

3265



# 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: SHIMODA, Kumeji.

HOME ADDRESS: R.R. No. 1, Mission, B.C. (House No. 3969)

REGISTRATION NUMBER 13251 SEX: Male AGE: 64

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: Self.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Chione

ADDRESS OF WIFE OR HUSBAND: R.R. No. 1, Mission B.C. (House No. 3969)

NAMES OF ANY LIVING CHILDREN: Nobuichi, (M); Hiyo, (F); Sadao, (M); Shiketo, (M);  
Mineo, (F); Hiroshi, (M); Yoshiko, (F);

ADDRESS OF CHILDREN: R.R. No. 1, Mission, B.C. (House No. 3969).

AGE OF CHILDREN: 32; 30; 28; 16; 21; 16; 23;

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

1. LOCATION AND DESCRIPTION: Property No. (1)  
Lots (1), (6), & (7) of BLOCK "A" of Lot (165) Group  
(3) Map 2632. in the District of New Westminster. Certificate No. 49752E.  
Pol. No. 80191E. (No. 2 Property) Lots (16), (17) of the South East Quarter of  
Section (20) Township (17) Map (951) in the District of New Westminster. Certificate No.  
90752E. Pol. No. 109001E.

### Property (1).

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 story 8 rooms wooden frame house,  
1 bunk-house, 2 Garages, 1 hot house, 1 shed, 1 stable, 1 packing house, 1 Bathroom  
joining the main building, 1 pig pen.

### Property No. (2) ~~xxxxxxxxxxxx~~ 4-room

bungalow wooden frame house, & 1 packing house.

3. INSURANCE (Give particulars; state where policies are): \$2500.00 Fire Insurance Policy No.  
635180, with the Royal Insurance Co., Ltd. Montreal Canada. Premiums paid up until  
June 15th 1942. Policy in owner's possession.

Property No. 2. has no Insurance.

4. TAXES (Amount and where payable): Property No. 1. only) \$31.46 paid up in full for 1941,  
to J.S. Haigh, Collector for the District of Mission, B.C. Receipt No. 225. (See Remarks)

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

(Property No. 1 None.) Property No. 2. joint ownership with Mr. Ichisiro Uemura,  
& ~~xxxxxxxxxxxx~~ Takehachi Mitsunaga.

6. OCCUPANCY AND LEASES (If vacant so state): Property No. 1, occupied by owner.  
Property No. 2. Rented by Ichisiro Uemura, occupant's name unknown.

① Leased from owner to L.M. Laine \$700



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Property No.1. in own possession.  
Property No. 2. deposited in the Canadian Bank of Commerce, Mission, B. C.  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Property No.2 only. Ichisiro Uyemura,  
& Takehachi Mitsunaga in a joint ownership.  
9. IF FARM LAND STATE CROPS SOWN: Property No. 1. Strawberries, raspberries,  
loganberries, blackberries, rhubarb, Property No.2 Strawberries only.

**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:

600 ft. of lumber only will be left at 3969 R.R.No.1, Mission, B.C. the key of the house will be handed over to the local RCMP, Mission, B.C.

Also 15 cords of wood (Cut 8 foot lengths)

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 dog, 1 cat,  
leave the above in the loving care of the Custodian.

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)

ALL IN OWN POSSESSION.  
Share No. 1477 with the Carbon Dioxide Chemical Co., 20 shares at \$1.00 each.

57 Pacific Fraxer Co-operative Union 1 share at \$1.00

Share No. 586 with the Pacific Holding Co., 4 shares at \$25.00 each.

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

REMARKS References to Taxes regarding Property No.2. the declarant is unaware with the amount as Mr. Ichisiro Uyemura is in charge of same.

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 9th day of April 1942.

(Signature)

W. S. M. M. M.

W. S. M. M. M.  
Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date Nov. 1/43.

Our File No. 3265

Full Name SHIMODA Kumeji  
(Surname in Block Letters)

Registration No. 13251 Male - Female  
(check) Age Mar. 15, 1877

Former Address R.R. #1, Mission, B.C.

Date Evacuated 5/6/42 Naturalized - Canadian-Born - National  
(check)

Present Address 1. Joseph Lawlor  
Hinton Butte, Alta.

Married - Single  
(check) Name of Wife (TANIMOTO) Chiyono #13254

Name of Husband -

Name of Mother (NOGAMI) Tame Name of Father Sasuki (Deil)

Names of Children under 16 (Deil)

Masan (F) #13256 Shigeto (M) #13252

Keroki (M) 13253

Requested by CCP Registered with Custodian  
(Yes or No)

Additional Information Farmer. Owner of 10 acres,  
house, truck, horse.



