Name of Claimant SHIKAZE, Miyoshi Case 1219

Custodian File 2312

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	
					1414.		838.65				838.65 59.80

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	
			46%	100.00	46.00			46.00

TOTAL RECOMMENDATION	944.45

1540

CASE NO: 1219

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 5, 1948.

IN THE MATTER OF THE CLAIM OF

MIJOSHI SHIKAZE

PROCEEDINGS AT HEARING.

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 J. A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

November 5, 1948.

IN THE MATTER OF THE CLAIM OF

MIJOSHI SHIKAZE

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
C. P. OPPER, ESQ.	appearing for the claimant.

A. SMITH, ESQ.,	Secretary.
G.N.R. UPTON, ESQ.,	Official Interpreter.
J. B. McGREGOR, ESQ.,	Official Reporter.

MIJOSHI SHIKAZE, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. OPPER:

Q. I show you a form entitled Real Estate, Farmland; is that your signature? A. Yes.

Q. Was this form prepared under your instructions?

A. Yes.

Q. Do you swear that the contents of that form are true? A. Yes.

(REAL ESTATE FARMLAND CLAIM FORM MARKED EXHIBIT NO 1)

Q. Prior to evacuation you owned certain property known as Lot 11 of the north-west quarter of Section 30, Township 20, Map 3317, District of New Westminster? A. Yes.

Q. You are the owner of that? A. Yes.

Q. And that land consisted of about 6.2 acres?

A. Yes.

Q. And was being cultivated as a fruit farm?

A. Yes.

Q. You raised raspberries and blackberries and had 80 fruit trees? A. Yes.

Q. What was the nature of the soil of that land?

A. Oh some kind of loam and clay, mostly clay.

Q. Was it fertile? A. It was soil in which it was easy to grow anything.

Q. Did you get good crops from it?

A. Yes.

Q. Were you able to make money on the operation?

A. Oh yes, enough to keep going and we made

pretty good in 1941.

Q. How much did you make in 1941?

A. I think we made besides the poultry, and including the hot house rhubarb, we so d about $5,000. anyway, over $5,000, about $5,500.

Q. That didn't include the poultry?

A. No, besides the poultry.

Q. Also you had poultry on that farm?

A. I bought about 400 but we sold about 270 or about three hundred. At the time we left there were about 270.

Q. And you made a profit out of the poultry also?

A. Oh, yes, I don't know how much.

MR. CHRISTIE: I tender as Exhibit 2 the Farm Appraisal Report.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. OPPER: This property is at Dewdney, B.C.?

A. Yes, that is about five miles east of Mission City.

Q. You have a building here described as a rhubarb house -- I presume you grew rhubarb in that place? A. No, that is for marketing.

Q. What is that? A. In the winter we force rhubarb in a sort of hot house.

Q. On the second floor there was a hen house?

A. Yes.

Q. Was it more profitable to leave the building as a part rhubarb house and part hen house, or in your opinion would you have made more money if you had con-

verted it all into a hen house. Supposing you had made the whole thing into a henhouse and had no rhubarb, would you have made more money doing that?

Q. Well, that depends on the year.

Q. It states in the Farm Appraisal Report that if the rhubarb house had been altered into a two-storey hen house intensifying the effort, it would make it more successful. Would you agree with that?

A. That depends on the egg prices or the year.

Q. It is a debatable question?

A. I don't understand that.

Q. When you bought this property it wasn't cleared? A. Partly cleared.

Q. And in 1933 you cleared four acres and you say the cost was $1000? A. Yes, I think about that.

Q. And you built a roadway of 700 feet? A. Yes.

Q. You say the cost was $100?

A. Yes.

Q. And you dug three wells and you say the cost of digging these three wells was $150. On what do you base the cost -- was it your own labour or somebody else's? A. Some I hired the labour and some I done myself.

Q. Did you have to pay out those amounts just mentioned? A. Oh just to figure up my own labour.

Q. That is the value you placed on it?

A. Yes.

Q. You built the house yourself too?

A. Yes.

Q. What condition were these buildings in when you

were evacuated?

A. Oh it wasn't so bad.

Q. Is the answer that the buildings were in fair condition? A. Oh yes.

Q. I am showing you another form entitled Personal Chattels; is that your signature on the bottom of it? A. Yes.

Q. Was this form prepared under your instructions?

A. Yes.

Q. And is that true what is contained in that form? A. Yes.

Q. You swear it to be true? A. Yes.

(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 3)

MR. CHRISTIE: I tender as Exhibit 4 the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 4)

MR. OPPER: You are claiming for four stoves -- where were they left?

