTIE: I tender this as Exhibit 4.

(J.P. FORM, MARKED EXHIBIT NO.4)

Q. Are you familiar with your brother's signature? A. Yes.

Q. Is that his signature there? A. Yes, sir.

MR. CHRISTIE: I will put in the same exhibit the J.P. Form signed by the brother, who is not present. That will be part of Exhibit 4.

---(See Ex.No.4)

Q. I understand that that road to the south was only opened up recently? A. Yes.

Q. Is that correct? A. I think so, because at the time I left there was not any sign of any road.

Q. Then, you left in 1942? A. Yes.

Q. At what time in 1942?

A. In the Springtime.

Q. In the Springtime? A. Yes.

Q. So, if a building was put to the north it would have obstructed any access you might have to the road to the north. Is that correct? It is on the river? Is there a road there between that and the ocean? A. No. There was a road right on the top of the dyke.

Q. It says in the sketch "river road." Is there a road on the north end of your property?

A. Yes, There was a big dock along the bank of the river and there was a road along the top of the dyke.

Q. So, if you erected a building there you would not have any way of getting from the south part of your property to that river road? A. There was a river road already there.

Q. If you put a building up here you would not have any access to that river road because of the building? If you erected a building on this narrow strip you would not be able to get to the road to bring your potatoes out from this south part?

A. This road was left open.

Q. That is, this road from the river right into the south part of your property?

A. Yes.

Q. So, if you put a building at the north part you would not be able to get into the south part?

A. No. But, this part here is three acres further on. There are other buildings there. There was a bridge to the dyke.

Q. In this appraisal report it is said that the weeds were very bad and that the clover was sown to overcome the weeds? A. Yes.

Q. Did you sow the clover for that purpose?

A. Yes; you know, in case we might go back, any time we got back the land would be fertile.

Q. You did it to smother the weeds?

A. No. We had no time to do that. We took five acres and planted it with clover and left. I do not know what became of the rest, you know.

Q. Where did you work? A. I was fishing there.

Q. That was your occupation, a fisherman?

A. Yes.

Q. Did you sell any of these potatoes?

A. No. I had no time to seed them.

Q. Did you ever sell any potatoes off this land? A. My other - I have lots of brothers. My other brother was farming and he was doing all that work.

Q. Did you ever rent this property to Mr.

Jamieson? A. No, Not Mr. Jamieson.

Q. I see. A. Does it say "Mr. Jamieson"? A chinese.

Q. It says here that Mr.Jamieson of Tera Nova Cannery says that the Chimano brothers gave him the potato crop for looking after the property. Is that right? A. Yes.

MR. BREWIN: That is all.

MR. CHRISTIE: I am filing as Exhibit 5 the Certificate of Encumbrance which shows the two brothers to be joint tenants.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.5)

And as Exhibit 6 I file the Real Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.6)

It is submitted, your honour, that this property was sold at its fair market value.

I will file the Notice of Assessment as Exhibit No.7. It is the Tax Notice and the Notice of Assessment. It is noted on it.

It is for the year 1943.

MR. BREWIN: It is assessed at a total value of $1,306.

(ASSESSMENT AND TAX NOTICE, 1943, MARKED EXHIBIT NO.7)

MR. CHRISTIE: That concludes the defence, your honour.

THE SUB-COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

I, M.A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

M.A. Miller

M.A. Miller,
Deputy Commissioner.

NOV 29 1947

Case no 11F4

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

699 Toronto

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

(1) NAME SHIMANO (Print) Surname MATSUO Given Name (RCMP) Reg. No. 06311

(2) Pre-Evacuation Address Terra Nova, Ebburne, B.C.

(3) Present Address 63 Superior Ave, Mimico, Ont.

(4) REAL ESTATE

(a) Street Address (if any) Richmond (City or Municipality,) B.C. (Province) Rest

(b) Legal description (lot number, block number, section number, etc.)

Parcel A, Block 3 Sec. 4 Block North 4
Range West 7 Map 7992

(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.) Owner of one half interest

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - - - $ 1500

(ii) Buildings - - - - - - - - - - - - - - - - - - $ In March of 1942 sowed clover seed.

