

2871

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: OHIONHINO, Kina (Mrs. Tokutaro)

HOME ADDRESS: P.O. Box 38, 7th St., House 715 Mission, B.C.

REGISTRATION NUMBER 13206

SEX: Female

AGE: 52

OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tokutaro

ADDRESS OF WIFE OR HUSBAND: Box 38, 7th St. #715 Mission, B.C.

NAMES OF ANY LIVING CHILDREN: Kasuko (F); Mitsuko (F); Makoto (M);

Shigeko (F); Kasuo (M).

ADDRESS OF CHILDREN: Box 38, 7th St., House #715 Mission, B.C.

AGE OF CHILDREN: 22; 20; 17; 15; and 12 years respectively.

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

1. LOCATION AND DESCRIPTION: Box 38, 715 7th St., Mission, B.C.

Blocks 139, 140, 141, 142 and 199 of part of Lot 4 Group 3 and of part of the N.E. quarter of Sec. 21, Tp 17, Map 955, Save and Except Part 0.03 of an acre of Block 142 as shown on plan deposited with By-law filed No. 19251 in the D. of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS:

Frame; root house; garage; and barn.

3. INSURANCE (Give particulars; state where policies are) \$1000.00 Fire Ins. New England Fire Ins. Co. Policy # unknown in the possession of husband.

4. TAXES (Amount and where payable) \$46.40 paid 1940, payable at the Municipal Hall at Mission, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

6. OCCUPANCY AND LEASES (If vacant so state)

Owner.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 2½ acres in strawberries; 1 acre raspberry bushes; 1 acre loganberry; 2 acres rhubarb; ½ acre asparagus.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
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: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None
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

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)

None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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 7th day of April 194 2

"A.G. McArthur"

(Signature) "K. Shigehiro"

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 13/43.

Our File No. 2871

Full Name SHIGEHIRO (Kinu) Mrs. Tokutaro
(Surname in Block Letters)

Registration No. 13206

Male - Female
(check)

Age Oct. 27, 1889

Former Address P.O. Box 38, Mission City, B.C.

Date Evacuated April 11/42 Naturalized - Canadian-Born - National
(check)

Present Address Diamond City Alta.
P.O. Box 38, Picture Butte, Alta.

Married - Single
(check)

Name of Wife -

Name of Husband Tokutaro #13207

Name of Mother Quid

Name of Father SSHIO, Nihai (Quid)

Names of Children under 16 See husband's sheet.

Requested by EPG

Registered with Custodian
(Yes or No)

Additional Information Owner of 12 acres & 1 house
(in wife's name)

2871
209.00 Cr
2-11-43
L

Name of Claimant **SHIMIZU, Kimo**
 Custodian File **8871**

Case **745**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)		V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award		
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price		Total Award 125% of all Sale Prices % of Amount Total	
								1130	1412.50	1412.50
<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 & Not Found & 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 CHATELS</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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
14.00	6.75	2.02	48.21%	137.00	66.04			68.06		
TOTAL RECOMMENDATION										1480.56

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B. (B.C.325 P)

File: 2871

Name: Kim (Mrs. Tokutaro) SHIGEHIO

Reg. No.: 13206

Address: 715-7th Road, Mission, B. C.

Legal Description: Blocks 139, 140, 141, 142 & 199 of Part of Lot 4, Group 3 and of Part of N.E. quarter, Section 21, Township 17, Map 955, Save and Except Part 0.03 of an acre Block 142 as shown on Plan 19251, Village of Mission, District of New Westminster.

Classification: Farm, 12.25 Acres, 5 Rm¹ House, Garage, Root House, Barn.

Registered Owner: Kim SHIGEHIO

State of Title: Clear

Administration and Revenue: Leased by Tokutaro SHIGEHIO, April 1, 1942 to January 31, 1943, for \$400.00 (Including \$200.00 post-dated Pacific Co-operative Union cheque collected by Custodian). Leased by Custodian, March 21, 1943 to December 31, 1943, for \$125.00. Later accrued to Veterans' Land Act as purchasers January 1, 1943.

Sold: Director, Veterans' Land Act for \$1,130 (Cash) as at January 1, 1943.

Title Delivered: April, 1944.

Payment Received: May 10, 1944 and net amount of \$1,026.59 credited to account, after paying \$102.63 tax arrears, \$3.00 registration fees and receiving \$2.22 refund of insurance.

Chattels not involved in property sale.

Insurance Expired on Household effects September 29, 1943 and not renewed. Insurance on buildings transferred to Veterans' Land Act.

EXHIBIT NO.

DATE

FILLED BY

746-6 -
October 4/48
Vra Rici

W.E. Channon

PERSONAL PROPERTY SUMMARY

5th Nov. 1946.

File No. 2871

Re: Kinu SHIGEHIO (Mrs. Tokutaro) - Reg. No. 13206

CHATELS:

The above Japanese when registering with this office on the 7th April, 1942, declared having no chattels. However when our fieldmen checked the property on the 20th May, 1942, they found a small quantity on the property. The details of our inventory were sent to her and she acknowledged them as being hers on the 20th Nov. 1942, but stated that some articles were missing.

All saleable articles were removed and sold by public auction on the 31st January, 1945, for the net sum of \$22.34, and they were well accounted for, although some were left on the property, not being worth the expense of handling. Full details were sent to the Japanese on the 29th March, 1945, and while she stated on the 28th April, 1946, that some items were missing we were unable to locate them.

SPECIFIED ARTICLES:

This file reveals no Specified articles.

ACCOUNTS RECEIVABLE:

When leasing her property in 1942, she accepted a Pacific Co-operative post dated cheque as part of the consideration. The Custodian negotiated collection of the cheque and credited the proceeds to her account here on the 20th May, 1943.

This file reveals no other personal property assets.

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

WEA:RA

EXHIBIT NO. 746-8

DATE October 4/48

FILED BY W. A. Rice

NEW
H.D.

13206

NAME

SHIGEMIRO, Kina (Mrs. Tokutaro)

FILE
NO.

2871

(See also File 11296)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
New England Fire Insurance Company	<i>Renewed Pol. # 6255401 - New England Fire</i> 6255092	\$1200.	Sept.	29	1943	North side of 7th St. Village of Mission, P.C.
New England Fire Insurance Company	<i>Cancelled</i> 6255401	\$1200.	Sept.	29	1946	North side of 7th St. Village of Mission, P.C.
<i>House hold effects expired Sept 29/43 and not renewed</i>						

W. E. Channon

FIRE INSURANCE SUMMARY

File No. 2571

5th November, 1944.

Re: Kiku SHIMIZU (Mrs. Tokutaro) - Reg. No. 13206

The above Japanese declared having Fire Insurance which was found to be \$1200.00 on Fire dwelling which was to expire on the 29th Sept. 1943.

The property was sold to the Director of Veterans' Land Act as of the 1st of January, 1943, and upon assigning the policy to them, they refunded \$2.12 under adjustment.