A. I left them in the shed, in the picker's house.

Q. They were to heat the various sheds and the house? A. No, they were cooking stoves.

Q. Would there be one stove in each shed?

A. That is right.

Q. What condition were they in?

A. I bought some second hand.

Q. Did they work when you left?

A. Oh yes.

Q. And then you had a pumpu system on the property too? A. Yes.

Q. What did it consist of, a pump and pipes?

A. Yes.

Q. And was it working properly when you left?

A. Oh yes.

Q. Did it need repairs or anything of that sort?

A. No, I don't think so.

Q. It was operating all right?

A. Yes.

Q. And you left some cable?

A. Yes, that is for clearing.

Q. That was on the property too? A. Yes.

Q. Where was it stored? A. One part was not quite finished clearing so John Foizi was using it.

Q. He was a neighbour who leased some land to you? A. Yes.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 30th of March, 1942; whose signature is that?

A. That is my signature.

(J.P. FORM MARKED EXHIBIT NO. 5)

Q. I will tender the assessment notice as Exhibit 6.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 6)

Q. Now, in connection with your income from this farm, you told my learned friend what your gross income was; now what expenses would you have out of that? A. Somewhere around half of the gross I guess.

Q. What would you say your net income was?

A. In 1941 I cleared about $2000. to $2500. I think.

Q. When you are mentioning expenses are you including any you would have to pay for that adjoining land? Did you lease the adjoining land to yours?

A. Yes.

Q. Are you including that in the expenses?

A. Oh yes, I spent lots of expenses for the clearing.

Q. Now, if you didn't have that adjoining land, if you had not been able to lease that would you have been able to make a living from your own land?

A. Oh yes, I made progress year by year. I waated some rhubarb and some strawberries; that is why I leased it.

Q. But is it a fair statement o make that it is necessary for you to have this adjoining land in order to make a reasonable income; is that a fair statement to make?

A. Irrespective of that I had four acres of raspberries and 1½ acres of blackberries and I had chickens and I could have made a fair living but I bought the other property so as to make a larger income and to progress my business.

Q. I don't think you bought it -- you leased it?

A. Yes, that is right.

Q. How old were the raspberry canes?

A. I suppose some were young and some were old, some were about five years old and some third and some second year.

Q. Did you sell these prunes that you grew there?

A Yes, some, but not all -- I sold some.

Q. Did you use any for your own consumption.

A. Yes but I sold some too.

Q. What was your house constructed of, what kind of lumber? A. Oh outside it was drop siding and the floor was of edge grain flooring.

Q. What kind of foundation? A. The foundation was big cedar posts and I used the basement for the hot house too.

Q. For the rhubarb? A. Yes.

Q. Did you work anywhere else besides on your farm? A. No.

Q. Now this electric water pump and pipes; whereabouts on the farm was that?

A. In the rhubarb house.

Q. And did you have a floor in the rhubarb house, did you have a board or plank floor or cement floor? A. Nothing in the bottom but in the top we had a double deck for chickens.

Q. Was the water pump attached to anything?

A. Oh just railroad ties.

Q. Were the railroad ties fastened? A. Yes.

Q. Were they fastened to the building?

A. Not on the building.

Q. Placed in the earth? A. Just sitting there.

A. And where were the pipes A. The pipes were just a little over a foot the ground.

Q. They were in the ground, were they?

A. Yes.

Q. That is all, thank you.

I tender as Exhibit 7 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 7)

(REAL PROPERTY SUMMARY AND PERSONAL PROPERTY SUMMARY MARKED EXHIBIT NO. 8)

Q. I would draw your honour's attention to this statement in the Personal property summary:

"When arranging for liquidation of chattels in that district, it was considered that the chattels were not worth the expense of handling and they were abandoned on the property. The electric pump was considered a fixture and was sold with the property to the Veteran's Land Act."

MR. CHRISTIE: It is submitted, your honour, that the real property was sold at its fair market value. It is submitted that the electric water pump was a fixture and that the stoves and cable block had no market value.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

I, J. A. McGibbon, 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.

J. A. McGibbon,
Deputy Commissioner.

Case 1219.
NOV 24 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

File 2212
Toronto

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

(1) NAME SHIKAZE MIJOSHI (RCMP) Reg. No. 13653
(Print) Surname Given Name

(2) Pre-Evacuation Address Davis Road. Dewdney BC

(3) Present Address RR #2. Kingsville Ont

Brewin

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.) Lot 11. of NW ¼ of Sec 30. Tp. 20 Map 3317 District of New Westminster Cert 50733 + leasehold interest in adjoining Lot 10.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) ~~Residence~~ Type of business Fruit Farm
(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 Lot 11 5 years lease Lot 10

(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) - $ 6000.00
(v) Amount at which Custodian sold property and credited your account - - $ 1414.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 4586.00

(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") John Forsey, Tenant

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

1. 4 Stoves — Estimated Value $ 50.00
2. Pump System — Estimated Value $ 130.00
3. Table & Brock — Estimated Value $ 50.00
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 $ 230.00

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) - $ 4816.00

(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, Mugusho Shikaze of the city of Toronto in the county of York

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 19th day of November A.D. 1947.

M. Shikaze

F.G. Brewn

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.