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - - - $ 60.00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 1560

(v) Amount at which Custodian sold property and credited your account - - $ 693

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - $ 867 (One half this amount)

(5) PERSONAL PROPERTY

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

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

(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") _____

_____

_____

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
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 $_____

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) - $ 434.00

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Matsuo Shimano of the City
of Mimico in the Province of Ontario
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 Toronto)
in the County of York)
this 24th day of November)
A.D. 1947. R A Best) A Commissioner &c. M. Shimano

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.

_____

_____

_____

_____

DEC - 2 1947

Case no 1184

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

1743 Toronto

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

(1) NAME SHIMANO SHOGORO (RCMP) Reg. No.
(Print) Surname — Given Name

(2) Pre-Evacuation Address R.R. NO. 1 EBURNE B.C.

(3) Present Address 158 MARY ST. HAMILTON Ont.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)
PARCEL A BLOCK 3 SEC. 4
BLOCK NORTH 4 RANGE WEST 7 MAP 7992

(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) Real estate

(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.)
Owner of 1/2 interest

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ 1500
(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) - - - - - - - - - - - - - - - - $ 60 Sowed clover seed
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 1560
(v) Amount at which Custodian sold property and credited your account - - $ 693
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 867

(5) PERSONAL PROPERTY

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

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

(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") _____

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
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 $_____

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) - $ 867

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Shogoro Shimano of the City of Hamilton
of in the Province of Ontario

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 Hamilton)
in the County of Wentworth)
this 24th day of November)
A.D. 1947.) Shogoro Shimano

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.

_____

EXHIBIT No. 1184-1

DATE OCT 28 1948

FILLED BY J. A. Brown

Date Oct 12 1948

I authorize my brother Matsuo Shimano to make the claim on my behalf for my share of real property amounting to ~~$1500~~ $750 ($\frac{1}{2}$ of $1500.00).

Signature

S. Shimano

Witness:

A. Goodman

EXHIBIT No. 1184-2
DATE OCT 28 1948
FILLED BY J A Breckenridge

SHIMANO, Matsuo (679 R New Toronto)
(Claimant's Name)

REAL ESTATE
(Farm Land)

06311
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	4 acres	April 1, 1938	B.C. Packers	$1,250.00			
List Crops							
Potatoes	1 "				Cleared		$1,500.00
Total	5 acres						

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

Description	When Made	Cost
— cultivation of 1 acre	1938	$150.00
— sowing of clover seed in 4 acres for fertilization	1941	$150.00 — this land cultivated

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
No buildings								

Summary

Estimated value at evacuation	$ 1,500.00
Sold by Custodian	712.00
Amount of claim:	$ 788.00

Comments re Appraiser's report not covered by above information:

Assessment, 1941 - Land, $ 1,306.00

This property is jointly owned with the claimant's brother, Shogor, Reg. #05688
~~His brother is making the claims for chattels.~~

Matsuo Shimano
Signature

BC-591-P

EXHIBIT No. UCA-8
DATE OCT 2 8 1948
FILLED BY K A Brewster

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

Farm Appraisal Report

File No. J.L.529

Land Description Part 6.09 acs. of Lot 3, Sec.4, Blk.4N., Rge.7W., Map 457, "A" on Sketch 4642, except part 1.26 acs. on Sketch 7992 & Vesting Order 24250.

Containing 4.835 Acres

Owner's Name Shogoro & Matsuo SHIMANO Post Office Address R.R. 1, Eburne, B.C.

Nearest Rail Point Cambie, B.C.E. Rly. Distance 3

Market Town Good local deliveries & Vancouver Distance 6 - 8

Church (give denomination) All denominations within Distance 3 m.

Nearest School Bridgeport (School Bus) Distance 3

State how property was identified: Posts, Road, Map.

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

Yes, the .30 of a chain is the legal access from Road NORTH & road frontage on South.

Is this district a good one? Yes, both large & small holdings.

Employment opportunity Varied. Farm work, fishing & industrial.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Negligible Value $

Water supply: City water available on road. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x	NO BUILDINGS						
	x							
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light available at North end.

