

Name of Claimant SHIMANO, Keishiro

Case 1253

Custodian File 1739

<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
					1877.		817.37			817.37
<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			
530.50	297.10	89.13	56.05%	309.00		173.19				262.32
TOTAL RECOMMENDATION										1079.69



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CASE NO: 1253

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
November 16, 1948.

IN THE MATTER OF THE CLAIM OF

KEISHIRO SHIMANO

PROCEEDINGS AT HEARING.

Original.



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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 16, 1948.

IN THE MATTER OF THE CLAIM OF  
KEISHIRO SHIMANO

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
C. P. OPPER, ESQ.,	appearing for the Claimant.
<hr/>	
A. SMITH, ESQ.?	Secretary.
D. J. HANDFORD, ESQ.,	Official Interpreter.
J. B. MCGREGOR, ESQ.	Official Reporter.



K. Shimano,  
In chf.

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KEISHIRO SHIMANO, the claimant herein, having been first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. OPPER:

Q. I am showing you a sheet entitled Real Estate, Farmland, is that your signature?

A. Yes.

Q. Was this sheet prepared under your instructions? A. Yes.

Q. Do you swear the contents of it are true?

A. Yes.

(REAL ESTATE FARMLAND CLAIM FORM MARKED EXHIBIT NO. 1)

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

(FARM APPRAISAL REPORT MARKED EXHIBIT 2)

MR. OPPER: You were a farmer living on a property, being lot 3, section 4; is that correct?

A. Yes.

Q. And you grew some potatoes and had some fruité trees? A. Yes.

Q. Since buying the place in 1935 you made certain extensive alterations to the frame house on the property? A. Yes.

Q. And do you say that the cost of doing that was approximately \$2300. in 1935?

A. Yes.

Q. \$550. in 1937? A. Yes.

Q. With regard to the shed? A. Yes.

Q. And you paid \$100. for the poultry shed?

A. Yes.



K. Shimano,  
In chf.

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2

Q. Did you raise chickens on this farm too?

3

A. No.

4

Q. When you were evacuated who took over the farm, or did anybody take it over?

6

A. I am not sure, I didn't get the information from the Custodian, but I know they definitely rented it to somebody.

9

Q. When you left what did you do -- board it up and leave it?

10

A. Yes, I boarded the house up and just left it.

11

12

MR. CHRISTIE: I would point out to your honour that the original claim as signed by the claimant shows the value of the lands and buildings as \$4,000. It is noted on the particulars of real estate as \$4,150. I think that should be changed.

13

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MR. OPPER: It is something that should be cleared up; it is either right or not right.

18

19

THE SUB-COMMISSIONER: I see in the claim I have the total is \$4150, and underneath they have the original claim \$4150.

20

21

22

MR. CHRISTIE: That is what is on the particulars filed, but on the original claim filed with the Secretary, and which they are bound by, it is \$4000.

23

24

25

26

THE SUB-COMMISSIONER: You will have to stay by that then.

27

28

MR. OPPER: In view of that we will strike out the \$150.

29

30

MR. CHRISTIE: I am pointing out that in any event the mathematics is wrong in that \$1877. from

that would



K. Shimano,  
In chf.

1 that would not leave \$2700. I make it to be \$2200.  
2 or \$2300.

3 MR. OPPER: What was the condition of your  
4 house when you left it?

5 A. Oh, pretty good shape I would say.

6 Q. What was the nature of the soil on your  
7 holding; what I mean to say is was it clay or sandy  
8 or fertile?

9 A. I would say fertile.

10 Q. What would you say as to the type of homes  
11 around where you live there; are they good or better  
12 or poorer than yours?

13 A. Most of these houses around there belong  
14 to the B.C. Packers, but this house we had was in  
15 about 300 feet from the road, and there was another  
16 house besides ours, a very nice house.

17 Q. How old do you say that the original  
18 house on that property would be?

19 A. I couldn't say exactly but I would say  
20 about 25 or 30 years I think.

21 Q. In your claim you state that you  
22 improved and fixed the place up?

23 A. Yes.

24 Q. And what about the fish pond or aquarium?

25 A. I built that.

26 Q. Was it in good shape when you left it  
27 too?

28 A. Oh yes, we took very good care of  
it and it was in good shape.

29 Q. Did you live off the products of this  
30



K. Shimano,  
In chf.

1 farm or did you have something else?

2 A. I had something else.

3 Q. Now, when you left the house there you said  
4 you had it all boarded up?

5 A. Yes.

6 Q. Where did you leave your chattels?

7 A. Inside the house.

8 Q. Now, I am showing you another sheet  
9 entitled Personal Chattels; is that your signature  
10 on the form? A. Yes.

11 Q. Was this form prepared under your  
12 instructions? A. Yes.

13 Q. Do you swear the contents of it are true?

14 A. Yes.

15 (PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 3)

16 MR. CHRISTIE: I tender as Exhibit 4, Analysis  
17 of Personal Property Claim.

18 MR. OPPER: Now, there is a long list of items  
19 which you claim for and which you declare. Were all  
20 these items you declare on the premises that you  
21 have been talking about?

22 A. Yes.

23 Q. They were locked in the house which was  
24 boarded up?

25 A. Yes, locked and boarded.

26 Q. Were you a fisherman too? A. Yes.

27 Q. Did you own this 250 fathoms of  
28 stainless steel trolling wire? A. Yes.

29 Q. Where was it? A. It was in the shed.



K. Shimano,  
In chf.

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Q. How was the shed secured?

A. I had it all boarded up and locked.

Q. Had you used that trolling wire very much when you left it?

A. It had never been used.

Q. It was new, was it?

A. It was never used at all. I just made it that winter and I was ready to use it.

Q. You said you paid \$80. for that?

A. Yes.

Q. Now, regarding a few items of furniture in your house, a chesterfield suite and two chairs; how many were in your family?

A. My parents and my brothers and sisters.

Q. You bought this chesterfield in 1939 -- had the chesterfield had much use -- did you use it in the sitting room very much?

A. Oh yes.

Q. What condition was it in when you left it?

A. Fairly good shape.

Q. Was it worn at all? A. No.

Q. No moth holes in it?

A. Absolutely none.

Q. And you have a dining room table which you say you paid \$75. for, and what was that, an oak table? A. Yes.

Q. Round or long or what?

A. Well, it wasn't round, it was an extension table.

Q. Sort of oblong shape? A. Yes.





K. Shimano,  
In chf.

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Q. How many would it seat?