REAL PROPERTY SUMMARY

File 3265

RPI

V.L.A. B.C. 285-P

JAPANESE NAME: Kumeji SHIMODA - - Reg. No. 13251

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

PROPERTY ADDRESS: 3967 Lougheed Highway, Mission, B. C.

LEGAL DESCRIPTION: Lots 1, 6 and 7 of Blk. "A" of Lot 165 Group 3 Map 2632, Municipality of Mission, D.N.W.

TITLE: In the name of Kumeji SHIMODA.

ENCUMBRANCE: Vesting in Custodian 25136, December 4th, 1942.

ASSESSED VALUE: 1942 -  
Land \$460.00  
Improvements \$1250.00 Total \$1710.00 Taxes \$31.46.

CLASSIFICATION: Berry and vegetable farm with dwelling. Inspector on June 11th, 1942 reported acreage of 9.14 acres with  $\frac{1}{2}$  acre rhubarb, 3 acres strawberries, 1 acre raspberries, 1 acre loganberries,  $\frac{1}{2}$  acre blackberries,  $\frac{1}{2}$  acre peas,  $\frac{1}{2}$  acre asparagus  $\frac{1}{2}$  acre in fruit trees. 2 acres of the strawberries being old plants the remainder of the crop good. On the property is a two storey frame house 30 x 48, 8 rooms, good condition except painting needed inside the house. Also rhubarb house, woodshed, 2 pickerhouses, barn, packing shed. At date of inspection was occupied by Lydia M. Froese, lessee, from the owner.

Buildings were insured for \$2100.00 in the Royal Insurance Co., Ltd., for a term of 3 years expiring June 13th, 1945.

HISTORY OF ADMINISTRATION:

Property was rented by Kumeji SHIMODA to Lydia M. Froese on the 16th April 1942 for a period of 10 months from the 1st April, 1942 at a rental of \$700.00 paid to the owner. This lease was extended by collateral agreement to September 30th, 1943 at a rental of \$125.00. Lease and collateral agreement were transferred to The Director The Veterans' Land Act on the 21st July, 1943.

SOLD:

To The Director, The Veterans' Land Act for \$761.00 as at 1st January 1943.  
Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of Kumeji SHIMODA - Sale price \$761.00 less Certificate of Encumbrance \$1.00 registration fee \$3.00, taxes \$34.61, legal fee \$15.00, total \$53.61. Net amount released \$707.39.

TITLE:

Included in C. of T. 169486-E and payment of consideration included in cheque to Custodian dated March 9th, 1944.

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

DATED December 28th, 1945.

IM:ML.

*Shullman*



REAL PROPERTY SUMMARY

File No. 5434.

V.L.A. B.C.302-P.

JAPANESE NAME: Ichijiro UYEMURA - Reg. No. 13217

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

PROPERTY ADDRESS: R. R. 1, Mission City, B. C.

Parcel "A"

LEGAL DESCRIPTION: East half of Lot 1 of South West quarter of Section 20, Township 17, Map 905, Municipality of Mission, D. N. W.

TITLE: Registered in the name of Ichijiro UYEMURA.

ENCUMBRANCES: Vesting 25659 - 2nd April, 1943.

ASSESSED VALUE: 1942 - 3.71 acres  
Land \$260.00  
Improvements \$400.00 - \$660.00. Taxes - \$13.00

CLASSIFICATION: Inspector reported May 7th, 1942 a farm of 5 acres of which an unspecified area was under cultivation with strawberries, raspberries, loganberries and blackberries, and with a six room frame dwelling, hot house, picker house, woodshed, garage and packing house. Dwelling not occupied at date of inspection.

HISTORY OF ADMINISTRATION:

Leased on 10th April, 1942 by Ichijiro UYEMURA to Norman Bontron for 10 months from 1st April, 1942 at a rental of \$550.00. This lease also covers Part 5 acres of Lot 2, S.W.  $\frac{1}{4}$  of Sec. 20, Twp. 17, Map 905, and includes buildings, livestock, implements and tools, of which chattels a list is on file. ✓ Of the rental Ichijiro UYEMURA received \$275.00 on the 15th April, 1942 and a post-dated cheque 1st September, 1942 for the balance of \$275.00. This cheque was received by the Custodian from UYEMURA for collection and was paid on the 1st of February, 1943 together with a balance in payment of truck.