Total present day value $

Total Value Buildings add to farm $

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

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.835	flat	silty clay 16" - 18"	good clay	Seeded to clover to help smother smart weed.	150.00	725.25

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

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

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

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

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 725.25

Total added by buildings to value of farm $

Total fruit trees add to value of farm (for use in orchard districts only) $ ~~725.25~~

Total value of farm $ 725.25

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

Mr. Jamison, local resident, has seeded practically the whole to clover. Weeds are way ahead of clover now, but next year clover will beat the weeds.

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

Suitable for truck gardens.

Noxious weeds: A mass of smart weed.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of the Township of Richmond. $31.63. Minimum Water Charge would be $24.00 per annum.

Date: July 15, 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 13 day of July 1942.

Inspector's Signature "T. GODFREY"

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

J.L.529

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: No buildings on this parcel. Until quite recently the road at the South line was not opened; it is negotiable now, while dry, not yet graded or gravelled. The access from the North being less than 20' would not allow of any building there.

Electric light is available at the North, but not at the south. City water is available at North end but not at South. On the north front the B. C. Packers have storage ware-houses & cottages for their wharfinger Mr. Jamison & other man. Frontage on North is not attractive & anchorage for fish boats not good on account of exposure.

Probably the clover will get ahead of the weeds next.

(FOR ORCHARD LANDS ONLY)

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

Spring & well make good hay.

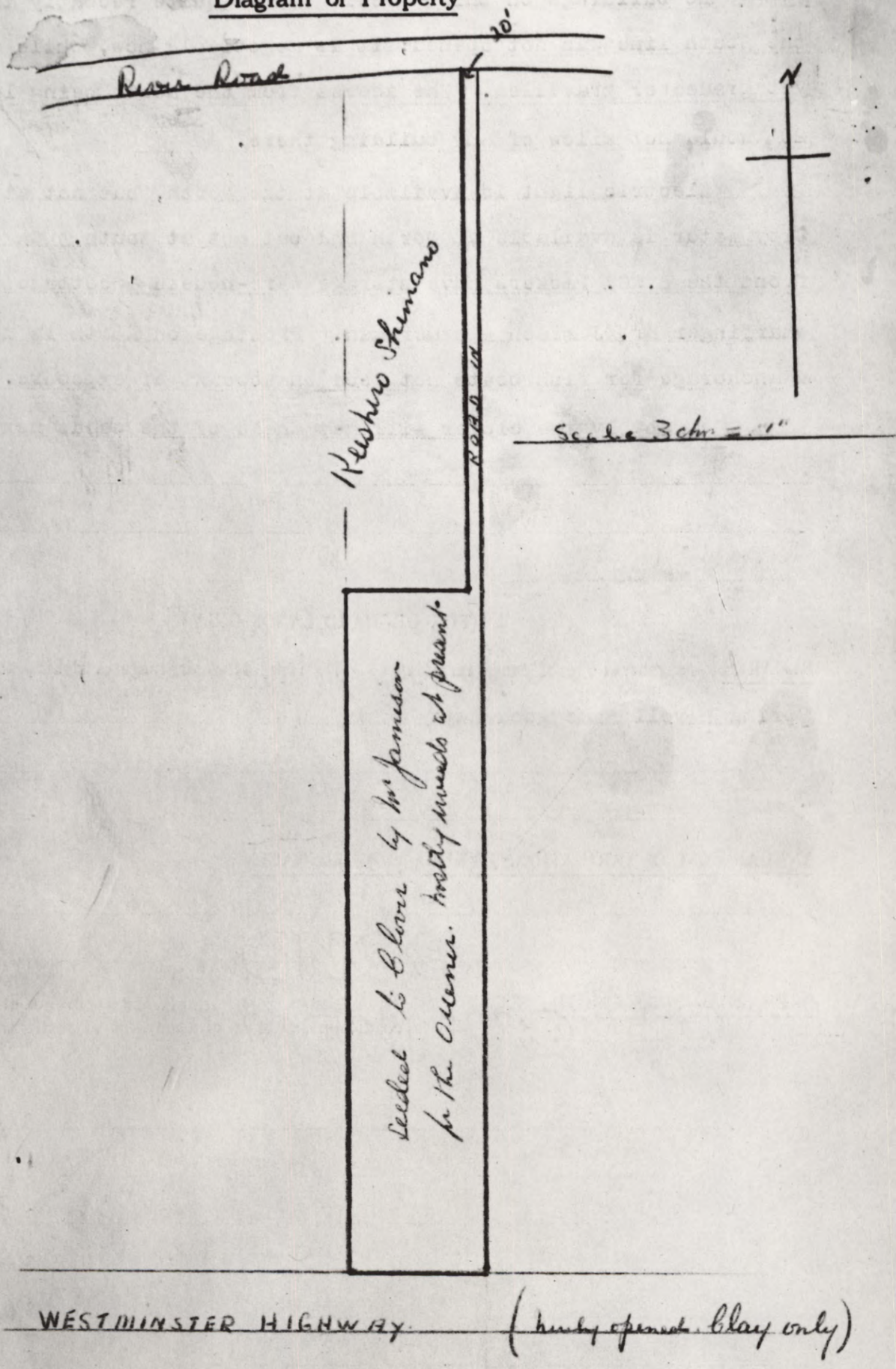
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