A. About ten I think, if you extended it.

Q. Were there chairs and other furniture to match that dining room table?

A. No, it wasn't a set.

Q. You bought it individually?

A. Yes.

Q. You just bought that? A. Yes.

Q. Then you have a bedroom set, walnut veneer, you say you bought that in 1940 for \$175?

A. Yes.

Q. Where did you buy it?

A. I am not sure but it may be Woodward's or Spencers.

Q. In a department store? A. Yes.

Q. \$175. was their regular price for this suite? A. Yes.

Q. Who had used this suite?

A. I had.

Q. You and your wife? A. Yes.

Q. You had used it for approximately a year?

A. Yes.

Q. Were there any scratches or damage to the suite? A. No, it was in very good shape.

Q. Did you have screens for your windows in the house -- you have claimed in here for ten window screens. A. I am not sure now.

Q. You are referring to wire screens?

A. Yes.



K. Shimano,  
In chf.

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Q. Were they specially built for the house?

A. Yes.

Q. Not ones you went out and bought and shoved  
in under the window?                      A. That was the kind.

Q. Was the linoleum tacked down?

A. It was tacked down at the seams.

Q. Where was the garden hose left?

A. In the shed.

Q. Boarded up, was it?                      A. Yes.

Q. And the lawn mower?

A. It was in the shed.

Q. And you had a lot of crating boxes?

A. I think they were in the barn.

Q. How was the barn secured?

A. All boarded up and locked.

Q. What would 170 pounds of new bean wire be?

A. It is for the beans to crawl up on.

Q. You say you had 170 lbs. of that?

A. Yes.

Q. Where was it?                              A. In the shed.

Q. Then you had some pipe threading dies too?

A. Yes.

Q. Where were they?                          A. In the shed.

Q. What size pipe thread dies were those?

A.  $\frac{1}{2}$  inch,  $\frac{3}{4}$  inch.

Q. There were four altogether?

A. I guess they were  $\frac{3}{8}$ th's or  $\frac{1}{2}$ , I am not  
sure.



K. Shimano,  
cr. ex.

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2 CROSS EXAMINATION BY MR. CHRISTTE:

3 Q. I am showing you a J.P. Form dated the  
4 4th of April, 1942; whose signature is that?

5 A. That is mine.

6 Q. And this attached list in the J.P. Form;  
7 that is your signature too?

A. That is right.

8 Q. I don't see any trolling wire listed there;  
9 did you forget it or why wasn't it there?

10 A. I presume that is the reason, since the  
11 trolling comes under "marine" I guess that is why I  
12 neglected to put it on.

13 Q. You forgot to put it in the J.P. Form?

14 A. Yes.

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

15 Q. I show you a photograph, what is that  
16 a picture of? A. That is my property.

(PHOTOGRAPH OF PROPERTY MARKED EXHIBIT 6)

17 Q. You told my friend you had another  
18 occupation besides that of a farmer. How much time  
19 did you spend on this other occupation?  
20

21 A. Well, my brother was doing most of the  
22 farming.

23 Q. You spent your time fishing?

24 A. Yes, most of the time.

25 Q. What crops have you got on this farm?

26 A. Well, it is different every year.

27 Q. The year prior to evacuation, 1941, what  
28 crops did you grow on this farm?

29 A. Oh tomatoes, corn, beans and potatoes.

30 Q. Did your brother sell these?



K. Shimano,  
cr. ex.

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A. He sold it.

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Q. Do you know what income he derived from the sale of these products, or did he use most of them himself?

4

5

A. You mean the profits?

6

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Q. You told us in 1941 your brother did most of the farming and you have told us certain crops you had, now, what money did you or your brother get from the sale of these potatoes and corn and tomatoes and other things?

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Q. That is the year of the evacuation?

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Q. The year before; you were evacuated in

1942? A. I couldn't tell you exactly how much.

14

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Q. Now, in 1942, the appraiser says there was a small patch of potatoes. Was there anything else besides the potatoes there?

16

17

A. Yes, corn and beans and tomatoes.

18

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Q. Do you know whether or not those were sold? A. I couldn't say because it was rented.

20

It was all planted and we had to leave.

21

Q. Are you a married man? A. Yes.

22

23

Q. How long were you married at the time of the evacuation? A. Two years.

24

Q. Were most of these goods or articles of household furniture purchased since your marriage?

25

26

A. No, some prior to my marriage.

27

Q. How old would most of them be?

28

A. We bought the house in 1935 and I think three-quarters of the stuff would be bought after that.

29

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K. Shimano,  
cr. ex.

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Q. What were you doing with these gold fish,  
were they for commercial purposes?

4

A. No.

5

Q. It was just for your own pleasure?

6

A. Yes.

7

8

Q. Were most of these goods bought new or  
used?

9

A. All new.

10

Q. You didn't buy anything second hand?

11

A. No.

12

Q. That is all, thank you.

13

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**RE-EXAMINATION BY MR. OPPER:**

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16

Q. You said that your farm was rented but  
you don't know much about it?

17

18

A. Yes, because the Custodian never gave me  
any information on that.

19

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Q. Did he ever give you any proceeds of the  
rent?

21

A. No, definitely not. It is not  
listed anyway.

22

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MR. CHRISTIE: I tender as Exhibit 7 a tax  
notice for the year 1943. The value of the land is  
\$569. and the value of the improvements \$2200. and  
the taxable value is \$1669.

25

26

(TAX STATEMENT MARKED EXHIBIT 7)

27

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 8)

28

(AUCTIONEER'S SHEETS MARKED EXHIBIT 9)

29

It is submitted that the real property was  
sold at its fair market value.

30



K. Shimano,  
(Discussion)

1  
2 It is submitted that those articles of  
3 personal property sold at auction were sold at their  
4 fair market value.

5 It is submitted that the Custodian is not  
6 responsible for those articles of which he had no  
7 record, and which were not sold by him.

8 (PROCEEDINGS ADJOURNED SINE DIE)

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

12 J. B. McGregor,  
13 Official Reporter.

14  
15 I, J. A. McGibbon, Deputy Commissioner,  
16 appointed to hear a Commission to investigate  
17 claims of Japanese Canadians for property  
18 loss, do certify the foregoing is a true  
19 copy of the evidence heard on the within  
20 claim.

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J. A. McGibbon,  
Deputy Commissioner.

NOV 27 1947

Base 1258

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

*[Signature]*

1739  
Toronto

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

(1) NAME SHIMANO KEISHIRO (RCMP) Reg. No. 04933  
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. 1. Eburne B.C.

(3) Present Address 63 Superior Ave. Vancouver B.C.