On expiration of the Bontron lease the property was leased to Alexander J. Thiessen as from 1st of March, 1943 to the end of the year at a rental of \$200.00 for the season (\$100.00 to be paid by the 1st of August and the balance by the 1st of November; taxes to be paid by the Lessee. This rental accrued and was allowed to the Veterans' Land Act

Ichijiro UYEMURA died on 17th July, 1946 at Lethbridge, leaving by Will his Estate to his daughter, Chizu NAKAMURA, File 4439, who made application for administration of the Estate through J. Vaselenak, Solicitor at Lethbridge, Alberta. A notarial copy of the Will is on file. Mr. Vaselenak advised the Custodian on 31st July, 1946 that he was submitting the Will for probate. No further action in this is recorded.



recorded.

Page 2.

File 5434.

SOLD:

To The Director, The Veterans' Land Act for \$255.00 as at 1st January 1943.  
Approval of Advisory Committee - 1st June, 1943.

FUNDS:

(Included in statement below.)

PARCEL "B"

BC/301-P

LEGAL DESCRIPTION: Part 5 acres more or less of Lot 2 of the South West quarter of Section 20, Township 17, Map 905 as shown outlined Red on Sketch deposited No. 3281, Municipality of Mission, D. N. W.

TITLE:

In the name of Ichijiro UYEMURA.

ENCUMBRANCES:

Vesting 25659 - 2nd April, 1943.

ASSESSED VALUE:

1942 - Land \$350.00  
Improvements \$900.00 - \$1250.00.

Taxes - \$23.14.

CLASSIFICATION:

*Berry farm  
Residing &  
outbuildings*

Inspector reported May 4th, 1942 a farm having under cultivation 2 acres strawberries, 1 1/2 acres hops, 3/4 acre raspberries, 1 acre loganberries and black currants, and a number of fruit trees, with a 1 1/2 storey stucco house with cement basement 23 x 33, six rooms in excellent condition and barn 21x24, rhubarb house 18x48, picker shed 18x26, 1 packing shed 10x14, woodshed 14x24, picker's house 12x16, barn 18x25, garage 12x18; occupied by A.J. Thiessen as tenant at the date of inspection.

HISTORY OF ADMINISTRATION:

*Leased with 3/4 acre and 1/2 acre*  
Included in lease to Norman Bontron and leased to Alexander J. Thiessen as in Parcel "A".

SOLD: *with 1/2 acre*

To The Director, The Veterans' Land Act for \$1301.00 as at 1st January 1943.  
Approved by Advisory Committee - 1st June, 1943.

FUNDS:

Released to the credit of Ichijiro UYEMURA, sale price of Parcel "A" \$255.00, Parcel "B" \$1301.00, rental \$550.00, refund of insurance \$1.35, total \$2107.35, less a deficit of \$2.50 on hops, Certificate of Encumbrance \$2.00, taxes \$41.34, registration \$6.00, legal fees \$30.00, total \$81.84. Net amount released to the credit of Ichijiro UYEMURA \$2025.51.

TITLE:

*Sale reported to the*  
Covering Parcel "A" included in 170749-E and Title covering Parcel "B" included in 169473-E and payment of consideration covering both parcels included in cheque to the Custodian dated March 9th, 1944.

OLD CERTIFICATES OF TITLES

Nos. 44329-E and 43954-E were declared by the owner to be in his possession.

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

DATED: December 16/46  
IM:JS

*John Macpherson*



REAL PROPERTY SUMMARY

Files 2525, 5482, 3265.

V.L.A. B.C. 286-P

JAPANESE NAMES: Takehashi MITSUNAGA - - Reg. No. 13281  
Ichiro UYEMURA - - Reg. No. 13217  
Kumeji SHIMODA - - Reg. No. 13251.

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

PROPERTY ADDRESS: 3925 Hurd Road, Mission, B. C.

LEGAL DESCRIPTION: Lots 16 & 17 of the S.E. 1/4 of Sec. 20, Twp. 17,  
Map 951, Municipality of Mission, D.N.W.

TITLE: In names of Takehashi MITSUNAGA, Ichiro UYEMURA  
and Kumeichi SHIMODA.

ENCUMBRANCE: Road Right of Way Map 4897.  
Vesting in Custodian, No. 24225, 29th June, 1942.

ASSESSED VALUE: 9.8 acres 1943 -  
Land \$490.00  
Improvements \$500.00 Total \$990.00, Taxes 1942 \$12.15.

CLASSIFICATION: Berry farm and dwelling. Custodian's representative re-  
ported on 4th May 1942 an unspecified area in crop, straw-  
berries, blackberries, raspberries and fruit trees, a 2  
storey frame house of about 24 x 32 of 5 rooms, in fair  
condition and a garage, barn and bath house. The property  
was then occupied by A. Oliver, lessee.