SHIKAZE, Miyoshi
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1219-1
DATE NOV 5 - 1948
FILLED BY 6P opdt

13653
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		1933	Mrs. McDonald	$400.00			
Cultivated and not in crop							
List Crops							
Raspberries	4½				2 acres cleared	none	$3000.00
Blackberries	1½				4 acres uncleared		
80 fruit trees on land							
Total	6.2						

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

Description		When Made	Cost
Cleared and cultivated - 4 acres		1933	$1000.00 labour and material
Roadway 700 ft.		1934	100.00
3 Sand Point Wells	40 '		
	26 '	1934-37	150.00
	20 '		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	28 x 34	Frame	1934	$900.00	$400.00	$300.00	$400.00	$1200.00
Double Garage	20 x 22	"	1934	150.00		100.00	125.00	125.00
Wood Shed	14 x 28	"	1936	150.00		100.00	125.00	125.00
Hen House	12 x 14	"	on land when purchased.					
Rhubard House (2 storey)	24 x 50	"	1937)					
Shed addition	16 x 24	"	1937)	800.00		600.00	400.00	1000.00
Shed addition	16 x 24	"	1938)					
2 Packing sheds	8 x 12 (each)	"	1934	75.00		25.00	~~50.00~~ 50.00	50.00
								2500.00

$2525.00

Summary

Estimated value	Land	$3000.00
	Bldgs.	2525.00 + 1250 = 3775
		$5525.00
Original Claim		$5000.00
Sold by custodian		1414.00
Claim		$3586.00

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

The claimant's claim has been reduced from $6000.00 to $5000.00 because he included $1000.00 loss on land which was leased to the claimant.

Lease: $500.00 per year.

M. Shikaze
Signature

1219

BC-610-P

EXHIBIT No. 1219-2
DATE NOV 5 - 1948

BC/610-P Page 1

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

Farm Appraisal Report

K.G. Christie

File No. JL-407

Land Description: Lot 11, Subdiv. of N.W.-30-20, Map 3317.

Containing 6 Acres

Owner's Name: SHIKAZE, Myoshi Post Office Address: Dewdney, B.C.

Nearest Rail Point: Dewdney and Hatzic equidistant Distance: 1½ miles

Market Town: " " " Distance: 1½ "

Church (give denomination): All denominations at Mission Distance: 4 "

Nearest School: Dewdney Distance: 1½ "

State how property was identified: Map and road corners.

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

On Eagle road, near corner of Davis Road. Gravelled to Hatzic Prairie Road, gravelled to Main highway - ¾ mile.

Is this district a good one? Yes.

Employment opportunity: Local in berry season;nearby in mills;remote in logging camps.

Predominating Nationality and religion: British. All sects. None predominant.

Describe Fencing and its condition: Two sides-4 wires. Fair repair Value $ Inc.in land

Water supply: Sand point in building shown as rhubarb house. Electric pump forces water to henhouse overhead,& to other bldgs. Value $ " " "

2312

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 34	Lumber	studs 12'	Shgl.	Old	Cedar posts	Good	850.00
Garage	18 x 18	"	8'	"	"	Blks.	"	50.00
Wood shed	13 x 27	"	7'	Shks.	"	"	Fair	30.00
~~BARN~~ Hen hse.	12 x 14	"	7'	Shgl.	10	"	Good	40.00
Rhubarb hse.	24 x 46	"	12'	Shks.	Old	"	"	)
~~BARN~~ Shed Addn.	16 x 24	"	8'	"	"	"	"	) 400.00
Shed Add'n	16 x 24	"	8'	"	"	"	"	)
GRANARY	x							
	x							
	x							
	x							
	x							

(NOTE:- Rhubarb house described as henhouse upstairs,which is served with water from pump below.Valuation is placed on ability of buyer to convert the lower floor into further henhouse,making it a 2 storey henhouse).

Electric lighting established.

Total present day value $ 1370.00

Total Value Buildings add to farm $ 900.00

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

Describe the basement and chimneys: No basement. Space below used for rhubarb production. Cement chimney on bracket.

No. rooms downstairs? 5 Upstairs? 2 How finished V.Joint

Are buildings painted? No. Condition of paint

Distance from nearst bush No 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
6	Level	8"clay loam	Clay	Rasps; blacks; & orchard.	65.00	390.00

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

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 $ 390.00

Total added by buildings to value of farm $ 900.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 150.00

Total value of farm $ 1440.00

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

Fully occupied. Owner evacuated. Lessee John Faisey, now in residence. Good shape throughout.

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

Fruit, with added effort in chickens, due to limited acreage.

Noxious weeds:

None in evidence.

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

Municipal & School-$4.05. - Dyking - Capital-$8.82, Maint'ce-9.00, $17.82

Prov. Gov't., New Westminster, B.C.

Class "B"

Date: 23rd May 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 22 day of May 1942.