This file reveals no other Fire Insurance.

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

W. E. Luman

LIABILITY SUMMARY

File No. 2872

5th November, 1946.

Re: King SHIGEMOTO (Mrs. Tokutaro) - Reg. No. 13206

The above Japanese declared no liabilities, but two were filed against her husband and herself:-

Mission Memorial Hospital	\$14.25
Dr. E.J. Barrett	35.00

The former was disputed and the hospital was so advised. Dr. Barrett's account was acknowledged as correct, but was paid from her husband's account here.

When leasing her property she endorsed the note of her lessee to the extent of \$400.00. Her tenant was overdrawn at the Pacific Co-operative Union by \$487.05, and while the Pacific Co-operative Union made claim for \$400.00 against Mrs. SHIGEMOTO, the claim was disallowed as they did not properly administer the tenant's account. The Pacific Co-operative Union has made ~~made~~ no further claim in this matter and I understand it was written off.

This file reveals no other liabilities.

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

WKA:RA

W.E. Cameron

SPECIFIED ARTICLES SUMMARY

File: No. 2871

August 23, 1945.

Re: Kina (Mrs. Tokutaro) SHIGEMIRO
Reg. No. 13206

This file reveals no vessels, motor-vehicles, radios,
cameras or fire-arms.

Correct summary as at August 23, 1945.

W E Lamm

FM

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/325P
File No. (JL-144)

Vancouver, B.C.

A.C. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

SHIGENIRO *Kinu*

Dear Sir:-

Re: Blks. 139, 140, 141, 142 & 199 of pt. of
Lot 4, Gp. 3, & of pt. of NE $\frac{1}{4}$ of Sec. 21,
Tp. 17, Map 955, EXCEPT pt. 0.03 of an
ac. of Blk. 142 as shown on Plan deposited
with Bylaw filed No. 19251.
VILLAGE OF MISSION

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169406-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 8,779.64, in favour of The Secretary of State,
forwarded to you and dated April 27th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 1,130.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ 102.63 ✓
Amount paid to Secretary of State -	<u>1,027.37</u> ✓

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

MAY - 4 1944

Date

Solicitor for
The Secretary of State

102737
- 14122
112319
112337

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 2871

MUNICIPALITY:

Date: May 20/42

NAME: SHIGEHIRO KINU Mrs. Tokutaro

REGISTRATION NO. 13206

ADDRESS: 715 - 7th St. Mission

PROPERTY: Farm

ACREAGE: 8

KIND OF CROPS: straws. rasps. logans. Rhub. Aspar.

APPROXIMATE ACREAGE OF EACH: $2\frac{1}{2}$, 1, 1, 2, $\frac{3}{4}$

HOUSE: Shingle

VACANT:

OCCUPIED X

DESCRIPTION $1\frac{1}{2}$ storey

ROOF: shingle

SIZE: 24 x 24

NO. OF ROOMS 5

CONDITION: Fair

OTHER BUILDINGS: Gar. 12 x 16 G. Root hse. 20 x 30 F. Barn 12 x 15 with lean-to F.

NAME OF LESSEE OR RENTOR: F. Johnson

TERMS: \$400.00 1 yr. lease

WATER: none

ON:

OFF:

LIGHT: none

ON:

OFF:

REMARKS: Part of Invent. below may belong to Morita (Hiromi) 01292 son-in-law who lived at same address. *correct.*

INVENTORY OF CHATTELS LEFT ON PROPERTY

3 beds
1 dresser
1 wash stand
1 small range
1 heater
4 chairs
1 rocker
1 large Kit. table
1 small table

Signed: 

2871

November 25th, 1942.

Mr. F. Johnson,
715 - 7th St.,
Mission, B. C.

Dear Sir:

Re: Mrs. Kimu SHIGEMIRO

We have recently forwarded to the above Japanese a list for her acknowledgement as representing all her belongings left in the protected area. She informs us that one dresser, which was apparently stored in the upstairs of the dwelling house, was omitted from our inventory. ✓ 15/1/43

We would appreciate your being kind enough to confirm whether this article may be found, and oblige.

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

Mission City B.C.

EVALUATION SECTION	
Rec'd	JAN 18 1943
File No.	2271
App.	M.H.
Referred	Allen

Dear Sir,

I sorry I didn't answer you
sooner. But you were asking me if
I had two dressers. I have one up stairs
and one down stairs one has a
new and one faint.

I Thank you

Mrs. F. Johnson
Mission City
B.C.

3

Farm Appraisal Report

J.L.144
Village of Mission

Land Description NW 1/4 Sec. 21 Tp. 17 - Blocks 139-140-141-142 and 143

Containing 12.25 Acres

Owner's Name K. SHIGEMIRO Post Office Address Mission

Nearest Rail Point Mission Distance 1/2 mile

Market Town Mission Distance 1/2 mile

Church (give denomination) All denominations Distance Mission

Nearest School Mission Distance 1/2 mile

State how property was identified: L.R.O. sketch, map and surveyed streets.

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

Hard-surfaced street at S.E. corner of property. Place located on corner of 7th Street and Horne Avenue.

Is this district a good one? Run down. Good when small fruits are high.

Employment opportunity Local in berry season; in near-by mills and remote at logging.

Predominating Nationality and religion: British; no sect predominates.

Describe Fencing and its condition: South and west fenced, old, little/ Value \$ incl. in land

Water supply: Shallow well by creek; good supply. Value \$

BUILDINGS ON FARM

2871

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOME	16 x 24	lumber	10	Shgl.	15?	posts	good	
ADDN.	12 x 16	"	8	"	"	"	"	
Veranda	6 x 24	"	7	"	"	"	"	\$450.00
Garage	12 x 18	"	7	"	new	blks.	new	30.00
Stable	14 x 18	"	10	Shks	old	"	poor	
BARN addn.	6 x 18	spl. cedar	6	"	"	"	"	45.00
	x							
	x							
CHIMNEY								
Suburb Hse	22 x 32	roof only lumber & shingles.				Could be used		25.00
	x	no roof collar.						
	x							
	x	3 old sheds of no value.						

No electric lighting. Power passes the S.E. corner of place.

Total present day value \$ 550.00

Total Value Buildings add to farm \$ 550.00

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

Describe the basement and chimneys: Space intended for basement is above ground and boarded in on the posts. Chimney is brick on bracket.

No. rooms downstairs? 3 Upstairs? 2 attic How finished Part "V" joint; part shiplap.

Are buildings painted? No. Condition of paint

Distance from nearest bush Light scrub in valley near buildings.

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
9.25	Rolling with slight slope	8" to 12" sandy loam	Sandy clay.	Strawberries, rasp- berries, loganberries, beans, rhubarb, aspara- gus. (all in fair shape)	\$65.00	\$601.25
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
3	Ravine banks 3.00 12.25			None	Nil	

Total value of Land \$ 601.25

Total added by buildings to value of farm \$ 550.00

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

Total value of farm \$1151.25

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Fully occupied; owner recently evacuated; place now under lease by one
Fred Johnson for this season only; good state of cultivation.