HISTORY OF ADMINISTRATION: Rented month by month by the owners to A. Oliver, at  
\$4.50 per month, from 1st February 1942 to 31st October  
1943, total rental \$94.55, of which 10 months rental  
1st January to 31st October 1943 was allowed to The  
Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$483.00 as at  
1st January 1943.  
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to credit of above registered owners, joint  
account, - sale price \$483.00 plus rental \$94.50, total  
\$577.50, less commission \$135.00, taxes \$21.75, Certificate  
of Encumbrance \$1.00, registration fee \$3.00, legal fee  
\$15.00, allowance of rental to The Director, The Veterans'  
Land Act \$45.00, total debit \$87.10. Net amount released  
\$490.40.

TITLE: Included in C. of T. 171895-E and payment of consideration  
to Custodian made by The Director, The Veterans' Land Act  
cheque dated 28th April 1944.

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

DATED October 26th, 1945.

*Jack Macpherson*



PERSONAL PROPERTY SUMMARY

File No. 5434

7th December, 1946.

Re: Ichijiro UYEMURA - Reg. No. 13217

CHATELS: The above Japanese registered with this office on the 21st April, 1942, at which time he declared he was leaving a number of chattels "in the house on Lot No. 2, R.R. No. 1, Mission, B.C." Key to be left in the care of the Lessee Norman Bontron. An itemized list of the chattels that were included in the lease were supplied to us.

UYEMURA was evacuated on the 24th April, 1942. On the 27th December, 1942, he wrote to this office asking that shipment be made to him of a vacuum cleaner, mantel clock and some gramophone records which were stored in a little room in the basement. The chattels together with other articles, he stated, were not included in the lease and not previously reported to the Custodian. There is considerable correspondence on the file regarding shipping of these goods, as they could not be found, and the property was reported to have been broken into and some goods stolen. The Lessee, Mr. Bontron was written to regarding the missing articles, but he stated in reply that they were not left in his care and when he left the property were still there. It would appear that the next tenant took the missing chattels when he vacated the property. However we were unable to contact him as he had moved to an unknown address in Ontario.

The goods <sup>listed</sup> under the original lease to Mr. Bontron, are fairly well accounted for; a number were sold to the tenant on the 4th February, 1944 for the net sum of \$42.09 and the others of saleable value were removed and sold by auction on the 16th February, 1944 for the net sum of \$24.62. Some articles were abandoned on the property as not being worth the expense of handling.

SPECIFIED ARTICLES: A 1935 Ford Light Delivery truck was transferred by Ichijiro UYEMURA to the Pacific Co-operative Union, and to be held by the Union as bailees. The Pacific Co-operative Union sold this truck for the sum of \$400.00, to which they added \$16.31 interest on Truck Sales Agreement, and deducted \$8.50 for repairs and 5% Commission on Truck sale in the amount of \$20.00. The Custodian negotiated with the Pacific Co-op. to cancel their 5% commission on the Custodian cancelling on UYEMURA's behalf, the interest on sales agreement. This made a further \$5.29 to UYEMURA's credit.

ACCOUNTS RECEIVABLE: The Custodian effected collection of a Pacific Co-operative Union post dated cheque for \$275.00 in January, 1943, being balance of crop sales.

UYEMURA was a member of the Mission Japanese Farmers Association, from which he received \$65.00 being Committee members expenses, and the pro rata distribution of liquidation in the amount of \$55.89, taking place after his death, was sent to his daughter, Mrs. Chizu NAKAMURA, the beneficiary, on instructions from the lawyer administering the Estate, 31st July, 1946.

Rent from property owned jointly by himself, Kumeji SHIMODA and Takehachi MITSUNAGA, was sent to MITSUNAGA at the request of the other two.

The B.C. Electric Rlwy. Co. refunded the sum of \$5.00 being Uyemura's light security deposit.



7th Dec. 1946.

BONDS & INVESTMENTS: Ichijiro UYEMURA declared when registering with this office that he had \$500.00 Victory bond and \$85.00 in War Savings Certificates, but these were not brought under control by the Custodian. It is noted on the file that UYEMURA cashed his Victory bond.

UYEMURA declared owning 32 Pacific Co-operative Union shares, of which 16 were \$10.00 non-redeemable and the others consisted of 2-1940 shares redeemed January, 1946, six 1941 shares which should be redeemed early in 1947 and eight 1942 shares which should be redeemed in 1948.