	Present Value
	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 700

Date 16th July, 1942.

(SIGNED) I. T. Barnet
District Superintendent.

FORM "JP" FILE No.

EXHIBIT 1184 - 4
DATE Oct 28 1848
FILED BY K.A. Christie

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: SHIMANO, Matsue

HOME ADDRESS: Terra Nova Cannery, Eburne, B. C.

REGISTRATION NUMBER 06311 SEX: Male AGE: 39

OCCUPATION: Fisherman

(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: B.C.Packers, Terra Nova Cannery, Eburne, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: NAMIKO

ADDRESS OF WIFE OR HUSBAND: Terra Nova Cannery, Eburne, B. C.

NAMES OF ANY LIVING CHILDREN: ETSUKO (F) MITSUYE (F) MINORU (M)

ADDRESS OF CHILDREN: Terra Nova Cannery, Eburne, B. C.

AGE OF CHILDREN: 9, 6 and 4 yrs

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

1. LOCATION AND DESCRIPTION: Part of A3 Sec. 4, Block North 4 Range West 7, Map #7992, $1306. The Corporation of Richmond, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) $31.63 paid to Corp of Richmond, B. C. for $1942 taxes

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Brother SHOGORO, has half-interest in the land

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Land Registry Office ~~New Westminster, B. C.~~

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Brother, SHOGORO-half interest

9. IF FARM LAND STATE CROPS SOWN Potatoes

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Cabin at Tarra Nova, Eburne, B. C.

2. LANDLORD'S NAME AND ADDRESS: B.C.Packers, Eburne, B. C.

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

Deduction of 5% per fish for rent

4. STATE WHEREABOUTS OF LEASE: None

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

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1 Motor boat "Reg. #2245" Naval number 014H New Westminster, $1,000.00
in custody at New Westminster, B. C. Fishing nets, etc., left at Terra Nova
Cannery, Eburne, B.C. c/o B.C.Packers Ltd. Valued at $1306.40
Household effects etc., left with father, KYUTARO SHIMANO at Terra Nova Cannery
Eburne, B. C. valued at $867.00 As per list on back

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

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

Office
B. C.
half interest

FIXTURES,
FECTS:
00
ra Nova
ova Cannery
EST IN, OR

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)
$50 Victory Bond #K-4H, 1951 maturity, #425391, in owner's possession
$20 War Savings Certificates

8. BANK ACCOUNTS: Bank of Montreal, corner Main & Hastings St. Vancouver, B. C. $1200

9. LIFE INSURANCE: Sun Life Assurance Co. Vancouver, B. C. $1,000.00 Number unknown
Beneficiary wife, NAMIKO. In owner possession

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: None

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

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

Dated this 3 day of April 1942

(Signature) "Matsuo Shimano"