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

Small fruits area.

Noxious weeds: Some Canada Thistle, not many.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities: Mun. and school \$26.85
Mission City.

Date: 28th 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 27th day of May 1942.

Inspector's Signature

"B.C. WORMWORTH"

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

BC/325-P Page 3
Farm Appraisal Report

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

Remarks: Place looks to have been well farmed, and has no appearance of being run down nor over-fertilized with chemicals. It is one of the better places among rather run-down acreages. As buildings are at the back of the place, it would cost considerable to have power put in. Ravine banks are too steep for any use.

(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

6 fruit trees for home use add no value to farm. \$

small crops are :- \$

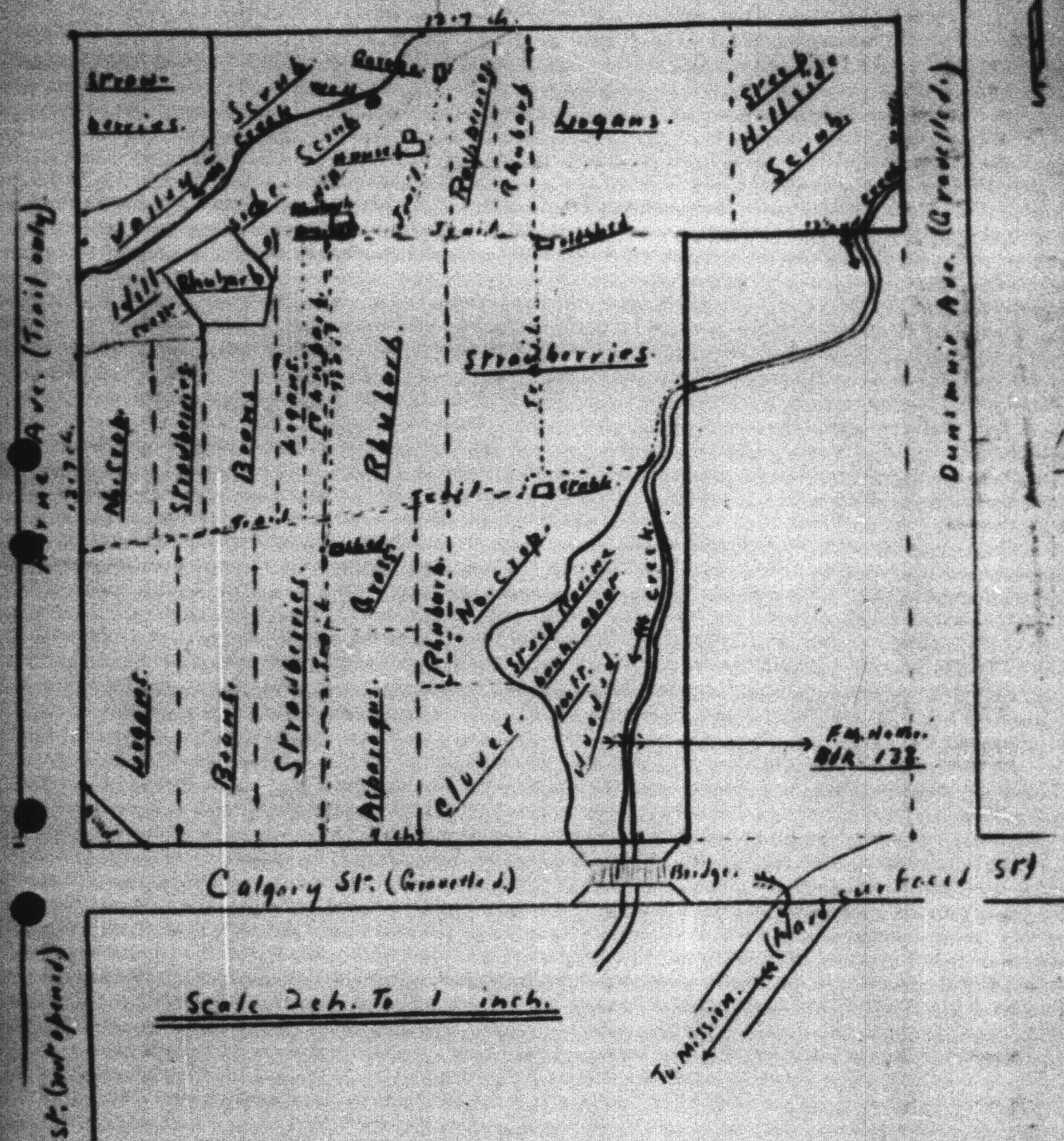
Strawberries	3 ac.	\$
Cane fruits	1.50 ac	
Rhubarb	1.25 ac.	(all in fair condition)
Asparagus	0.75 ac.	
Beans	1. ac.	\$

With the numerous small pieces of each, it is practically impossible to determine exact acreages of these crops, and above is only approximate, and does not altogether agree with those set out in the current lease. However the lease acreages appear to be wrongly stated.

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

K. Shipchire.NW 1/4 - 21 - 17 - Bks. 139-140-141-142-14312-25-66

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

value is \$ 1200.00Date 30th May 1948"I. T. BARNET"

District Superintendent.

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65; Plant 55
Metzqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.

July 31st, 1943.

AUG 2 1943	
File No.	
Ans.	<i>AM</i>
Referred	<i>Alvander</i>

Mr. R. P. Alexander, Manager
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: File No. 2871

Enclosed please find an itemized statement of Mr. Fred Johnson who occupied the T. Shigehiro farm, also a copy of the note signed by Fred Johnson and endorsed by T. Shigehiro. Analysing Johnson's statement we find that his picking expenses were \$160.60. He drew a total of \$406.00 in cash. Deducting his picking charges would leave \$245.40 to defray all his other expenses on his farm such as hoeing, cultivating, topping, thinning, pruning and spraying plus his living which amount seems to us very inadequate to take care of these items.

This farm is one of the worst burned out farms in the district and should be turned into clover and left that way to enable it to come back but one crop of clover will not do it, it will take several. In the meantime we are holding Mr. Shigehiro responsible on his endorsement of Johnson's note. Johnson at the present time is living in Huntingdon. He has quit his job with the Mission Saw Mills sometime ago. Apparently he owes too many people and we are going to find Mr. Johnson and report to you again. This fellow is young and strong but he is handicapped with a rupture but we could use him here in the factory and in that way gradually make him pay what he owes.

That is all on this item for the present and we remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

J. B. Shimek
J. B. Shimek Gen. Mgr.

JBS/EK

File 2871

August 14th, 1943.

MEMORANDUM

To: Mr. F. G. Shears.

From: Mr. R. P. Alexander.

Re: Kim Shigehiro.

Attached is the file. Shigehiro rented his farm to Johnson for \$100.00, for which Johnson signed the note in favour of the Pacific Co-operative Union for that amount, and the note was endorsed by Shigehiro.