(4) REAL ESTATE  
(a) Street Address (if any) Richmond BC  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
pt lot 3 Sec 4. Block N. 4. Lang. W 7

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

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

(e) Fair market value at date of sale (estimate this to the best of your ability):  
(i) Land - - - - - \$ \_\_\_\_\_  
(ii) Buildings - - - - - \$ \_\_\_\_\_  
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ \_\_\_\_\_  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 4000.00  
(v) Amount at which Custodian sold property and credited your account - - - \$ 1877.00  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2123.00

(5) PERSONAL PROPERTY  
(a) Place or places at which property was left by the claimant at date of evacuation in the house  
above boarded up  
(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 some packed in boxes

(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")

*in custodian care*

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

1.	<i>furniture &amp; personal chattels listed by</i>	Estimated Value \$	
2.	<i>custodian</i>	Estimated Value \$	<i>1000</i>
3.	<i>Sold by custodian</i>	Estimated Value \$	<i>453.38</i>
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 \$ *544.62*

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) - - - - - \$ *2667.62*

(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, *K. Shimano* 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 *22<sup>nd</sup>* day of *November* )  
 A.D. 1947. *F.A. Bolwin* )

*K. 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.



BC-590-P  
BC-2802-B

# Farm Appraisal Report

*H. A. Christie*

File No. J.L.516

COPY

Land Description Lot 3 of Sec.4, Blk.4N, Rg.7W, Map 457, except 3 parts thereof, viz.6.09 acs.  
A.Sketch 4642: 0.73 ac.P.Sketch 4643: 0.022 acs.Sk.7849 & easement of R.of W.Sk.7849.

House - #29 Containing 2.75 Acres

Owner's Name Keishiro SHIMANO Post Office Address R.R.1, Eburne, B.C.

Nearest Rail Point Cambie - B.C.E.Ply. Distance 4 miles

Market Town Good local deliveries / Vancouver Distance 6-7 "

Church (give denomination) All at Marpole, or nearer Distance 3 "

Nearest School (School Bus)- Bridgeport Distance 5 "

State how property was identified: Road and map study

Roads: State whether property has access to main road, the kind of road and its condition.  
Yes - it fronts on the River Road (a dead end road near by)

Is this district a good one? Yes, quite. Large & small holdings, dairying & truck.

Employment opportunity Varied, on farms, fishing; farms & industrial on river.

Dominating Nationality and religion: British; Protestant

Describe Fencing and its condition: Negligible Value \$

Water supply: City water installed; minimum \$24 per year Value \$

## BUILDINGS ON FARM

1739

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 40	Frame	20	Shingle	30 3	Wood	Fair	1700.00
Shed	20 x 33	"	12	"	8-10	"	"	250.00
BARN leanto	12 x 20	"	9	Felt	2	"	"	
BARN	x							
Coultry shed	22 x 25	"	12	Shingle	Old	"	Very Poor	40.00
GRANARY (Addition)	10 x 16	"	8	"	"	"	"	
	x							
	x							
	x							

Total present day value \$ 1990.00

Total Value Buildings add to farm \$ 1500.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Original house I am reliably informed is over 30 years. Was added to and repaired within last 3 years. Closely boarded and locked. Could not get inside. \$

Describe the basement and chimneys: No basement: 2 brick chimneys?

No. rooms downstairs? Est. 6 Upstairs? Est. 6 How finished Am informed all wood.

Are buildings painted? dwelling yes. Condition of paint Fair

Distance from nearest bush All clear

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
2.75	Flat	Silty clay 12"	Good clay	Small patch potatoes; balance weeds	\$150	412.50
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 \$ 412.50

Total added by buildings to value of farm \$ 1500.00

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

Total value of farm \$ 1912.50

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

Japanese left in June. Mr. Jamieson, local Wharfinger for B.C. Packers living next door has put in potato patch for home use.

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

Truck gardening on this limited acreage.

Noxious weeds:

No bad yet. Canada Thistle starting to show.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Township of Richmond \$38.37

Date: July 14, 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 13th day of July 19 42.

Inspector's Signature

"T. GODFREY"

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

# Farm Appraisal Report

Remarks: This property is just about at the dead end of River Road in the N.W. corner of the Island. Soil is as good as any on the Island. Settlement established here full 50 years. The spot is not an attractive home site. The frontage is owned by the B.C. Packers & between the property and the road on company land, is old 24x72 Indian Bunk house among rank weeds, an eye-sore. The company also own other lots adjacent on both the river side and the south side of the road. They have numerous warehouses unpainted there for storage of cans, nets and salt.

Mr. Jamieson, Wharfinger, for the B.C. Packers, has put in the potatoes there and is keeping an eye on the property. House is securely boarded and locked as are the other two sheds. I was not able to get in without stouter tools than I had with me. The original house is said to be over 30 years old and has been added to and new roof put on the whole within the last 3 years. In front of the house, and behind a squat laurel hedge is a small lawn and fish pond, rather weed grown and neglected now.

## (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

Some 25 mixed orchard trees around the buildings are doing well, bearing.

\$

\$

\$

\$

\$

\$

\$

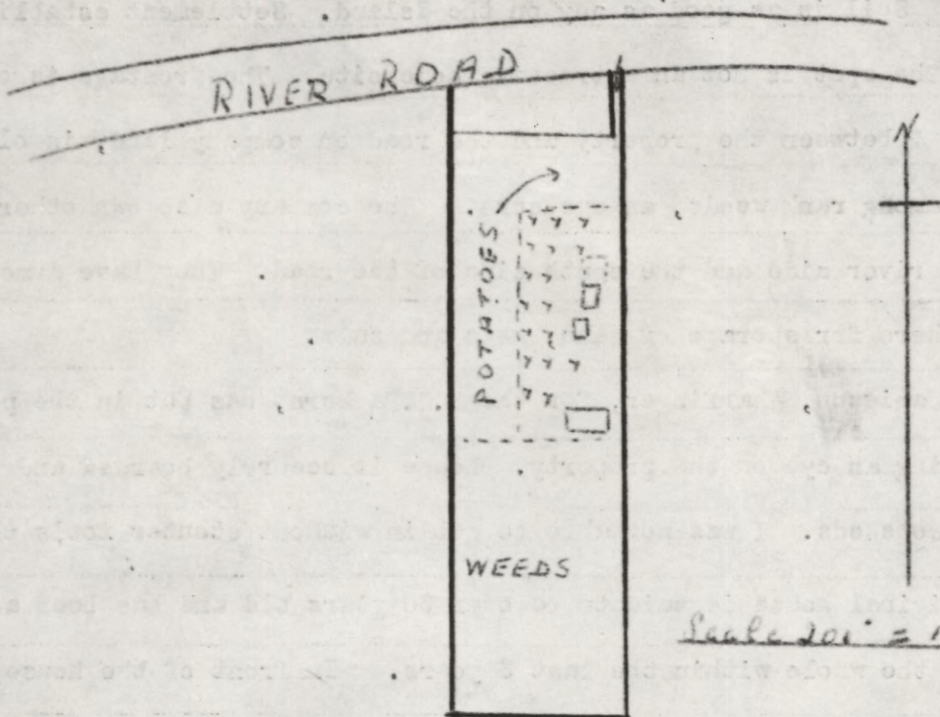
\$

\$

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 \$ 1900

Date 15th July 19 42.

sgd. "I.T.BARNET"  
District Superintendent.