"R.A. Munns"
Witness

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
February 15th 1949

FOR DEPARTMENTAL USE

R. Scott

MATSUO SHIMANO #06311

Sewing machine, $100
1 clock
needle filling machine
1 bureau
1 linoleum
3 beds
6 chairs
2 stoves
2 gasoline stoves
3 tables
1 record player
5 window shades
8 curtains
5 picture franes
1 trunk
5 doz. dishes
3 doz. plates
3 doz. rice bowls
4 doz. cups
10 sets of knife fork and spoon
3 kettles
15 pans
breakfast set (30 pcs)
garden tools (5)
food-miscellaneous
2 buckets
2 washing basins
1 fllor mop
2 brooms
2 silver cake plates
1 mat
10 light globes
5 cards of wood
1 joycycle
1 pair of roller skates
1 suit
2 hand saws
2 plains
1 cross cut saw
3 clamps
1 ignition coil
carpenter tools $20
X

" Shipped Nov 3/43

2 springs
1 mattress
6 Brooms
1 Mop
2 Rolls linoleum
1 Coil garden hose
2 sets bed ends
1 side Irons
5 boxes
3 cartons "

All these are left in care of father KYUTARO SHIMANO
at Terra Nova, Eburne, B. C.

FORM "JP" FILE No.

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

1184 - 4

EXHIBIT No.

DATE Oct 28 1948

PRESIDING K.A. Christie

NAME: SHAMANO, Shogoro

HOME ADDRESS: Terra Nova Cannery, Eburnek B. C.

REGISTRATION NUMBER 05688 SEX: Male AGE: 28

OCCUPATION: Fisherman

(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: B.C.Packers, Terra Nova Cannery, Eburne, B. C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Part of Block A3, Section 4, Block North 4, Range West 7, Map 7992, $1,306.

2. BUILDINGS AND OTHER IMPROVEMENTS: 10 room frame building shingle roof

3. INSURANCE (Give particulars; state where policies are) Insured for $800. company unknown

4. TAXES (Amount and where payable) $31.63 paid to Corp of Richmond, B.C. 1942 taxes paid

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Brother, MATSUO has half interest

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by family.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Land Registry Office New Westminster, B. C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Brother, MATSUO has half interest

9. IF FARM LAND STATE CROPS SOWN: Part potatoes

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling house Terra Nova Eburne, B. C.

2. LANDLORD'S NAME AND ADDRESS: Self and brother

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Carpenter's tools, valued at $218.00 left in care of father in dwelling house at Terra Nova, B. C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

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

FORM "JP"

4. INSURANCE CAR

5. MORTGAGES, LI

OTHERS:

6. MONEYS OWING

7. BONDS, DEBENT

Victory Bond, 19

8. BANK ACCOUNT

9. LIFE INSURANC

$1,000.00

10. INTEREST IN AN

11. SAFETY DEPOS

LIABILITIES:

1. PERSONAL DEB

2. TRADE DEBTS:

REMARKS:

I, the undersigned, area as set out above, or other securities, if a

I certify that the every description in a and indirect.

Dated this

FOR DEPARTMENT

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)
Victory Bond, 1951 $50.00 #K4 H42583 in own possession

cashed

8. BANK ACCOUNTS: Royal Bank of Canada, Marpole Branch, $550

9. LIFE INSURANCE: Sun Life Assurance Policy #2133029, Vancouver Branch, B.C. $1,000.00 beneficiary KYUTARO, in own possession

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: None

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

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

Dated this 4th day of April 1942

(Signature) "S. Shimano"

"R.A. Munns"
Witness

FOR DEPARTMENTAL USE

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

February 15th 1949

M. Scott

1184 - 5

EXHIBIT No.
Oct 28 1945
DATE
FILED BY K.A. Christie

THE GOVERNMENT OF
THE PROVINCE OF
BRITISH COLUMBIA
CERTIFICATE OF ENCUMBRANCE
LAND REGISTRY OFFICE

No. 52054

New Westminster, B. C.

- - - - minutes 10 o'clock 6th day of July 1943

I HEREBY CERTIFY that the following is the state of the title to - - - - - - - - - -
Part (6.09 acres more or less) of Lot 3 Section 4 block 4 North Range 7 West Map 457 as shown and lettered "A" on Sketch deposited No. 4642 Save and Except part 1.26 acres as shown on Sketch deposited No. 7992 Municipality of Richmond in the District of New Westminster.