Johnson has left the farm. This is one of the "post-dated cheque cases" where the Japanese got \$200.00 in cash and \$200.00 on a post-dated cheque.

The Japanese liability as endorser of the note could not have exceeded \$100.00 in any case, regardless of which, the Pacific Co-operative Union want to hold Shigehiro liable for \$415.00.

Later, Johnson paid something on account, and the Pacific Co-operative Union now claim \$407.00.

In looking over Johnson's account with the P.C.U. I find he drew \$406.00 in cash, and that picking expenses amounted to \$10.00. In other words, Johnson spent \$245.00 on himself, aside from his picking expense disbursements. It is my understanding that you had arranged, or were arranging, with Shimek for a claim and decision covering all these cases, as to the point when the liability of the Japanese endorser terminated, or was to terminate.

Would you please tell me what that point was, so that I can deal with this case. In any case, I am recommending to the Pacific Co-operative Union that they hire Johnson, despite his capture, and let them settle their affairs themselves.

RPA/MS

2871
11296

September 21, 1943.

Mrs. Kimu SHIGEMIRO, #13206,
C/o Mr. David Gillies,
P. O. Box #38,
Picture Butte, Alta.

Dear Madam:

Re: New England Policy #6255401

The above numbered policy has been issued to cover for \$600.00 on dwelling situate on your property described as being Section 21, Township 17, and being on the North side of 7th Street, Mission, B. C. This is a renewal of policy No. 6255092.

The premium for three years amounting to \$18.00, is being paid to the insurance company and charged to your account.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG/MFP

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 2671

Reg. No. 13206

506 Royal Bank Building,
Vancouver, B. C.

JUN - 5 1944

Mrs. Kine SAIGOHINO,
Diamond City, Alta.

Dear Sir:

Re: 725 - 7th Street, Mission, B. C.
Blocks 139, 140, 141, 142 and 199 of part of Lot 4, Group 3,
and of part of the North East quarter of Section 21, Township
17, Map 955, save and except part 0.03 of an acre of Block 142,
as shown on Plan deposited with bylaw filed 19251, District of
New Westminster, Co. of B. C.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1130.00
Add:	
Unexpired insurance premium as at January 1st, 1943	2.22
	\$ 1132.22

Less:

Tax arrears to December 31st, 1942	\$ 102.63
Registration fee	2.00
Encumbrance—Principal	
—Interest	\$ 105.63
Net proceeds of sale	\$ 1026.59

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

<u>1943</u>	Debit	Credit	Balance
Jan. 1 Credit re Sale of Property		\$1026.59	\$
Land Registry Office G. of E.	1.00		
May 20 P.C.U. Cheque		200.00	

<u>1944</u>			
April 25 Cheque to you	<u>100.00</u>		
	\$101.00	\$1226.59	

\$1125.59

G. David Gillies,
Box 38,
Picture Butte, Alta.,
January 23, 1945.

Department of the Secretary of State,
Office of the Custodian,
(Japanese Evacuation Section),
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 27 1945
File No.	2871
Ans.	
Referred	

Dear Sir:

Re: File No. 2871

Reg. No. 13206

and your

Thank you very much for the left Pacific Co-op Union
cheque of \$100 (one hundred dollars) for payment of crop, which
I received on January 19, 1945.

Please do not deduct any more money for bills, from
my Credit Balance of \$1025.⁵⁹ (one thousand and twenty-five
dollars and fifty-nine cents) because I would like to pay
my hospital and doctor bills from my earnings in Alberta.

Yours truly,

K. Shigetani

Mrs. Kina Shigetani. Serial No. 13206

GD

File No. 2871

Date Jan 31/43

SUMMARY

Name: Kenn Shigehiro

Address: Mission

(1) - We have today moved to auction room at Mission effects as per enclosed list at a total cost of \$ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Nile where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Nothing missing of any value except
kitchen utensils

2 beds - 2 broken chairs were of no value
and left on the property

The tenant gave us the following explanation:

W. L. Lison

NAME SEIGEMIRO, Kina (Mrs. Tokutaro)REGISTRATION NO. 13206FILE NO. 2871

The following chattels were sold by public

auction at Mission, B. C. on January 31, 1945.

Wire & collar	\$ 0.25
1 Harness	0.50
1 Stove	5.25
1 Harness	0.75
1 Shovel and hoe	0.25
1 Plow	6.00
1 Cultivator	1.50
1 Shovel and hoe	0.50
2 Chain tugs	0.25
1 Berry knife	0.70
1 Berry knife	0.50
1 Lantern and poker	0.10
1 Pipe	0.15
Berry dust	0.25
Fertilizer	0.25
1 Table	1.50
1 Bed	1.00
1 Dresser	1.65
1 Wash stand	1.00
1 Heater	1.75
2 Chairs	1.20
1 Rocking chair	0.90
1 Small table	0.50

Total	(Auctioneer's Fee \$ 2.87
Less Expenses:	(Advertising 0.27
	(Moving 1.22

Net Proceeds Credited:

26.70
6.36
22.34

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No.

Mission 15

Remarks.

Original sent 29/3/45.

Mrs. Kimu SHIGEMIRO,
Registration No. 13206,
c/o David Gillies,
Box 38,
Picture Butte, Alta.

March 29, 1945.

Dear Madam:

In answer to your letter regarding your chattels please be advised that they were sold by public auction at Mission and the net proceeds have been credited to your account at this office. The only chattels missing seem to be the kitchen utensils of which we had no record and two beds and two broken chairs were left as having no re sale value. A detailed statement of the auction is attached and we trust you will find it satisfactory.

Yours truly,

W. Anderson
Farm Department.

WA/GM

*Original sent
29/3/45*

Department of the Secretary
of State
The Collector
Japanese Evacuation Section

EVACUATION SECTION	
MAY 3 1946	38
387	Return Butte
And	Underway Butte
Referred	April 25/46

Dear Sir:

I have received your letter quite awhile ago asking about the chattels.

There are many many goods left yet. We didn't get any chance to write out the list for we were the first to come out here which kept us so busy packing.

There are lots of kitchen utensils, 1000 ft of lumber & other goods left. Everything that is there belongs to us.

Could you please sell these goods and send me the money as soon as possible. Sorry to trouble you.

Thank you.

Yours truly
Thomas Shepherd

5th Nov. 1946.

REGISTERED

Mrs. Kim SHIGEMISO,
Registration No. 13206,
P.O. Box 38,
Picture Butte, Alta.

Dear Madam:

Your file has now been reviewed and we are attaching hereto Custodian cheque in the amount of \$332.93, which sum represents your full remaining credit balance at this office. We are also enclosing a statement of your account since the one sent to you with details of your property sale, on the 5th June, 1944.