SHIMANO, Koshiro

(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1254-4

04933

DATE NOV 16 1940

Reg. No.

FILLED BY B P Omet

<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>
Chesterfield suite and 2 chairs	1939	New	\$ 150.00	Good	\$ 75.00
Oak Extension Dining Rm Table	1938	"	75.00	"	25.00
1 Walnut veneer bedrm suite - bed spring, mattress, chiffoneer, dresser & mirror	1940	"	175.00	"	120.00
250 fathoms stainless steel trolling wire	1940	"	80.00	"	50.00

The claimant is claiming on the chattels listed in column 3 of the Analysis of Personal Property Claim valued at \$ 986.00.

Description of Storage of Goods:

170 lbs. new bean wire declared not found in Analysis is listed in J.P. Form signed April 4, 1942.  
250 fathoms of trolling wire was stored in the shed by the claimant.  
1 4 pc. pipe threading dies stored in the shed.

General Statement as to Chattels not Described above:

SUMMARY:

Estimated value	986.00
Sold by Custodian	268.65
Claim	\$ 717.35

Additional Comments, if any:

The claimant locked and boarded his buklldings but they were broken into a week after his evacuation.  
A report of this was reported to the claimant's brother by Dick Jamieson, a neighbour.

*K Shimano*

Signature

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1739

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

NAME Keishiro SHIMANO

REG. No. 04933

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 4/42</u> Interned <u>Apr. 21/42</u> , released & EVACUATION <u>Dec. 22/42</u>	TAKEN BY <u>Mr. McKeddie</u> DATE <u>Mar. 11/43</u>					
	Silverware	1. 1 sheepskin rug	2 00	35		
	Chinaware	2. Chesterfield suite & 2 chairs	75 00	27 00		
	Kitchen utensils	3. 2 end tables	7 00			
	Trays	4. 1 mahogany drop leaf table	8 00	2 25		
	1 Doz. Elec. light globes	5. 1 wicker table	6 00	3 50		
	6 brooms	6. 1 tall end table	8 00	1 75		
	8 water taps	7. 2 occasional chairs	18 00	13 00		
	2 rubber porch mats	8. Oak extension dining room table	25 00	10 00		
	1 baby high chair & pen	9. 1 china cabinet	15 00	14 00		
	1 "Good Cheer" Range	10. 2 footstools	2 00	3 00		
	1 water tank	11. 8 cushions	8 00			
	Linoleums	12. 3 flower vases	3 00			
	5 electric irons	13. 1 glass pitcher	2 00			
	1 gramophone & records	14. Linoleum on all rooms	30 00	Left on floors		
	2 rugs	15. 1 rug	8 00	3 25		
	1 chesterfield	16. 2 benches	6 00	60 (HM)		
	2 chairs	17. 1 wood circular heater	8 00	5 00		
	2 footstools	18. Goldfish aquarium & mahogany stand	15 00	50		
	8 cushions	19. 200 small & large goldfish	20 00	Left in pond on premises		
	3 jardiniere	20. 1 electric iron	3 00	T		
	1 crocheted afghans	21. Wash tubs, baby tubs, copper boilers, pails	5 00	1 50		
	4 occasional chairs	22. 10 window shades	10 00	Fixtures		
	16 hardwood chairs	23. 10 window screens	10 00			
	2 benches	24. 20 prs. 2 1/2 yd. lengths window curtains	30 00			
	1 wood circulator	25. 30 picture frames & pictures	15 00	(17) 4 55		
	1 aquarium & mahogany stand	26. 3 writing desks	9 00			(1) 3 00
	200 goldfishes	27. 4 table lamps	8 00			(2) 4 00
	1 Easy Washing machine	28. 16 hardwood chairs	32.00	(17) 10 50		
	2 wash tubs	29. 3 bedside tables	6 00			
	7 buckets	30. 2 single beds, complete	16 00	8 75		
	Window shades & screens	31. 4 double beds complete	40 00	(4) 25 75		
	20 prs. curtains	32. 1 walnut veneer bedroom suite, bed, coil spring mattress, chiffonier, dresser & mirror	120 00	70 00		
	1 Singer button hole worker	33. 1 7 day mantel clock	10 00	2 50		
	4 Singer Sewing machines	34. 6 oil paintings	12 00			
	30 picture frames	35. 2 small dressers	16 00	75		
	3 writing desks	36. 1 walnut veneer cedar chest	20 00	16 00		
	7 table lamps	37. 1 trunk	10 00			
	1 baby crib	38. 2 wall mirrors	8 00	(1) 4 00		
	6 beds	39. 1 bridge lamp	5 00			
	2 bedroom suites	40. 1 5 drawer chiffonier	15 00	4 00		
	14 day wall clock	41. 2 rubber porch mats	4 00	2 60		
	1 7 day wall clock	42. 1 1/2 doz. diamond china dinner plates	20 00	7 50		
	1 7 day mantel clock	43. 3 aluminum coffee & tea pots	3 00	K		
	6 alarm clocks	44. 2 China tea pots	2 00	K		
	1 trunk	45. 3 aluminum stewing pans	3 00	K		
	1 trailer	46. 6 aluminum baking dishes	6 00	K		
	1 double bladed axe	47. 7 saucepans	3 00	K		
	1 brush hook	48. 1 set 20 new Jap. soup dishes	10 00	K		
	400' rubber garden hose	49. 4 wooden trays	4 00	K		
	1 Planet Jr. seeder	50. 3 1/2 doz. silver plated spoons, 1 doz. knives 1 doz. dinner forks	25 00	10 75		
	2 dressers, mirror					
	2 walnut cedar chest					
	1 chiffonier					
	1 radio					
	1 vacuum cleaner					
	2 screw drivers					
	1 neutralizing tool					
	1 rim lock set					
	2 floor mops					
	Books of all sorts					
	3 pliers					
	1 file					
	1 hand drill					
	4 hoes					
	3 rakes					
	4 spades					
		Forward:	746.00	253 35		

E No. 1739

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

EXHIBIT No. 12 JV - 4

DATE NOV 16 1948

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

G. No. 04933

FILLED BY A. G. & H. H. H. Co.