Inspector's Signature "B.C. WORMWORTH"

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

JL-407 - M. SHIKAZE

Farm Appraisal Report

Remarks: Due to the limited acreage, and no other land readily available within reasonable distance, this can only be considered as a fruit unit. The rhubarb house with henhouse upstairs, would, in the hands of a white man, be altered into a two storey henhouse, thus intensifying his effort into what might be a successful small unit. Place has heretofore been operated along with a leased acreage adjoining on the north. The latter acreage belongs to a white owner, and probably is not available for anything other than rental.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

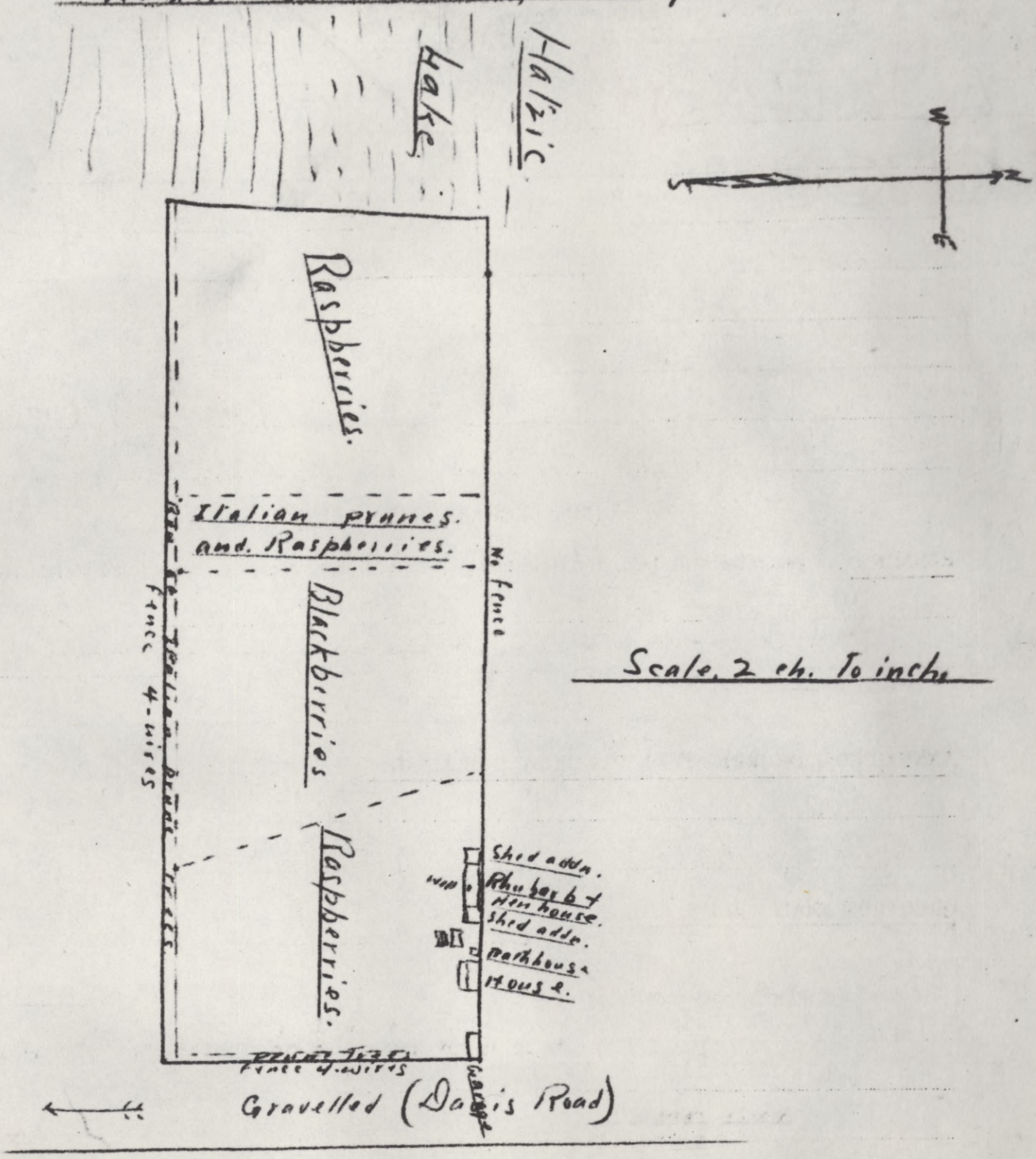
	Present Value
Orchards consist of:-	
60 Italian prunes, around east and south, and across the place near the lake on west end.	$150.00
20 varied fruit trees near buildings-----	$
Small fruits:-	
Raspberries---------- 4⅓	$
Blackberries ------- 1½.	$
Raspberries among the prune orchard completes the full acreage into small fruits.	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Shikaze.

Lot 11. Subdn. of [redacted] .30. Tp. 20. Map. 3317. - 6. acres.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1500.00

Date 3rd July 1942.