It is noted that you still have the Title document of the property in your possession, and we request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

Postage Paid
Box 38

Nov 21, 1946

506 Royal Bank Building
Hastings & Broadway
Vancouver B.C.
Dear Sir

RECEIVED	NOV 21 1946
FILE NO.	2871
DATE	NOV 21 1946
BY	13205

I have received your letter
What a idea sending Mrs. Kinn
Shychiev's cheque when I didn't even ask
for it.

Mr. Tokutaro Shychiev has wants
for his co-operative share certificate
money to pay for the hospital & doctor bills.
Mrs. Kinn Shychiev didn't even ask
for her money so I am ~~including~~ this
cheque in this letter so please kindly
hold back this cheque till I ask
for it.

Sorry to trouble you
Thank you.

Yours Truly
Mrs. K. Shychiev
Kinn

2871

17th November, 1948.

Mrs. Kiku SHIGEMOTO,
Regn. No. 13206,
c/o Mr. D. Gillies,
P.O. Box 38,
Picture Butte, Alta.

Dear Madam:

We enclose herewith Custodian cheque in the amount of \$332.93, which sum, as you were previously advised, represents your full credit balance at this office.

Please be assured that acceptance of this cheque will in no way prejudice your claim now before the Commission, as the Honourable Mr. Justice M.I. Bird, Commissioner, has so ruled.

Kindly acknowledge receipt.

Yours truly,

Office of the Custodian.

HA
Encls. 2 (cheque)

Coaldale Alta.

Box 339

Sept 11, 1950

The Custodian's office
Dept of the Secretary
of State of Canada
Vancouver B.C.

EVACUATION SECTION	
Rec'd	SEP 12 1950
File No.	2971
Ans.	
Referred	

Dear Sir:-

I have looked over my file on my kitchen utensils & found out that I as yet have no payment on it value to \$120.00. I would very much appreciate if something can be done about it for I have nothing but doctors & hospital bills to pay from that up. I recently again last wk. I have been discharged from the hospital. Since in poor health & in my old age I nothing but receiving big bills the kitchen utensils value to \$120.00 shall greatly help me out in my hospitalization payment. I am in a desperate way in need of money & sorry & trouble.

Please note my new
address, not Picture
Butte.

Yours truly
Mrs. Nina Shigishin

Claim # 746

Around \$1480.56

2071

12th September, 1950.

Mrs. Kimu SHIGERINO,
Box 339,
Coaldale, Alta.

Dear Madam:

This morning we received your letter of
11th instant with reference to your claim for kitchen
utensils.

Your entire claim was heard before the
Japanese Property Claims Commission on 4th October, 1948,
at Lethbridge, Alta..

Your Release Form has been forwarded by us
to Mr. A.G. Virtue of Messrs. Virtue, Russell and Morgan
in Lethbridge, and as soon as we receive this form complete
with your signature, the Custodian will immediately pay
the amount of your award.

If you have not received the Release Form from
Mr. Virtue, we suggest you write him so that the matter
can be dealt with immediately.

Yours truly,

B. Good,
Comptroller.

BG:HA

Mr. Rux

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 109

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **(Mrs.) Kino SHIGEHIO**

2. Registration Number: **13206**

3. Present Address: **c/o Mr. D. Gillies, P.O. Box 38 Picture Butte, Alta.**

4. Address Prior To Evacuation: **715- 7th St. Mission City, B. C.**

EXHIBIT No. 746-1
DATE Oct. 4/48
FILED BY A. G. Venture

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Blocks one Hundred and Thirty-nine (139) One Hundred and Forty (140) One Hundred and Forty-one (141) One Hundred and Forty-two (142) and One Hundred and Ninety-Nine (199) of part of Lot Four (4) Group Three (3) and of part of the North East Quarter of Section Twenty-one (21) Township Seventeen (17) Map Nine Hundred and Fifty-five (955) Save and Except Part Three One Hundredths (0.03) of an acre of Block one Hundred and Forty-two (142) as shown on plan deposited with By-law filed No. 19251 in the District of New Westminster.

- (a) Nearest Post Office adjacent to land. 715-7th St. Mission City, B. C.
 (b) Number of acres: 12.25
 (c) When purchased: 10½ acres in 1918 2½ acres in 1919
 (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

½ acre cleared
 12 acres timber
 House & barn in fair condition

(e) Purchase Price\$ 3500.00

6. IMPROVEMENTS:

(a) Clearing	10 acres at \$ 200 per acre	\$ 2000.00	
(b) Fencing	10 acres	\$ 150.00	
(c) Tillage	NIL	\$	
(d) Drainage	300' cedar covered. 7 1/2 m ²	\$	
(e) Weed Eradication	NIL	\$	
(f) Planting	20 fruit trees. 1 acres raspberries	\$	
	4 acres strawberries		
(g)	3 acres loganberries	\$ 1300.00	
	1 acre grapes		
(h)	1 acre asparagus	\$	
	1 ACRE RASPBERRIES		
	Total	\$ 3450.00	\$ 3450.00
	Carried Forward	\$	\$ 6950.00

Brought forward \$ 6950.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
6 room house		1935			1000.00
hot house		1930			250.00
garage		1941			150.00
packing shed		1920			
packing shed		1930			200.00
packing shed		1930			

Total Cost of Buildings \$ 1600.00 1600.00

Total Cost of Land and All Improvements \$ 8550.00 →
~~76750.00~~

Fair Market Value \$ 9000.00 ?

Sold by Custodian for \$ 1130.00

Loss Claimed on Parcel 1 \$ 7870.00

8. Assessment for 1942: 3

Land \$ 1225.00 ?
 Improvements \$ 750.00
 Total \$ 1975.00

9. Appraisal or Valuation (by Custodian):

Lands \$ 601.25

Improvements \$ 550.00

Total \$ 1151.25

10. Rental Value per Year:

\$ 400.00

see lease (leased for 10 mo.
for \$400.00) in Custodian
file.

11. Fire Insurance on Buildings:

(List amount on each building):

Dwelling \$500.00 New England Policy # 6255401

..... \$ next year based for 125th

..... \$

..... \$

12. Documents in Support:

(a) Photographs:

(b) Deeds **Certificate of Title # 143560 E**

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence

Statement of Sale of property from Office of Custodian

(g) **Letter from Claimant relocking kitchen utensils up in**

(h) **garage. Dated May 5th 1948.**

-5-

Parcel 2:- (Add additional sheets if necessary)
(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	\$ 7870.00
Parcel 2	\$
Parcel 3	\$
Parcel 4	\$

TOTAL:

\$ 7870.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
3 shovels			\$ 3.00	
2 potato forks			2.00	
4 hoes			3.50	
3 mattocks			2.50	
3 cross cut saws			10.00	
1 plow			10.00	
Kitchen utensils			<u>120.00</u>	?
			\$ 151.00	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

<u>Item:</u>	<u>Year:</u>	<u>Month:</u>	<u>Amount.</u>
--------------	--------------	---------------	----------------

Total: \$ NIL

Total Claim for Personal Property \$ **151.00**

Deduct Payments from Custodian \$ **NIL**

Net Loss on Personal Property \$ **151.00**

I Certify the above to be True and Correct.