VENUE \_\_\_\_\_

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
AUCTION	TENDER &c							
	35							
	27 00							
	2 25							
	3 50							
	1 75							
	13 00							
	10 00							
	14 00							
	3 00							
						8 00		
						3 00		
						2 00		
ft on floors								Left on floors
3 25								
60 (HM)								
5 00								
50								
ft in pond on premises					20 00			Left in fish pond on property
1 50								
Fixtures						10 00		Fixtures
						30 00		
4 55			(1) 3 00			(2) 6 00		
			(2) 4 00			4 00		
10 50								
8 75								
25 75								
70 00								
2 50								
75								
16 00								
4 00								
4 00								
2 60								
7 50								
10 75								
253 35								
			7 00		20 00		63 00	

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1739

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

NAME Keishiro SHIMANO

REG. No. 04933

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 4/42</u>	TAKEN BY <u>Mr. McKeddie</u>					7 00
EVACUATION <u>Dec. 22/42</u>	DATE <u>Mar. 11/43</u>					
Continued:-			746 00	253 35		
4 forks		51. 300' of 1/2" rubber hose	15 00			
1 Vaughan Flex tred Tractor		52. 2 bicycles	20 00	(1) 13 50		6 50
2 plows		53. 1 lawnmower	10 00			
1 disc		54. 700 wooden crating boxes	35 00			25 00
1 cultivator		55. 5000 bean, pea, tomato stakes	50 00			
1 harrow		56. 170 lbs. new bean wire	17 00			
700 wood boxes		57. 1 10ft. tree pruner	3 00	T		
150 potato sacks		58. 150 potato sacks	10 00			10 00
170 lbs. wire		59. 1 hand pruner	2 00	T		
3 C.C. M. Bicycles		60. 1 pr. shears	2 00	T		
1 vegetable scoop		61. 1 I.C.A. 60 watt soldering iron	4 00	T		
1 10' tree pruner		62. 1 plate glass mirror	3 00			
1 lawn mower with catcher		63. 2 adze	4 00	(1) 1 80		
5000 tomato, pea and bean stakes		64. 1 4 pc. pipe threading dies	12 00			
1 pr. shears		65. 1 18 x 12" ship auger	3 00	T		
1 radio test bench		66. 250 fathoms of leaded stainless steel tolling wire	50 00			
2 book racks			\$986.00	\$268 65		48 50
1 plate glass mirror 12" x 8"						
Technical radio books						
1 I.C.A soldering iron 60 watts.						
The above is located in the barn and woodshed at the farm at Terra Nova, Eburne, B.C.						
Four nets stored in the Terra nova Cannery, Eburne						
1 net 6/50 7 1/2 60/200						
" 5/50 5 3/8 50/200						
" 5/50 5 1/2 55/200						
" 5/50 6 1/2 50/200						



SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
AUCTION	TENDER &c							
			7 00		20 00	63 00		
253 35						15 00		
13 50			6 50			10 00		
			25 00			10 00		200 only inventoried
						50 00		Used by tenant.
				17 00				
			10 00					
1 80								
				12 00				
				50 00				
\$268 65			48 50	79 00	20 00	148 00		

Chattels valued by claimant at \$690.50 sold for \$395.75  
 Chattels sold for \$60.10 not listed on claim.

"	"	"	"	"	48.50 declared, not found.
"	"	"	"	"	79.00 no record at any time.
"	"	"	"	"	20.00 abandoned
"	"	"	"	"	<u>148.00</u> not accounted for, theft, etc.
					<u>\$986.00</u> Amount received from auctions <u>\$455.85</u>

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, Keishiro

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

REGISTRATION NUMBER 04933 SEX: Male AGE: 30

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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kiyoko

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

NAMES OF ANY LIVING CHILDREN: Jack

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

AGE OF CHILDREN: 1 year

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

1. LOCATION AND DESCRIPTION: Lot 3 Section 3 Block North 4 Range West 7 Eburne, B.C. (Lulu Island)

2. BUILDINGS AND OTHER IMPROVEMENTS: Eight-room frame house, barn 50' x 40', chicken house 10' x 15', woodshed 25' x 15' (about)

3. INSURANCE (Give particulars; state where policies are) \$800 on the house, lost policy. Brown Brothers Ltd., 625 Front St., Victoria B.C. agents.

4. TAXES (Amount and where payable) Taxes paid for 1942. Amount unknown. Town Hall Bridgehouse, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) None

2.75 ac

R

P/W 1339

1739

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, New Westminster
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: My two brothers Matsuo and Shogoro have a third interest between the two of them.
- 9. IF FARM LAND STATE CROPS SOWN: Two acres of potatoes

- 4. INSURANCE CARR
- 5. MORTGAGES, LI
- OTHERS:

- 6. MONEYS OWING TO
- 7. BONDS, DEBENTU
- \$50 Victory Bond

- 8. BANK ACCOUNTS:
- 9. LIFE INSURANCE:
- Policy in my home
- 10. INTEREST IN ANY
- 11. SAFETY DEPOSIT

- LIABILITIES:
- 1. PERSONAL DEBTS
  - 2. TRADE DEBTS:

**I, the undersigned, hereby certify that the above description is true and correct in every particular, and that the above is a true and correct description of the property described in the foregoing sections of this form, and that the above is a true and correct description of the property described in the foregoing sections of this form, and that the above is a true and correct description of the property described in the foregoing sections of this form.**

I certify that the above description in any part is true and indirect.

Dated this 4th

"J.M.F. Brandon"  
 Witness  
 FOR DEPARTMENTAL

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: Eight-room house (frame) Eburne, B.C.
- 2. LANDLORD'S NAME AND ADDRESS: Myself, and my two brothers Matsuo and Shogoro who have a third interest between the two of them. My brothers live in the same house at Terra Nova, Eburne, B.C.
- 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: Two-acres of potatoes

STATEMENT OF PERSONAL PROPERTY OWNED:

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
 As per attached list
- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: Two goats at the farm at Eburne, B.C. Also about two dozen chickens.
- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

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

\$50 Victory Bond No. H425384 K4 in my home

Vancouver, B.C.