"I.T. BARNET"
District Superintendent.

#43

SHIKAZE, Miyoshi
(Claimant's Name)

PERSONAL CHATTELS EXHIBIT No. 1219-5
DATE NOV 5 - 1946
FILLED BY
L P Oppet

13653
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
4 Stoves	1934	used	$ 30.00	good	
	1936	new	16.00	good	
	1936	used	15.00	good	$50.00
	1938	used	12.00	good	
Electric water pump and pipes	1937	new	170.00	good	130.00
Block and cable	1930	new	125.00	good	50.00
					$ 230.00

The Claimant is claiming on the chattels listed above valued at:

Description of Storage of Goods:

The Chattels were left on the premises by the claimant.

Summary:

Estimated value	$230.00
Sold by custodian	-
Claim	$230.00

General Statement as to Chattels not Described above:

Additional Comments, if any:

M. Shikaze
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2312 EXHIBIT No.

NAME Miyoshi SHIKAZE

REG. No. 13653

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Mar. 30/42	TAKEN BY I.C. Bardwell			AUCTION	TENDER &c		
EVACUATION Apr. 24/42	DATE May 14/42						
Electric Water System		1. 4 stoves	50.00				
Pump		2. Pump system	130 00			130 00	
5 cooking stoves		3. Cable, block	50 00				
1 boiler stove							
1 scythe			$230.00			130 00	
3 hoes							
2 axes							
2 blocks							
200 ft. cable							
1 iron bar							
1 mattock							
5 small scythes							
1 ft. buck saw							
12 ft. logging chain							

MADE IN CANADA

o. 2312

o. 13053

EXHIBIT No.

EXHIBIT No. 1219 - 4

DATE NOV 5 - 1948

FILLED BY

CASE No.

VENUE TORONTO

SALES

TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
				50 00			
	130 00			-50 00			
	130 00			100 00			

FORM "JP"

FILE No. 2312 1219-5

Powell Street Branch

OFFICE OF THE CUSTODIAN

DATE Nov 5 1948

FILED BY K A Christie

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: SHIKAZE, Miyoshi

HOME ADDRESS: Davis Road, Dewdney, B.C.

REGISTRATION NUMBER 13653 SEX: Male AGE: 36

OCCUPATION: Small fruit 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: Yoko

ADDRESS OF WIFE OR HUSBAND: Davis Road, Dewdney, B.C.

NAMES OF ANY LIVING CHILDREN: Kimihiro (M), Kazuki (M)

ADDRESS OF CHILDREN: Davis Road, Dewdney, B. C.

AGE OF CHILDREN: 5 and 4 respectively.

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

1. LOCATION AND DESCRIPTION: Davis Rd., Dewdney, B. C.
Lot 11 of the North West Quarter of Section 30 Township 20
Map 3317 in the District of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling house 6 rooms 28x34
wood shed 12 x 28, garage 18 x 24, hot house 25 x 50, barn 20 x 25
Bunk house 18 x 24.

3. INSURANCE (Give particulars; state where policies are) $1500.00 on Dwelling
Policy No. 6255194 with New England Fire Insurance Co. in owner's possession.
Agents - Reed, Phipps & Davies Ltd., Vanc'r, B. C.

4. TAXES (Amount and where payable) Land tax $14.55 per annum New Westminster
paid up to 1942. Dyking tax $10.50 per annum paid up to 1940.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to John Foisy from
March 3, 1942 to March 3, 1943. Contract with the Pacific
Co-Op. Union and the rent is received through them.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owners possession.

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

9. IF FARM LAND STATE CROPS SOWN ~~Strawberries 2 acres~~; Raspberries $4\frac{1}{2}$ acres; Blackberries $1\frac{1}{4}$ acres; ~~Rhubarb 1 acre~~.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Davis Rd., Dewdney, B.C.--- Lot 10 of subidivision f of the North West Quarter of Section 30 Township 20 Map 3317 Bd. 36.

2. LANDLORD'S NAME AND ADDRESS: E. Buchan - 677 W. Monticite St., ~~Sierra Madre, California, U.S.A.~~

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Particulars of lease ath the back of this sheet.

4. STATE WHEREABOUTS OF LEASE: in owner's possession.

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) John Foisy - Davis Rd., Dewdney, B. C. $500.00 yearly including the adjoining property of Miyoshi Shikazi, $250.00 of this sum has been paid.

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: 2 acres of Strawberries and 1 acre Rhubarb.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Electric Water System Pump; 5-cooking stoves; 1 boiler stove; 1-scythe; 3-hoes; 2-axes; 2-blocks; 200 ft. cable; 1-iron bar; 1-mattock; 5-small scythes; 1-ft. buck saw; and 12 ft. logging chain. - Davis Rd., Dewdney, 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

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

Note P.C.Union Shares on back of declaration.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

1-$50.00 Victory Bond K-4 H273320; 1-$50.00, 1-$25.00, 1-$10.00

and 3-$5.00 War Saving Certivicates...in owner's possession.
List of shares on back of sheet.