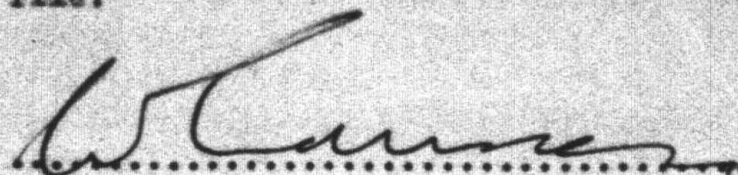
He also declared two Pacific Fraser Co-operative Union shares which the Custodian did not take control of.

UYEMURA declared he was the holder of seven Western Canada Hop Co-operative shares. This Union is a Japanese association and while vested in the Custodian, we have taken no steps whatsoever towards the liquidation of it.

LIFE INSURANCE: UYEMURA declared a \$3000.00 Sun Life Insurance policy, but this was not brought under the control of or administered in any way by the Custodian.

This file reveals no other personal property assets.

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



HA



File No. 3251

September 9th, 1944

CLAIMS DEPARTMENT

Kiyoshi SHIMODA - Reg. No. 13251

CREDITORS:-

NO CLAIMS ON FILE,

*supplied*

HRD:ED

*Claims closed*  
*9-9-44*

*No claims on wife's file no. 3730*



COPY

MEMORANDUM

TO: File 3265

April 4, 1944.

FROM: Specified Articles Department

Re: SHIMODA, Kumeji - Reg. 13251

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1937 Dodge No. T232 License No. (41) CY 336	\$400.00

Sold to: Hume & Rumble Co. Ltd.

Date: September 10, 1942

Selling Price: \$400.00

Less Administration expenses \$27.21

Balance \$372.79



MEMORANDUM

TO: File 3265

April 4, 1944.

FROM: Specified Articles Department

Re: SHIMODA, Kumeji - Reg. 13251

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1937 Dodge No. T232 License No. (41) CY 336	\$400.00

Sold to: Hume & Humble Co. Ltd.

Date: September 10, 1942.

Selling Price: \$400.00.

*Harker*

✓



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131  
PLEASE REFER TO  
FILE NO. 3265

806 ROYAL BANK BLDG.,  
HASTINGS AND GRANVILLE  
VANCOUVER, B.C.

January 20, 1943.

Mr. Kumeji SHIMODA,  
Reg. No. 13251,  
c/o Mr. J. E. Lawler,  
Picture Butte, Alta.

Dear Sir:

Our No. T232

Re: Motor Vehicles

Your Dodge Truck

which was surrendered to the Authorities, has been  
sold for \$400.00

Charges against your car were as follows:

Liens	\$
Administrative Expenses	\$ 27.21

The Balance thereafter remaining of \$372.79  
has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA  
JH



CANADA

PROVINCE OF BRITISH COLUMBIA

TO WIT:

In the matter of Lots 16 and 17.

Southeast 1/4. Section 20. Town-

ship 17 in the Municipality of

Mission, District of New Westminster.

(description of lands as in title)

I, Kumeji SHIMODA presently residing  
c/o Joseph Lawlor, Picture Butte, Alberta formerly residing at  
Mission, British Columbia, a person of Japanese race registered  
with the Royal Canadian Mounted Police under number 13251 solemnly  
declare

1. That I am the person described as Kumekichi SHIMODA  
on Certificate of Title number 109001-E  
or on Tax statement of the Corporation of the Municipality of Mission  
representing the lands above described.

And I make this solemn declaration conscientiously believing  
it to be true and knowing it to be of the same force and effect as if  
made under oath and by virtue of the Canada Evidence Act.

Declared before me at Lethbridge,  
In the Province of Alberta  
This 7<sup>th</sup> day of December A.D. 1943.)

John Kaselonak  
A Notary Public in and for the Province of Alberta

My Commission continues during  
His Majesty's pleasure



# Farm Appraisal Report

U.S. Form No. 4  
(Sheet 1)

File No. FL-109

Land Description: Lots 1, 4, 7, Block A of D.L. 155, Map 2638.

Containing 9.14 Acres

Owner's Name SEKODA, E.

Post Office Address Mission

Nearest Rail Point Mission

Distance 1/2 mile

Market Town Mission

Distance 1/2

Church (give denomination) All denominations

Distance 1/2

Nearest School Mission

Distance 1/2

State how property was identified: By map and roads.

Roads: State whether property has access to main road, the kind of road and its condition.  
On good side road, a short distance from main highway.

Is this district a good one? Fair to good.

Employment opportunity Seasonal.