.....
Witness

.....
Signature of Claimant.

1
CASE NO. 746.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(HIS HONOUR JUDGE L. H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
October 4th, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS) KING SHIGEMIRO.

PROCEEDINGS AT HEARING.

APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government

A.G. VIRTUE, Esq., K.C.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

K. Shigahiro,
In Chief.

THE SECRETARY: Case No. 746, Mrs. Kine Shigahiro.

(MRS) KINO SHIGAHIRO, the claimant herein,
being first duly sworn, testified
through the interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q You understand some English, Mrs. Shigahiro?

A Yes.

10

Q Well, if you need the interpreter, if you don't
understand something that is asked you, then you
ask the interpreter to help you, do you understand
that?

A: No.

Q Well, we will go ahead then. I am showing you a
form of summary of evidence containing a description
of your land and the improvements on it and the
buildings, and also containing a description of
your personal property; do you see that?

A Yes.

Q Is that your signature (indicating)?

20

A Yes.

Q Now, was this form prepared by you with the help
of an interpreter in my office?

A Yes.

Q I believe you had a property in Mission City
containing a little over 12 acres of land?

A Yes, twelve acres.

Q How close to the business section of Mission City
was that property? A: It was located at 711
Seventh Street.

30

Q How close was 711 or 715 to the business section

3
K. Shigahiro,
In Chief.

of Mission? How many blocks?

A A little over half a mile.

Q A little over half a mile? A: Yes.

Q Now, about 10 acres of that land you bought
in 1918? A: Yes.

Q And a little over two acres you bought in 1919?

A Yes.

Q Do you remember how much you paid altogether for
that land? A: The 10 acres cost me
\$3500.00.

Q And what did the two acres, the two and a quarter
acres cost you? A: \$200.00

Q Well, then, you cleared 10 acres of that land
and you fenced 10 acres and you planted a lot
of berries and rhubarb and so on, and a garden?

A Yes.

Q And I believe that cost you about \$3450.00?

A Yes.

Q Well, then you put on a house and some other
buildings and I believe that cost you \$1600.00,
is that right? A: Yes.

Q The land and buildings and improvements cost you
altogether \$5550.00, or about that?

A Yes.

Q But you value it a little more than that, you value
it at \$9000.00? A: There was a few things
like apple trees and such things that I haven't
included, I haven't mentioned in this description.

Q Besides that did Mission grow to be quite an large
town from 1918 to 1942 when you were evacuated?

10

20

30

K. Shigehiro,
In Chief.

A Yes.

Q Did that send up the value of your land some?

A Yes, I suppose so.

Q Now, was \$9000.00 a fair and reasonable value to put on your property when you were evacuated?

A Yes, I think it is of that much value.

Q Do you know what the Custodian sold it for? Do you know that the Custodian sold that property for \$1130.00? Do you know that?

10 A Yes, I have heard that.

Q What do you think about that price?

A Well, I think it is very cheap.

Q Now, when you left Mission and were evacuated, did you leave a little personal property behind?

A Yes, I did.

Q And you have put a value on that of \$151.00?

A Yes, I think so.

Q And is that a fair value?

A Yes, I suppose it is a fair value.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: May I have the J.P. form, Mr. Rice.

(Document to Mr. Virtue)

MR. VIRTUE: Q: Now, just before you were evacuated, apparently, on the 7th of April, 1942, I believe you signed a form for the Custodian, and you might look at this paper and tell me if that is the form that you signed? A: Yes, that is my signature.

Q Now, in this form you were asked to give a statement of the personal property which you owned and, according to the form, you answered "None".

K. Shigehiro,
In Chief.

A I was evacuated in a great hurry and I only had one day in which to make my preparations. I thought my husband, who was being sent to camp, would look after the matter for me, but he was also sent away soon after me and, therefore, it was left in that state.

(J.P. FORM MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: Now, were you actually living on this 12 acres of land in Mission City at the time you were evacuated? A: Yes.

Q Was your husband living there with you?

A Yes.

Q And did you have your home there and your little bit of farm tools and your household furniture?

A Yes. The farming utensils were left in the garage and we locked the door.

Q You locked the house door, you mean, or the garage door?

A: We left everything in the garage, including furniture and whatever we had, and we locked the door and we also locked the door to the house.

Q Yes. I would like the assessment notice if my learned friend has it.

(Assessment notice to Mr. Virtue)

MR. VIRTUE: I will put in the assessment notice for the year 1943, sir, 12.25 acres, assessed value of the land \$1225.00, and the improvements, \$750.00, making a total of \$1975.00.

(ASSESSMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: I wonder if my learned friend would let

K. Shigehiro,
In Chief.

we have a list from his file of personal property, dated the 9th of November, 1942.

(List to Mr. Virtue)

MR. VIRTUE: Q: Now, here is a list that was made up by the Custodian on the 9th of November, 1942, and you might look at that list and see if you signed that? A: Yes, I remember that.

Q And you said on the list, "This list is complete except for one more dresser that should be in an upstairs room"? A: Yes.

Q You didn't mention anything about your hoes and little farming tools. Did you forget those?

A Well, those had been left locked up so that I didn't report them.

Q All right, thank you.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting the chattels sold by the Custodian were sold for their fair market value. I am submitting that other chattels the claimant is claiming for were not disclosed in her J.P. form, nor did it come to the Custodian's knowledge that she had lost chattels or had any such chattels until the Custodian received a letter dated January 23rd, 1945.

MR. VIRTUE: Well, isn't that list dated '42?

MR. RICE: The list is accounted for; these aren't in the list at all.

MR. VIRTUE: Your own list is dated in November, 1942.

MR. RICE: I submit as an exhibit a farm appraisal report.

7
K. Shigehiro,
In Chief,
Cross Exam.

(Appraisal Report Marked Exhibit No. 5).

MR. RICE: I also submit as an exhibit, two summaries
respecting real estate showing the sale, appraisal
and the history.

(SUMMARIES MARKED EXHIBIT NO. 6).

MR. RICE: I am submitting as an exhibit an analysis
of personal Property claim.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. RICE: And a summary respecting the personal property.

(SUMMARY MARKED EXHIBIT NO. 8).

10

CROSS EXAMINATION BY MR. RICE:

Q I show you a letter addressed apparently by the
claimant, addressed by you, I mean, to the
Custodian's office under date of January 23rd,
1945 (indicating); is that your letter and your
signature? A: Yes.

Q That is your signature? A: Yes.

MR. RICE: This letter, your Honour, reads,

"Because we left Mission City, B.C., in
such a hurry that we didn't have time to file
a list of our kitchen utensils and farm
implements, at your office. We left the
above tools and utensils, etc., in our garage
on the farm (715 - 7th Street, Mission, B.C.).

"Please inform me whether the above
goods are still in the garage or otherwise.