8. BANK ACCOUNTS: Savings account with The Canadian Bank of Commerce Mission, B. C. about $500.00

9. LIFE INSURANCE: $2,000.00 Policy No. 2321366 with Sun Life Assurance Co. of Canada .... beneficiary -Yoko Shikaze (wife)

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: N. B. back of sheet.

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 30th day of March 1942

(Signature) "M. Shikaze"

"V.A.Stevenson"
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.

Mar.9-49

M. Ackenstaff

Particulars of Lease

It is hereby agreed between the parties hereto that the lessee is to have the premises rent free for the first three years, namely from Jan. 1st., 1940 to Jan. 1st 1943, providing all the six acres is cleared ready for cultivation, or is partly under cultivation by Jan. 1st. 1943.

During the said three years the Lessee may crop any portion as he clears it.

The fourth and fifth year's rent is to be paid on the 1st day of Jan. in each of the respective years.

This lease expires Jan. 1st, 1945.

The Lessee agrees not to sub-let the property.

Statement of Personal Property Owned:

Shares.

Capital Stock - Pacific Co-Operative Union: 14 shares 5190-5203, 7 shares 1657-1663, 9 shares 2318-2326, 5 shares 1020-1024, 6 shares 2958-2963; also 69 shares 4787-4855.

Capital Stock - The United Farmers of Canada Co-Operative Fruit & Produce Exchange for 1 share 103.

Capital Stock - Pacific Fraser Co-Operative Union.... for 7 shares 151-157.

These shares are all in the owner's possession.

EXHIBIT No. 1219-6
DATE NOV 5 - 1948
FILED BY K A Christie

PLEASE RETURN THIS NOTICE WITH YOUR REMITTANCE.

Tx. 20.

ASSESSMENT NOTICE, 1944.
FARM LAND.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

CERTIFICATE OF VESTING
NO 13653 - Nov.11/42

2312

Owner's name and last-known address:
SHIKAZE MIYOSHI
DEWDNEY B C

Folio Number
1370
E 138838
C. of T.
Acres, more or less
6.00

Take notice that you have been assessed as below:—
G L PECK PROV ASSESSOR NEW WESTMINSTER B C

Date of Mailing Notice Jan. 15/44

Description of Property:
TOWNSHIP 20
LOT 11 SUBDN OF NW 1/4
SECTION 30 MAP 3317 BD 36

NEW WESTMINSTER ASSESSMENT DISTRICT
NEW WESTMINSTER LAND DISTRICT

ASSESSED VALUE (GROSS)		Total Gross Assessed Value	EXEMPTIONS		Total Exemptions	Taxable Value (Net)	Rate, ½ of 1%	
Land	Improvements		Improvements up to $1,500	Pre-emptions				
$	$	$	$	$	$	$	$	c.
360	1000	1360	1000		1000	360	1	80

Tax on Land upon which no School Tax is payable. Rate, 1/5 of 1%

SCHOOL TAXES

SCHOOL DISTRICT	Amount Requisitioned	Real Property	Personal Property	Total Taxable Value	School Rate in Mills	
DEWDNEY	$3241.64	$360		$360	7.34	2 65

Total Current Taxes - - - - - 4 45

Due Date, April 1st, 1944 Delinquent Date, October 31st, 1944

DELINQUENT TAXES	1940	1941	1942	1943	
LAND - - -					Interest must be added to Delinquent Taxes *See* overleaf for rates.
LAND, 1/5 of 1%					
SCHOOL - -					

Total of all Taxes Due - (EXCLUSIVE OF INTEREST) 4 45

PAYMENTS	1940	1941	1942	1943	Current
LAND - - -					
LAND, 1/5 of 1%					
SCHOOL - -					
INTEREST - -					
TOTAL - - -					
RECEIPT No. -					
DATE PAID -					

DO NOT SEPARATE THESE FORMS.
PLEASE RETURN BOTH WITH YOUR REMITTANCE.
ORIGINAL WILL THEN BE RETURNED DULY RECEIPTED.

MAKE ALL REMITTANCES PAYABLE AT PAR TO
PROVINCIAL COLLECTOR AT ABOVE ADDRESS

INFORMATION FOR THE GUIDANCE OF TAXPAYERS.

Notice of Assessment

No further notice will be given; taxpayers are requested to see that their taxes are promptly paid.

If remitting by mail, please use post-office or express money orders, or, if using cheque, see that same is marked by the bank and includes exchange.

Sec. 42, chap. 282, R.S.B.C. 1936.

All land which is situate in unorganized territory and is not comprised in any school district, and all land situate within any rural school district in which the school has been closed, shall, in addition to all taxes otherwise imposed thereon, be assessed and taxed annually, and the rate of taxation shall be one-fifth of one per centum upon its assessed value.