8. BANK ACCOUNTS: \$800 Bank of Montreal, Main & Hastings. Acc't No. unknown.

9. LIFE INSURANCE: \$1000 Sun Life Ins. Co. 20-year endowment policy.

Policy in my home. Premiums about \$42 next payment due in Sept.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

**LIABILITIES:**

1. PERSONAL DEBTS: None

2. TRADE DEBTS: 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) "Keishiro Shimano"

"J.M.F. Brandon"

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.

Dated: March 18/49.

STATEMENT OF HOUSEHOLD GOODS AND TOOLS OF Keishiro, SHIMANO, TERRA NOVA  
CANNERY, EBURNE, B.C.

Silverware  
Chinaware  
Kitchen utensils  
trays  
1 doz Electric light globes  
6 brooms  
8 water taps  
2 rubber porch mats  
1 baby high chair & (pen only)  
1 "Good Cheer" range  
1 water tank  
✓ Linoleums  
3 electric irons  
1 gramophone and records  
2 rugs  
1 Chesterfield  
2 chairs  
2 footstools  
8 cushions  
3 jardinières  
1 crocheted afghans  
4 occasional chairs "  
16 hardwood chairs  
2 benches  
1 wood circulator  
1 aquarium and mahogany stand  
200 goldfishes  
1 easy washing machine - c/o Mr. Jamieson  
2 wash tubs  
7 buckets  
Window shades and screens  
20 pairs curtains  
1 Singer button hold worker  
3 4 Singer sewing machines 2 - c/o Mr. Jamieson  
30 picture frames 3 pliers  
3 writing desks / 1 file  
✓ 7 tables lamps 1 hand drill  
✓ 1 baby crib  
✓ 6 beds - 5  
✓ 2 bedroom suites  
✓ 1 14 day wall clock  
✓ 1 7 day mantel  
6 alarm clocks ✓  
1 trunk  
1 trailer  
1 double bladed wood ax  
1 brush hook  
400' rubber garden hose in duplicate  
1 Planet Jr. seeder  
4  
✓ 2 dressers, mirror  
2 wall mirrors  
✓ 1 Walnut cedar chest  
✓ 1 chiffonier  
x 1 radio  
1 vacuum cleaner  
2 screw drivers  
1 neutralizing tool  
1 rim lock set  
2 floor mops  
Books of all sorts

1 trailer  
✓ 1 double bladed wood ax  
1 brush hook  
400' rubber garden hose  
1 "Planet Jr." seeder  
✓ 4 hoes ✓  
3 rakes  
4 spades ✓  
4 forks 3  
✓ 1 Vaughan Flex tred Tractor  
✓ 2 plows  
✓ 1 disc  
✓ 1 cultivator  
✓ 1 harrow - seats.  
700 wood boxes  
150 potato sacks  
170 lbs. wire  
✓ 3 C.C.M. bicycles - gone, 1 c/o Mr. Jamieson  
1 vegetable scoop  
1 10' tree pruner  
✓ 1 lawn mower with catcher  
5000 tomato, pea & been stakes  
✓ 1 pair shears  
✓ 1 radio test bench  
2 book racks  
✓ 1 plate glass mirror 12" x 8"  
technical radio books  
1 I.C.A. soldering iron 60 watts.

*Sold by  
Hideo Shimano  
to Dominion  
Drag Saw Co Ltd.  
20/3/43*

The above is located in the barn and woodshed at the farm at Terra Nova, Eburne, B. C.

Four nets stored in the Terra Nova Cannery, Eburne, B.C.

marked in his name for which he holds receipt :-

1 complete net	6/50	7 $\frac{1}{4}$	60/200
1 "	"	5/50	5 7/8 50/200
1 "	"	5/50	5 $\frac{1}{2}$ 55/200
1 "	"	5/50	6 $\frac{1}{2}$ 50/200

*Tool chest with tools*

The above is located in the house at Terra Nova, Eburne, B. C.

"Keishiro Shimano"

"J.M.F. Brandon"  
Witness

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

Dated: March 18/49.

*J. Spratt  
P.P.*

EXHIBIT No. 1258-6  
DATE NOV 16 1948  
FILLED BY K. D. Christie

SHIMANO, K.  
River Road Terra Nova B. C.  
Evac. File 1739



Picture Taken April 9, 1943.

EXHIBIT No. 12 JV - 7  
 DATE NOV 18 1948  
 FILLED BY R. A. B. Christie

Office  
 Copy  
 Do Not  
 Detach

4

Cash Register Figures Below Constitute Official Receipt.

Taxpayers'  
 Copy

The Corporation of the Township of Richmond  
 Richmond Town Hall, Brighouse, B.C.  
**TAX NOTICE, 1943**

TO K Shumano

1739.

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 Improve'mts	Taxable Value
1690	part 3	1	.	44	7	457	569	2200	1669

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

**READ CAREFULLY**

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3c on all cheques up to \$100.00 and 6c on all cheques over \$100.00). Both Notices to be returned when paying rates. DO NOT DETACH.

1943 Rates Bylaw.....	3672		
<b>DRAINING and DYKING BYLAWS</b>			
Sea Island Dyke .....			
Sea Island Drainage.....			
Lulu Island Dyke.....			
Amalgamated D. & D. Dist. ....	165		
Steveston Local Improvement District No. ....			
<b>TOTAL for 1943.....</b>	<b>3837</b>		
Penalty .....			
Arrears of Taxes for 1942.....			
"    Water for 1942.....			
Interest .....			
Delinquent Taxes for 1941.....			
"    Water for 1941.....			
Interest .....			
<b>TOTAL</b>			

PENALTY: Add 10% to total for 1943 if not paid on or before Nov. 15th, 1943.  
 INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.

34

34

EXHIBIT No. 12 JV - 7  
 DATE NOV 18 1948  
 FILLED BY R. C. Palmer

Office  
 Copy  
 Do Not  
 Detach

4

**The Corporation of the Township of Richmond**  
 Richmond Town Hall, Brighouse, B.C.  
**TAX NOTICE, 1943**

TO K. Shumano

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 Improve'mts	Taxable Value
1690	part 3		4	4	7	457	569	2200	1669

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**

**READ CAREFULLY**

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3c on all cheques up to \$100.00 and 6c on all cheques over \$100.00).

Both Notices to be returned when paying rates. DO NOT DETACH.