"Please reply at your earliest convenience."

(LETTER MARKED EXHIBIT NO. 9).

MR. RICE: Q: Before you were evacuated you leased

20

8
K. Shigahiro,
Cross Exam.

your property to Frederick Johnson?

10 MR. VIRTUE: Your Honour, in order to save time
from time to time, I wonder if my learned friend
would follow the practice, if he intends to put
in a document, of showing the document to the
witness and then asking questions about it
afterwards instead of simply saying, "Did you
write such and such a letter" and then afterwards
producing the letter or a document. That is not only
in accordance with good practice, but it is, I
think, in accordance with good commonsense.

MR. RICE: May I proceed, your Honour?

THE SUB-COMMISSIONER: Yes.

MR. RICE: Q: Did you lease your property before you
left to...

MR. VIRTUE: ...If my learned friend continues to follow
this method I will have to keep objecting.

MR. RICE: I don't want my learned friend interrupting
me all the time, your Honour.

20 MR. VIRTUE: I am addressing His Honour. If he does
that the only thing I can do then is to object
to whatever it is that he wants to put in.

THE SUB-COMMISSIONER: Are you going to file the lease?

MR. RICE: I don't know whether I will or not; it
depends whether the witness admits it or not.
I have asked her if she leased the place, and
it is a very simple question, and I don't see
why there should be an objection to it.

THE SUB-COMMISSIONER: Yes; all right, proceed.

30 MR. VIRTUE: Now can a witness say whether a document
or a letter is such and such a thing unless the

K. Shigehiro,
Cross Exam.

witness has it. Now, I don't know what is in the letter...

MR. RICE: ...I am not talking about a document at all. If my learned friend will keep his ears open he will know what I am asking about. I have asked whether this place was leased or not.

MR. VIRTUE: The rules of evidence are clear, that if it is the intention to contradict the witness the document should first of all be produced.

MR. RICE: I hope my learned will abide by the rules of evidence in his own case, instead of leading his witness for fifteen or twenty minutes as he was doing in this case, cross-examining the witness.

MR. VIRTUE: My learned friend need not get cross. All I want is ordinary commonsense used and we do not have to get technical about this, as it was agreed early in the proceedings that the strict rules of evidence would not apply.

MR. RICE: Well, then, why do you complain about it?

MR. VIRTUE: With regard to my learned friend's remark about my cross-examining the witness for about fifteen or twenty minutes, His Lordship Mr. Justice Bird laid down the procedure before these inquiries were started, and he also laid it down as a rule that in order to save time and to save the hours and hours and days and days which would be entailed in taking a witness in the ordinary manner by ordinary examination through the details of his claim, we were instructed to draw up these summaries

of evidence, to have them ready, and to present the summaries of evidence to the Court and simply ask the witness, "Is that your summary of the claim?" Now, because it was found, and rightly so, that it was a little bit skimpy, and did not give the Court a reasonable chance, we were asked to go further into them, and I am adopting the method laid down by Mr. Justice Bird and as instructed by him.

10

MR. RICE: I cannot understand why Mr. Justice Bird would suggest to any counsel that they should be asking leading questions or putting answers into the mouth of the witness when conducting a direct examination.

20

THE SUB-COMMISSIONER: We have been following this method right from the start. I think there has been a great deal of latitude given in regard to these claims, and I hope we will just continue on in that way to the end. Now, I think if you are going to produce that lease and file it as an exhibit you should refer it to the witness.

MR. RICE: Why should I clutter up the record, your Honour, with a lease, if she admits that she leased the place?

THE SUB-COMMISSIONER: If you are not going to file it, you may proceed with your examination.

MR. VIRTUE: Yes, I quite agree.

MR. RICE: I have the lease here if she says that the place was not leased. I just asked her if it was leased.

30

A I am afraid I don't know; that is the answer.

Q You don't know?

A: No.

K. Shigshire,
Cross Exam.

MR. VIRTUE: Now, this is the very thing I don't like. After getting that answer my learned friend comes up now and hands the witness a document, which he should have handed to the witness in the first place.

MR. RICE: Oh, such nonsense.

Q I show you a document called a "Farm Lease"; does that document bear your signature?

10 A No, that isn't my signature.

Q Is it the signature of your husband?

A I think it is; I don't know.

Q You think it is but you don't know, is that your answer?

A: I wasn't there so that I don't know, but it may be his signature.

Q Did your husband ever tell you that he leased the place to Frederick Johnson?

A No, I never heard anything like that.

Q You never heard anything like that?

20 A No.

MR. VIRTUE: If my learned friend would show me the document, I could find out in two minutes whether it was signed on behalf of these people.

MR. RICE: I will just have it marked for identification.

(LEASE MARKED EXHIBIT "A" FOR IDENTIFICATION)

MR. RICE: Q: What did you do with your keys when you were evacuated? You said you locked your house and you locked your garage; what did you do with the keys? A: Well, my husband must have them.

K. Shigehiro,
Cross Exam.

Q: Your husband must have them?

A: Yes, must have had them, I should say.

Q: You don't know what he did with them?

A: We were evacuated to different places at that time, so I don't know what happened.

Q: Are you living with your husband now?

A: No.

Q: How long since you have lived with your husband?

10 A: From the time we were evacuated.

Q: And you haven't seen him since the time you were evacuated?

A: Two years after we were evacuated we were working in the beet fields together.

Q: But not living together?

A: After that we separated again.

Q: How long were you together at that time?

A: About a year.

Q: About a year? A: Yes.

Q: Did you talk over with your husband, when you were living together for a year after you were evacuated, anything about your property that you had left in the Province of British Columbia?

20 A: No, we didn't speak about it.

Q: You didn't speak about it?

A: No, not about matters.

Q: You didn't say anything to him about the keys during that time? A: No.

Q: And you didn't ask him if he had leased the place or what he had done about the place?

30 A: No.

K. Shigahiro,
Cross Exam.

Q Did your husband say he had been paid anything for the rent? A: No.

Q Well, in your sworn testimony this morning, or your sworn statement this morning, you say that your place was rented for \$400.00 a year, or for \$400.00 for ten months. How do you know that?

A That applied to the crops. I did have a little information about that.

Q Oh. Will you tell us then, who did you sell the crops to? A: Could I have the last sentence?

BY THE REPORTER: "Will you tell us then, who did you sell the crops to?"

A I don't know who it was sold to; I just heard that the crop had been sold for that amount.

Q You heard that the crop had been sold for \$400.00. Did you get the money?

A I got \$200.00 of it.

Q Who got the rest? A: My husband.

Q Who gave you the \$200.00?

A My child was sick and I needed the money and I was told that there was \$200.00 to my credit, so I went to collect it at some government place. The Custodian gave me the money.

Q Well, at that time did you know that Johnson had bought the crop? A: No, I didn't. They gave me a statement showing how much the crop had been sold for and what was owing to me after the sale of the property.

Q After the sale of the property? A: Yes.