Due Dates

All taxes shown on this notice are due and payable on April 1st of the year of assessment, and if unpaid on Oct. 31st of that year are deemed to be delinquent.

DELINQUENT TAXES FOR THE YEARS 1935 AND PREVIOUS ARE SUBJECT TO INTEREST AT THE RATE OF 8 PER CENTUM PER ANNUM FROM THE DATE OF DELINQUENCY IN EACH YEAR UP TO MAY 31st, 1936; AFTER THAT DATE AT THE RATE OF 4½ PER CENTUM PER ANNUM. DELINQUENT TAXES FOR YEARS 1936 AND SUBSEQUENT ARE SUBJECT TO INTEREST AT THE RATE OF 4½ PER CENTUM PER ANNUM FROM DATE OF DELINQUENCY UNTIL PAID.

Neither the giving of a notice of appeal by any taxpayer, nor any delay in the hearing of the appeal by the Court of Revision or the Court of Appeal, shall in any way affect the due date, the delinquency date, the penalties, or any liability for payment provided by this Act in respect of any tax which is the subject-matter of the appeal; but in the event of the tax being set aside or reduced by the Court of Revision or Court of Appeal, on appeal, the Minister shall refund to the taxpayer the amount of the tax or excess tax paid by him, and of any penalty imposed and paid on such tax or excess.

Liability and recovery of delinquent taxes.

There is a personal liability for all taxes, and the amount due may be recovered by distress proceedings or by action.

Land upon which taxes are delinquent will be offered at Tax Sale between July 15th and October 15th following the date of delinquency, and the date of the said Tax Sale will be advertised in the Gazette previous to the day of sale. Land sold at Tax Sale may be redeemed within **ONE YEAR** from the date of sale by tendering to the Collector the amount for which the land was sold, with interest at 12 per cent., together with the taxes, due since date of sale. Lands unsold at Tax Sale are forfeited to the Crown at the expiration of twelve months from date of Tax Sale, unless the amount due with interest is sooner paid. Lands forfeited to the Crown may be purchased on written application to the Minister of Lands.

Rectification of errors.

If the taxpayer discovers any error in his notice, which the Assessor is able to correct before the Court of Revision, he is requested to write to the Assessor giving particulars of the error.

RIGHT of appeal.—Every person assessed has the right of appeal, as provided in the "Taxation Act," against the assessment to the Court of Revision and to the Court of Appeal, but such right ceases if the notice of appeal is not given within fourteen days after the date on which this notice of assessment was mailed: Provided, however, that the Surveyor of Taxes may extend that time if it is proved to his satisfaction that the taxpayer was unable to appeal within the fourteen days. No appeal against the assessment of School Taxes is allowed where the assessed value is the same as in the last revised Assessment Roll of the Assessment District.

If you intend to appeal to the Court of Revision fill up the following form and return this notice to the Assessor within the fourteen days allowed by the law.

TO THE ASSESSOR: Take notice that I intend to appeal to the Court of Revision against the assessment for the following reasons:—

_____

_____

_____

_____

_____ (Signature) _____

Dated at _____, this _____ day of _____, 19____

N.B.—Do not detach or alter this form in any particular. If there are any errors return for correction. **(See over.)**

1219 - 7

EXHIBIT No.

DATE Nov 5 1948

FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE
LAND REGISTRY OFFICE

New Westminster, B.C.

-----minutes 10 o'clock 9th day of December, 1942

I HEREBY CERTIFY that the following is the state of the title to ------

Lot 11 of the North West quarter of Section 30 Township 20 Map 3317
New Westminster Assessment District in the District of New Westminster
"Dewdney"

viz:

Registered Owner: MIYOSHI SHIKAZE "Reg 13653"
A
Register of Indefeasible Fees Folio No.138532E

Registered Charges; Dyking Charge

Certificate of Vesting in the Custodian Filed No. 25101

Applications for Registration None

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

Assignment for the benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E.S.Stokes"
Registrar

To Office of the Custodian

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

Mar.9-49 mcLaustall

EXHIBIT No. Nov 5 1948
DATE
FILED BY

PERSONAL PROPERTY SUMMARY

File No. 2312

1st November, 1946 K.A.Christie

Re: Miyoshi SHIKAZE - Reg. No. 13653

CHATTELS: The above Japanese registered with this office on the 30th March, 1942, and declared a quantity of chattels being left on his property at Dewdney. He was evacuated on the 24th April, 1942, Our fieldmen inspected the property on the 4th May, 1942, and inventoried the chattels left there. When arranging for liquidation of chattels in that district, it was considered that the chattels were not worth the expense of handling and they were abandoned on the property. The electric pump was considered a fixture and was sold with the property to the Veterans' Land Act.

SPECIFIED ARTICLES: Correspondence on file refers to a truck which according to a letter from the Pacific Co-operative Union dated 4th June, 1943, was sold by the Japanese to John Foisy for $500.00 which sum was received direct at the time.