1943 Rates Bylaw.....	36.72		
<b>DRAINING and DYKING BYLAWS</b>			
Sea Island Dyke.....			
Sea Island Drainage.....			
Lulu Island Dyke.....			
Amalgamated D. & D. Dist.	1.65		
Steveston Local			
Local Improvement District No. ....			
<b>TOTAL for 1943...</b>	<b>38.37</b>		
Penalty .....			
Arrears of Taxes for 1942.....			
"    Water for 1942.....			
Interest .....			
Delinquent Taxes for 1941.....			
"    Water for 1941.....			
Interest .....			
<b>TOTAL</b>			

**PENALTY:** Add 10% to total for 1943 if not paid on or before Nov. 15th, 1943.

**INTEREST** at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.



Your file No.1739

CERTIFICATE OF ENCUMBRANCE

EXHIBIT 1253 - 8

LAND REGISTRY OFFICE

DATE Nov. 16, 1948

FILED BY

K. A. Christie

New Westminster, B. C.

- - - minutes 10 o'clock 21st day of July, 1943

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

1.26

Lot 3 of Section 4 Block 4 North Range 7 West Map 457 Save and Except 3 portions thereof: viz: 6.09 acres as shown lettered "A" on Sketch deposited No.4642, 0.73 of an acre as shown lettered "B" on Sketch deposited No.4643 and 0.022 of an acre as shown outlined in Red on Sketch deposited No.7849 Municipality of Richmond in the District of New Westminster.

An Easement or Right of Way (Charge No.76143C dated 15th December 1936) is annexed, used and enjoyed herewith over the land shewn outlined Green on Sketch deposited No.7849(Section 149 Land Registry Act)

viz:

A

Registered Owner: KEISHIRO SHIMANO - 04933

2.75 ac

Register of Indefeasible Fees Folio No.119139 E.

Registered Charges: Dyking Charge

Certificate of Vesting in the Custodian Filed No.24419

Applications for Registration: None

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

Assignment for benefit of Creditors: None

Judgments: None

Mechanics Liens: None

(Seal)  
"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.

March 18/49.

J. Sprad  
P.P.

NAME SHIMANO, KeishiroDATE Nov. 16, 1948FILED BY K.A. ChristieREGISTRATION NO. 04933FILE NO. 1739

The following chattels were sold by public  
 auction at Steveston, B. C. on June 16, 1944.

*Pair Foot stools	\$	3.00 M
Clothes Wringer		1.00 K
*Adze		1.20 M
Guitar and Case		8.50 S
T Buck Saw		1.30 T
T Garden Tools and Mop		2.50 T
T Wheel barrow wheel		1.50 T
T Bicycle Carrier		.70 T
T Grass Catcher		.55 T
*2 Wash tubs		1.00 K
Ping Pong Set		1.25 K
*Roll Oil cloth		.35 M
*Rug		3.25 Y
Alarm clock		.80 F
Alarm clock		2.70 F
*Door mat		1.60
*Door mat		1.00
Wall cabinet		1.00 F
Table scale		4.50 M
*Dinner set		7.50
*Steamer Pot and 2 Glass Jars		.75
Baby Carriage		1.75 M
*Mahogany Occasional Table		1.50
S Gramophone		3.00 S
*Occasional chair		8.00
*Occasional chair		5.00
*4 Piece Bedroom suite		55.00
*3 Piece Chesterfield set		27.00

Total

\$

~~Less Expenses~~

Carried forward

\$

147.20

~~Net Proceeds Credited~~

\$

~~Members of Custodian Staff Present~~~~Extracted from Auctioneering List No.~~~~Remarks~~

NAME SHIMANO, Keishiro

REGISTRATION NO. 04933

FILE NO. 1739

The following chattels were sold by public

auction at Steveston, B. C. on June 16, 1944.

	Brought forward	\$	147.20
✓ Dining Table			10.00
✓ Centre Table			3.50
6 Kitchen Chairs			8.00 F
✓ Dresser and Mirror			15.00 See 32.
✓ Cedar chest			16.00
Small Table			.70 F
✓ Chest Drawers			4.00
Small Table			.60 F
High Chair			2.00 F
Small Cabinet			.75 F
Table			3.25 F
✓ Bed and spring (single)			6.75 ✓
✓ Bed and spring (single)			8.50 ✓
✓ Bed and spring			2.00 ✓
✓ Bed and spring			8.50 ✓
Bed and spring (Not sold)			
Magazine Rack			1.75 F
Bambo table			.50 F

Total

	(Auctioneer's Fee: \$ 23.90	\$	239.00
Less Expenses:	(Advertising: 10.48	\$	49.78
	(Moving: 15.40		

Net Proceeds Credited:

\$ 189.22

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 15.

Remarks:

NAME SHIMANO, Keishiro

REGISTRATION NO. 04933

FILE NO. 1739

The following chattels were sold by public

auction at Steveston, B. C. on November 7, 1945.

6 ties	\$ 1.00
6 ties	2.00
10 ties	2.00
18 ties	2.75

S. 7.75

Total		\$ 7.75
Less Expenses:	(Auctioneer's Fee \$ .78	
	(Advertising .41	\$ 1.62
	(Moving <u>.43</u>	
Net Proceeds Credited:		\$ 6.13

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Steveston 40

Remarks:

NAME SHIMANO, Keishiro

REGISTRATION NO. 04933

FILE NO. 1739

The following chattels were sold by public

auction at Steveston, B. C. on November 14, 1945.

Lacquerware etc.	\$	2.50	K
1 bicycle		13.50	M
Galvanized tank		1.50	✓ K
Oil cloth		1.50	
Books & net equipment		1.00	M.

*K - 5.50*

Total			\$	20.00
Less Expenses:	(Auctioneer's Fee	\$	2.00	
	(Advertising		.69	
	(Moving		<u>.77</u>	
			\$	3.46
Net Proceeds Credited:			\$	16.54

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Steveston 42

Remarks:

NAME SHIMANO, Keishiro

REGISTRATION NO. 04933

FILE NO. 1739

The following chattels were sold by public

auction at Steveston, B.C. on June 30, 1944

Cross cut saw	\$ 1.75	T
2 Axes	0.25	T
Sledge Hammer	0.75	T
1 Machete	0.75	T
Hot water jacket	0.25	T
2 spades & whisk broom	0.50	T
Hoe, fish pick & pick	0.65	T
Potatoe fork	2.00	T
Rake & Hoe	1.10	T
Peavey	0.50	T
✓ Mail box	3.25	
Level & square	1.50	T
Curtain rods	0.50	K
Wash board	0.50	K
✓ Plated knives, forks & spoons	10.75	
✓ Mantle clock	2.50	
Wall cabinet	2.00	F
✓ H.M. Bench	0.25	
Box Jap records	1.30	M
✓ 2 framed pictures	0.25	} 4.05
✓ 3 " "	0.90	
✓ 3 " "	1.25	
✓ 4 " "	0.50	
✓ 2 " "	1.15	
Kitchenware	0.50	K
Tin misc. articles	1.00	K
Music stand	2.90	S
Carton sealers	1.00	S