Predominating Nationality and religion: British, Protestant. Number of Jap holdings:

Describe Fencing and its condition: No fences Value \$

Water supply: Water is piped into house from spring on property. Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 24	Frame	9'	Shgl.	25 yrs.	Cedar posts	Fair	600.00
	12 x 25							
	18 x 25							
Garage	12 x 22	Frame	10'	Shgl.	4 "	on ground	Good	built on street
	10 x 22	"	7'	"	old	" "	Poor	" "
Barn	18 x 40	Frame	8'	"	25 yrs.	" "	Poor	100.00
Granary	14 x 18	"	8'	Shgl.	15 "	Cedar posts	Good	100.00
Shed	12 x 20	"	8'	Shakes	old	on posts	Poor	no value
Wood Shed	12 x 24	"	8'	Shakes	10 yrs.	" "	Fair	100.00
Shed	8 x 18	"	7'	"	"	" "	"	"
Barn	14 x 22	Frame	10'	Shgls.	20 "	" "	Fair	75.00
	12 x 22		9'					

Total present day value \$ 975.00

\$ 500.00

Total Value Buildings add to farm

Is dwelling habitable without repairs?  
habitable? Habitable.

If not what is your approximate estimate of cost to make it

Describe the basement and chimneys: No basement; brick chimney on bracket.

No. rooms downstairs? 6 Upstairs? 2 How finished V-joint

Are buildings painted? House has been. Condition of paint Poor

Distance from nearest bush No bush near.

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
8.	Sloping and rolling.	Sandy loam	Sand, gra-	Small fruits, fair	55.00	575.00
2.	Very steep.	loam 8-12" Sand-shallow	vel & clay Sand and gravel.	to good. (This land is partly now in crop but is too steep to cultivate.)	no value	-
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	
8.14	Hilly, steep - creek channel -		unsuitable for cultivation.		-	

EXHIBIT NO. 1151-2  
DATE May 1942  
FILED BY W. W. BROWN

Total value of Land \$ 275.00Total added by buildings to value of farm \$ 500.00Total fruit trees add to value of farm (for use in orchard districts only) \$ -Total value of farm \$ 775.00

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

In good state of cultivation. Jap still on property - rented for balance  
of 1942 for \$700.00 to Lydia M. Froese.

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

Small fruits.

Noxious weeds:

None serious.

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

Taxes- \$31.46.

Mission Municipality.

Date: May 22nd, 1942.

Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the 20th day of May 1942.

Inspector's Signature

"R. W. BROWN"

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



# Farm Appraisal Report

12-100 - MISSION, K.

This property is located near the main highway on a side road about 1/2 mile west of Mission. Several streets divide this property but the streets have been cultivated and cropped for years. There are 2 acres in streets which are in crop but have not been valued in this report. Two garages are also on a street. About 5 acres of the property are in good crops and an additional 3 acres are cultivated and partly in crop, but the land is very sandy and steep. No one but a Jap would try and cultivate or crop this land. I do not consider it can be classed as agricultural land and have not valued it. Part of this 3 acres is straight sand and keeps sliding down the slope.

Dwelling is in fair shape and there are more buildings than necessary. There are no fences and water is piped into the house from a spring on property. There is electricity in the house.  
(FOR ORCHARD LANDS ONLY)

REMARKS: re general use 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
Approximate acreages in small fruits including the	\$
cropped roadways or streets -	\$
3 ac. strawberries	\$
1 " rasps.	\$
1 " logans.	\$
1/2 " blackberries	\$
1/2 " rhubarb	\$
Also 1/2 ac. peas and 1/2 ac. spuds.	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$



N

SCALE 1" = 100'