K. Shigehiro,
Cross Exam.

Q And you didn't know that the property had been sold until the property had been sold, is that it?

A My husband did mention to me at the time we were together awhile that the place had been sold. I remember now his mentioning it.

Q That the place had been sold?

A The crop had been sold.

Q The crop had been sold. Did he tell you that it had been sold to Johnson?

10 A No, I don't remember the name; I just remember that the crop had been sold for \$400.00.

Q And your husband told you that?

A Yes.

Q Did he tell you that he had completed the lease or signed a document for the sale of it?

A No, I don't remember anything like that.

Q Did you know Johnson before you were evacuated?

A No, I don't know him.

Q You don't know him. You say that on your place was a cedar covered drain. When was that built?

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A I don't clearly remember, but it must have been about ten years before we were evacuated.

Q When was it that you planted your small fruits, raspberries, strawberries, loganberries, grapes, asparagus and rhubarb? A: Ten of the fruit trees were planted the year we evacuated; ten or twelve were planted shortly before we were evacuated.

Q Yes. But the small fruits I am referring to, particularly raspberries, strawberries and some loganberries? A: The strawberries were

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K. Shigehiro,
Cross Exam.

planted the year before ^{we} were evacuated.

Q And the raspberries, the asparagus, the logan-berries and the grapes?

THE SUB-COMMISSIONER: If she cannot remember, perhaps she had better say so.

A Well, they were planted over a period of about ten years.

MR. RICE: Q: But the whole four acres of strawberries were planted the year before you were evacuated?

10 A The year before and the year previous to that, about three years altogether.

Q Can you explain why this land was only assessed for about one-quarter or about one-fifth of its value?

MR. VIRTUE: I might say that this condition applies in a great many cases, and evidence is to be led at the general hearings in Vancouver with regard to the whole question of assessments.

MR. RICE: In other words, you don't want your client to answer such questions.

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MR. VIRTUE: My learned friend can take all day and all week for this case as far as I am concerned, but I am just telling the Court for the Court's information and my learned friend's, that if he has any idea of saving time that the whole question will be gone into at the Court at the future hearings of these cases.

THE SUB-COMMISSIONER: I think the witness can give the answer in that way, saying she doesn't know if she doesn't know. She understands her language

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K. Shigehiro,
Cross Exam.

and it is being interpreted to her, and she can say "I don't know" if she doesn't know.

MR. VIRTUE: How can this witness go into the theory and the practice of assessment?

THE SUB-COMMISSIONER: All she can answer, if she doesn't know, "I don't know," and she should do something of the kind if she doesn't know.

MR. VIRTUE: Yes.

MR. RICE: I thought perhaps she had a stand-in with the assessor to get a reduction like that.

MR. VIRTUE: What is that?

MR. RICE: I thought perhaps she had a stand-in with the assessor to get a reduction like that.

THE SUB-COMMISSIONER: Will you just please keep quiet while the interpreter is trying to get an answer from the witness.

MR. RICE: I am sorry, your Honour.

A Well, I think the land has that much value, the value I declared.

Q What is that again, I think?

A I think the land has that much value, the value I declared.

Q You valued your kitchen utensils \$120.00, and you don't list them; is that just a guess on your part?

A: Well, I estimated the value from the values that the Custodian gave me. The Custodian gave me the values for the various articles.

Q Who owned the crosscut saws, did you own them or did your husband? A: They belonged to both

K. Shigehiro,
Cross Exam.
Re Direct.

of us.

Q They belonged to both of you. All right.

RE DIRECT EXAMINATION BY MR. VIRTUE,

Q Would you ask her what she means by the expression "kitchen utensils," what she included in that?

A The various things like the plates.

Q What is that again? A: The various things, like the plates and the trays.

10 Q All right, that is all, thank you.

MR. VIRTUE: I want to call your attention, sir, to the farm appraisal report. The nearest rail and market town is Mission, which is a quarter of a mile. The nearest school a quarter of a mile. "Roads: Hard-surfaced street at Southeast corner of property. Place located on corner of 7th Street and Horne Avenue." "Water supply: Shallow well by creek; good supply." And he goes on, "Is dwelling habitable without repairs? Yes."

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Now, on page 2 he gives 9.25 acres cultivated, and he goes on to say, "Kind and quality of crop: Strawberries, raspberries, loganberries, beans, rhubarb, asparagus, all in fair shape." And then he values this land right in the heart, apparently, of the town of Mission at \$65.00 an acre.

And going on, "Describe condition of farm" and so on, "Fully occupied; owner recently evacuated; place now under lease by one Fred Johnson for this season only; good state of cultivation." Under the heading, "Noxious weeds: Some Canada Thistle, not many."

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K. Shigehiro,
Discussion.

On page 3, "Place looks to have been well farmed, and has no appearance of being run down nor over-fertilized with chemicals. It is one of the better places among rather run-down acreages," and so on.

And then he goes on, under "Orchards, Small Fruits, etc," "6 fruit trees for home use add no value to farm. Small crops are: Strawberries, cane fruits, rhubarb, asparagus, beans," and he does not place any value whatsoever on those. That is all, sir.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S.H.
"S.H. HOWARD" Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

SUB-COMMISSIONER.

Defence Brief

(Mrs.) Kino SHIGEHIRO

File No. 2871

Case No. 746

LETHBRIDGE

4 Oct. 48

V.L.A. Deal

REAL PROPERTY CLAIM

1. Real Property Claim

\$9000.00

Appraised at

\$1151.25

Sold for

\$1130.00

Witness: B.C. Wormworth, Appraiser.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

\$151.00

- (a) Goods valued by claimant at 14.00 Sold at auction for 6.75

Witness: J. H. Harkiss, Auctioneer.
W. E. Anderson, attended sales.

- (b) Goods valued at 137.00 Undeclared and not found.

Witness: D. W. Smith
W. E. Anderson

No knowledge of these articles until letter received from claimant 23 Jan. 45
Ex. 746-9. Claimant leased property to one F. Johnson 16 April 42 for 10 months from 1 April 42 for 400.00 (which included all buildings and dwelling) with option to renew for 1943 and appointed Pacific Co-op Union his agent for 1943 and subsequent years. The lease was signed T. Shigehiro (presumably the claimant's husband).

Ex. 2 J.P. form declaration re personal property NONE.

Ex. 9 Claimant states that because she left Mission in a hurry she had no time to file a list of kitchen utensils or farm implements.

See also Trans. 5 line 13 et seq. and Trans. 6 line 4 et seq.

There is no evidence of theft on file.

Submission: That the real estate was sold for its fair market value. That the chattels sold by the Custodian were sold for their fair value. That other chattels the claimant is claiming for were not disclosed in her J.P. form, nor did it come to the Custodian's knowledge that she had lost chattels or had any such chattels until the Custodian received a letter d/23 Jan. 45 by Mr. Virtue: Well isn't that list dated 1942? by Mr. Rice: The list is accounted for; these aren't in the list at all.