Total to be carried forward: \$ 40.50

~~Less Expenses:~~ \$

~~Net Proceeds Credited:~~ \$

~~Members of Custodian Staff Present:~~

~~Extracted from Auctioneering List No.~~

Remarks:

NAME SHIMANO, Keishiro

REGISTRATION NO. 04933

FILE NO. 1739

The following chattels were sold by public

auction at Steveston, B.C. on June 30, 1944

	Brought forward:	\$	
		40.50	
Box Lacquer bowls		1.60	K
" " "		1.50	K
Small glass case		0.30	K
Lacquer china boxes		0.50	S
Box misc. articles		0.50	S
Box books		0.25	S
Carton Radio Tubes		0.60	S
Box scriblers & wax paper		1.00	K
Lacquer bowl		2.00	S
↵ Xmas decorations		0.80	
↵ 3 framed pictures		0.50	
Carton sack cloth		0.50	S
Small box cabinet		0.50	F
Tray, mirror, etc.		0.25	F
Paper rack		0.35	F
Child's train track		0.25	S
Baby bath		0.80	S
" Rubber door mat		1.50	
Stone crock - 4 gal.		1.40	K
" " 6 gal.		1.60	K
> H.M. Bench		0.35	
↵ H.M. Table		0.25	
↵ Round Wall Mirror		4.00	
↵ Aquarium & stand		0.50	
Chest of drawers & Mirror		6.00	F
Seeder		13.50	M

Total to be carried forward:

\$ 81.80

~~Less Expenses:~~

\$

~~Net Proceeds Credited:~~

\$

~~Members of Custodian Staff Present:~~

~~Extracted from Auctioneering List No.:~~

~~Remarks:~~

NAME SHIMANO, Keishiro

REGISTRATION NO. 04933

FILE NO. 1739

The following chattels were sold by public

auction at Steveston, B.C. on June 30, 1944

	Brought forward:	\$	81.80
7 Bed stead			2.25
✓ Bed & Spring			4.00
✓ Bedstead			2.25
✓ Chest of drawers & Mirror			2.50 F
✓ 6 K. Chairs			5.00
✓ 6 K. Chairs			5.00
✓ Small cabinet			0.50
Table			0.50 F
✓ Drawer cabinet			0.25
Table			1.30 F
✓ 5 K. chairs			0.50
✓ Bed & Spring			4.50
" "			8.50
✓ Chest of drawers			7.00 F

Total		\$	<hr/>
Less Expenses:	(Auctioneer's Fee: \$12.58	\$	125.85
	(Advertising: 5.49	\$	
	(Moving: <u>11.31</u>		<hr/> 29.38
Net Proceeds Credited:		\$	<hr/> <hr/> 96.47

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 16.

Remarks:



NAME SHIMANO, Keishiro

REGISTRATION NO. 04933

FILE NO. 1739

The following chattels were sold by public  
auction at Steveston, B. C. on February 18, 1944.

China Cabinet

\$ 14.00 ✓

~~52.75~~  
Stev #1 - 5.75  
#2 - 5.00  
#6 - 14.00  
#14 - 52.75  
15 - 239.00  
16 - 125.85  
17 - 5.25  
40 - 7.75  
41 - .50  
42 - 20.00  
455.85

Radio 50<sup>00</sup>

Total

\$ 14.00

Less Expenses: (Auctioneer's Fee: \$1.40  
(Advertising: 0.84  
(Moving: 1.84)

\$ 4.08

Net Proceeds Credited:

\$ 9.92

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 6

Remarks:

NAME SHIMANO, Keishiro

REGISTRATION NO. 04933

FILE NO. 1739

The following chattels were sold by public  
auction at Steveston, B.C. on 11/7/44

Table, Mahogany Top  
Mail Box

\$ 2.25  
3.00

Total		\$	5.25
Less Expenses:	(Auctioneer's Fee: 0.52		
	(Advertising: 0.19	\$	1.19
	(Moving: 0.48		
Net Proceeds Credited:		\$	4.06

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 17.

Remarks:

NAME

SHIMANO, KeishiroREGISTRATION NO. 04993FILE NO. 1739

The following chattels were sold by public  
 auction at Steveston, B. C. on June 2, 1944

End Table  
 3 Piece bedroom suite

\$ 1.75  
 51.00

Total

---

\$ 52.75

Less Expenses: (Auctioneer's Fee: \$5.28  
 (Advertising: 2.82  
 (Moving: 5.82

\$ 13.92

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Net Proceeds Credited:

\$ 38.83

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Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 14

Remarks:

NAME SHIMANO, Keishiro

REGISTRATION NO. 04933

FILE NO. 1739

The following chattels were sold by public  
auction at Steveston, B. C. on November 9, 1945.

↑ Box of Festival goods \$ .50

Total			\$	.50
Less Expenses:	(Auctioneer's Fee	\$	.05	
	(Advertising		.03	
	(Moving		.03	
			\$	.11
Net Proceeds Credited:			\$	.39

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Steveston 41

Remarks:

NAME SHIMANO, Keishiro

REGISTRATION NO. 04933

FILE NO. 1739

The following chattels were sold by public  
auction at Steveston, B.C. on November 26th, 1943.

Floor Lamp

\$ 5.75

Total		\$ 5.75
Less Expenses:	(Auctioneer's fee .57	
	(Advertising .24	\$ 1.22
	(Moving .41	
Net Proceeds Credited:		\$ 4.53

Members of Custodian Staff Present. C.C. Robinson

Extracted from Auctioneering List No. Steveston No. 1

Remarks:

NAME SHIMANO, Keishira

REGISTRATION NO. 04933

FILE NO. 1739

The following chattels were sold by public  
auction at Steveston, B.C. on December 10th, 1943

Meat box heater

\$ 5.00 ✓

Total			\$	5.00
Less Expenses:	(Auctioneer's fee	.50		
	(Advertising	.25	\$	1.31
	(Moving	<u>.56</u>		
Net Proceeds Credited:			\$	<u>3.69</u>

Members of Custodian Staff Present. C.C. Robinson

Extracted from Auctioneering List No. Steveston No. 2.

Remarks:

I hereby certify that the foregoing words (13 pages)  
are a true copy of the original whereof they purport to  
be a copy.

Date: March 18/49.

J. Spratt  
E.R.