Diagram of Property

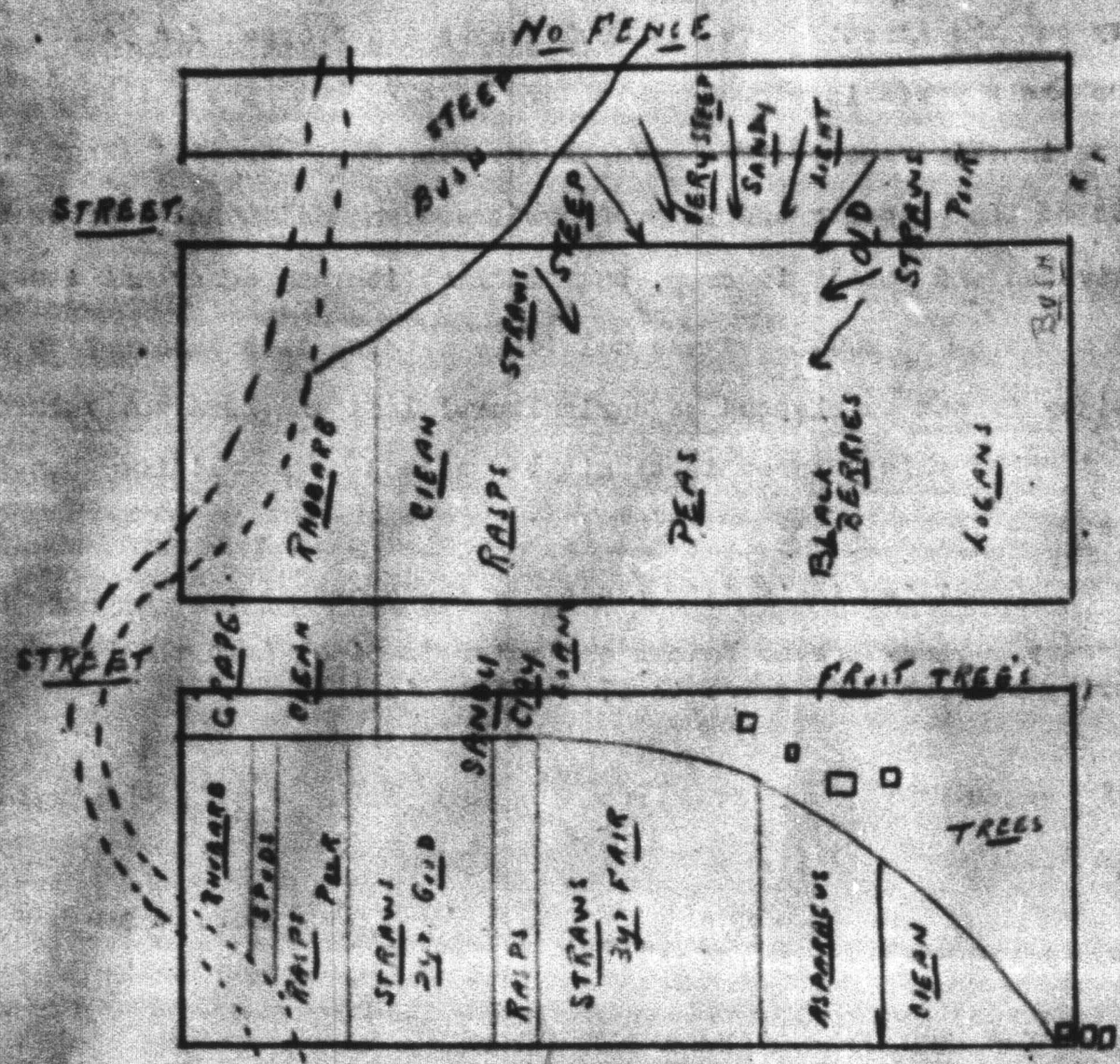


EXHIBIT NO. 1  
DATE 23rd May 1942  
FILED IN 100'

Lot 1, 6 & 7, Block A of DL 165 Map 2632  
9.14 AC  
A. SHIMODA

TW BROWN

Following careful review of this appraisal report, it is my opinion that the present value is \$ 800.00

Date 23rd May 19 42.

"I.T. BARNET"  
District Superintendent.



## Farm Appraisal Report

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

EXHIBIT NO.

DATE

File No.

Land Description SE 20-17, Blks. 16 &amp; 17

FILED BY

Containing

9.9

Acres

Owner's Name SHIMODA, K. &amp; Co.

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:

Established boundaries, by map and road.

Roads:

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

Hard surfaced road along south end. No. 7 Highway to Mission.

Is this district a good one?

Run down. Not good only when small fruit prices are high.

Employment opportunity

Fair. Local cannery and mills.

Predominating Nationality and religion:

Mixed.

Describe Fencing and its condition:

None but part of south end.

Value \$ Inc. in land

Water supply:

Good creek, never failing

Value \$ . . .

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	34 x 32	lbr.	10'	shgl	VERY OLD	gone	VERY POOR	100.00
	X							(salvage value only)
BARN	X							
Feeds hse	20 x 14	lbr.	10'	shgl	10	blks.	good	170.00
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

(No electric lighting established, but power line runs by place).

Total present day value \$ 270.00

Total Value Buildings add to farm

\$ 270.00

Is dwelling habitable without repairs?

No

If not what is your approximate estimate of cost to make it

habitable? Does not warrant repairs. Too old and rotted.

\$

Describe the basement and chimneys: Two chimneys, one on bracket and other from ground up on the outside of building.

No. rooms downstairs?

5

Upstairs?

unfin.

How finished

bare shiplap

Are buildings painted?