Registered Owner: SHOGORO SHIMANO and MATSUO SHIMANO viz:

Register of Indefeasible Fees Folio No.127905E

Registered Charges Dyking Charge

Certificate of Vesting in the Custodian Filed No. 24250

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgements: None

Mechanics' Liens: None

To Office of the Custodian

"E.S.Stokes"
Registrar

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

February 15th 1949

M Sa[illegible]
[illegible]

REAL PROPERTY SUMMARY October 10,1946 1184 - 6

EXHIBIT No. 3
Oct 28 1948
DATE
K. A. Christie

JAPANESE NAME: SHIMANO,Matsuo - Reg No. 06311-File No.699
SHIMANO,Shogoro - Reg No. 05688 - File No.1743

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

PROPERTY ADDRESS: Richmond, B. C.

LEGAL DESCRIPTION: Part 6.09 acres more or less of Lot 3, Section 4, Block 4 North, Range 7 West, Map 457 as shown and lettered "A" on Sketch deposited No. 4642, save and except part 1.26 acres as shown on Sketch deposited No. 7992, Municipality of Richmond, District of New Westminster.

CLASSIFICATION: Small farm

ASSESSED VALUE: Land $1,306.00 Annual Taxes $31.63
Improvements ------

TITLE: Registered in the names of Matsuo SHIMANO and Shogoro SHIMANO as Tenants in Common.

ENCUMBRANCES: None registered and no indication of any unregistered.

Vesting Order No. 24250 - July 2, 1942.

HISTORY OF ADMINISTRATION: The Custodian's representative reports on April 30, 1942: "Approximately 4¾ acres. There are no buildings on the property. The land is approximately one half in vegetable Market crop and the other half in hay crop."

The file reveals that a Mr Jamieson, of the Terra Nova Cannery, claims that the Shimano brothers gave him a potato crop for looking after the property. However, this plot was dug and sold, and the sum of $12.00 was received by the Custodian - $6.00 was credited to the account of Shogoro and $6.00 was credited to the account of Matsuo.

In 1943 a lease arrangement was entered into with one Lum Poy, for this property and the adjoining property, which belonged to another brother, Keishiro Shimano - File No. 1739 for the sum of $360.00 for the year 1943. A division was made as follows: $240.00 to be credited to Keishiro Shimano and $120.00 to be credited to the joint account of Matsuo and Shogoro Shimano.

Sold to The Director, The Veterans' Land Act for the sum of $712.00, and adjustments were calculated as of January 1, 1943.

....2/

October 10, 1946

Funds were released to the joint account of Matsuo and Shogoro Shimano on January 12, 1944.

Certificate of Title No. 165943-E was delivered to The Director on January 17, 1944.

A complete statement of the transactions was forwarded to Matsuo and Shogoro Shimano on April 19, 1944.

The above Summary is certified to be in accordance with the information on file:

"Geo Peters"
George Peters,
Office of the Custodian.

GP/EL

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

February 15th 1949

M. Sa[illegible]

TAXPAYERS'
COPY

1184 - 7

28 Oct 1948

K.A.Christie

THE CORPORATION OF THE TOWNSHIP OF RICHMOND
Richmond Town Hall,Brighouse, B.C.

TAX NOTICE 1943

TO S & M. Shimano

Take notice that the following lands in the Municipality of Richmond for which you are liable for taxes for the year 1943 as follows:

Roll No		Lot	Block	Sec	Block North	Range West	Map	Value of land	Value of Improvements	Taxable Value
1678	Part	A	3	4	4	7	7992	1306	--	1306

are subject to the following taxes which are due on and from 1st January, 1943, and are now due and payable at the Town Hall, Brighouse, B. C.

		PAYMENTS
1943 Rates Bylaw,	28.73	
. . .		
Amalgamated D & D District	2.90	
TOTAL FOR 1943	31.63	

R.C.PALMER Collector

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

February 15th 1949

M. Scarby
A.F.