ACCOUNTS RECEIVABLE: The Pacific Co-operative Union forwarded to this office the sum of $12.40 being a credit on their books, in the name of the Japanese, which sum was credited to his account here.

BONDS & INVESTMENTS: The above Japanese declared having a quantity of Victory bonds, War Savings Certificates. These were not brought under control by the Custodian.

SHIKAZE also declared a share interest in the Pacific Co-operative Union, which according to their records amounted to $690.00 in Non-redeemable shares and $410.00 in redeemable shares. These latter issued in the years 1937-1940, were redeemed from time to time when due, at par and the proceeds amounting to $270.00 were credited to his account as received, together with $15.05 interest on same.

His $140.00 worth of 1941 shares should be redeemed early in 1947.

He also had a $10.00 United Farmers Co-operative share. This was sold by the Custodian for $65.00 which sum was credited to his account here together with $2.40 interest on same.

He also declared 7 shares in the Pacific Fraser Co-operative Union. This was not brought under control by the Custodian.

BANK ACCOUNT: SHIKAZE declared having a bank account at Mission, but this was not brought under control by the Custodian.

LIFE INSURANCE: Shikaze declared a Sun Life Insurance policy. This was not brought under control by, or under administration of the Custodian, and neither was a New York Life policy which they informed us he had in their letter of the 28th May, 1943.

This file reveals no other Personal Property assets.

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

"W. E. Anderson"

.....

WEA:HA

I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy.
Mar.9-49 M. Dawstall

EXHIBIT No. 1219 - 8
DATE Nov 5 1948
FILED BY K.A.Christie

REAL PROPERTY SUMMARY

File 2312

V.L.A. B.C.610-P

JAPANESE NAME: Miyoshi SHIKAZE - - Reg. No. 13653.

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

PROPERTY ADDRESS: Davis Road, Dewdney, B. C

LEGAL DESCRIPTION: Lot 11 of the N.W. $\frac{1}{4}$ of Sec. 30, Twp. 20, Map 3317, New Westminster Assessment District in the District of New Westminster.

TITLE: In name of Miyoshi SHIKAZE.

ENCUMBRANCE: Certificate of Vesting in the Custodian filed December 10th, 1942, as No. 25101.
No other known encumbrance.

ASSESSED VALUE: 1944 -
Land $360.00
Improvements $1000.00, Total $1360.00, Taxes 1944 - $4.45.

CLASSIFICATION: Berry farm with buildings, no dwelling. The Custodian's representative on 4th May 1942 reported that the property consisted of 10 acres of which $7\frac{3}{4}$ acres were in berries and 1 acre in rhubarb, with a 6 room dwelling, 28 x 34, a woodshed 12 x 28, a hothouse 25 x 50, a garage 18 x 24,, a barn 20 x 25 and bunkhouse 18 x 24. Condition fair. Insurance of $1500.00 on buildings and contents were transferred.

HISTORY OF ADMINISTRATION:

1. Administered by Custodian, subject to leases noted below:
1. Shikaze lessee of the property, Lot 10, adjoining his own from Mrs. E. Buchan for 5 years from the 8th January, 1940, with no monetary consideration for the first three years if the land was cleared and prepared for cultivation. The rent for the last two years was to be $75.00 per year.

2. Shikaze leased Lot 11, owned by him and Lot 10, leased by him, to John Foisy on 3rd March 1942, for one year from 1st March 1942 at a rental of $500.00, which Shikaze acknowledged by letter of 13th March, 1943, as having been paid in full. This lease was renewed for one year from 1st March, 1943 for $200.00, plus the $75.00 payable to Mrs. Buchan, as consideration on the leased land. The $200.00 was collected by the Custodian, while the $75.00 was paid direct to Mrs. Buchan's credit at the Bank of Commerce, Mission.

3. At the expiration of this lease renewal, Mr. Foisy entered into an agreement direct with Mrs. Buchan, completing the term of her lease with Shikaze and no objection was taken by the Custodian, in view of the desirability of relieving Shikaze of the covenants.

SOLD: To The Director, The Veterans' Land Act for $1414.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

In view of rent collected by the Custodian covering rentals for 1943 an adjusting credit of $200.00 was allowed to The Director, The Veterans' Land Act.

FUNDS: Released to the credit of Miyoshi SHIKAZE on 22nd May 1944. Net amount after adjustments, $1415.43, less Certificate of Encumbrance $1.00, Taxes $3.23, registration fee $3.00, legal fee $15.00 and plus refund on insurance of $7.66, Net $1399.43.

TITLE: Included in No. 171262-E in the name of The Director, The Veterans' Land Act and consideration received by the Custodian 19th May 1944.

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

NOTE: Shikaze's letter of May 20th, 1944 does not object to sale of his land if it is law but does object to the price obtained as being too little.

DATED October 23rd, 1945.

"Ian MacPherson"

IM:ML

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

Mar.9-49 M. Kimoto