No

Condition of paint

Distance from nearest bush

Scrub all around 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
3	level	edy. & peaty loam, deep	edy. clay	no crop, except small patch strawberries	70.00	210.00
0.3	steep slope	edy. loam	edy. clay	no crop	40.00	12.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE
6.5	steep ravine banks, very rough and scrub covering. Some slopes to more than 45 degrees.			none		no agr. value

Total value of Land \$ 222.00

Total added by buildings to value of farm \$ 270.00

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

Total value of farm \$ 492.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Tillage fair, though not plowed this year. Owner moving away next week  
and no tenant in charge. Small patch of strawberries being hoed by hire.

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

Only an additional fruit acreage to neighbouring farmer.

Noxious weeds:

Some Canada thistle.

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

Mun. & School - \$20.54  
Municipality of Mission,  
Mission, B.C.

Date: 7th 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 day of 19

Inspector's Signature

"B.C. WORMWORTH"

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



# Farm Appraisal Report

**Remarks:** Place is only of value for what it is now being used, an auxiliary to other land. The house is valueless as a residence. Now tenanted, but only because the occupant can get nowhere else to live. I have placed salvage value only on the house, as it is not worth repairing, but about \$100.00 of various sorts of lumber could be salvaged from it on tearing it down.

Uncultivated land is too steep to cultivate, and carries no other value. Mostly rural land in bottom. about 150 feet deep with no agriculture.

Soil in flat is exceptionally good, and creek is an asset both from point of view supply, and as drainage to flat land.

EXHIBIT NO. 851-4

## (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.

Small patch of strawberries only crop when inspected.

## 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

Small patch of strawberries only crop when inspected.

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$



Shimoda Ky 80.

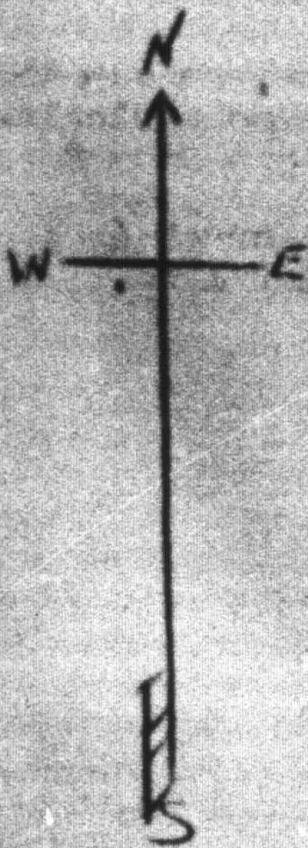
434 20/19

Page 4

SE 70 17 - L.A. 16417

4.8.17

Diagram of Property



Scale 2 ch. to inch.



# 7. Hing. Duddney Trunk. (Road surface) Road To Mission

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

value is \$5.00

Date 19<sup>th</sup> May 1942

*[Signature]*

District Superintendent.



851 - 7

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

16 Apl 1948

DATE \_\_\_\_\_

FILED BY S. M. Cherniack "

C.O. 198 - 2550 Bks. 3-41

## USED CAR APPRAISAL RECORD

NAME D232

ADDRESS

Paint	\$✓	Make
Tires 4 Good 1 fair	\$	Dodge
Body & Fenders	\$✓	M E & B
Glass	\$✓	
Top	\$✓	Body Style
Nickelling	\$✓	Platform
Radiator	\$✓	1½ Ton
Running Boards	\$✓	
Mats & Kick Pads	\$✓	Year
Upholstery	\$ 4.00	37
Hardware	\$✓	
Motor Expense	\$ 75.00	License
Transmission	\$✓	CY338
Rear Axle	\$✓	41.
Universal Joints	\$✓	
Clutch	\$✓	Serial
Steering	\$✓	8926690
Brakes Lining	\$ 6.00	
Tighten Up	\$ 6.00	Mileage
Muffler	\$✓	77227
Sundries	\$ 8.00	
Wash & Clean Motor	\$ 2.50	Remarks
Clean Interior	\$ 2.00	
Oil & Grease, Change)	\$	
Oil & Check Over	\$ 4.50	
Total	\$ 99.00	32 x 6

Mod. interested in

Selling price	\$ 400.00
Less Repairs	\$ _____
Date	H. Grone
Appraised By	Allowance
For immediate acceptance only	\$ _____

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

June 3, 1948

*W. L. Tall*  
M.A.



ROYAL CANADIAN MOUNTED POLICE

Detachment  
Seizure No. T232

EXHIBIT REPORT

Detachment File No.  
Sub-Division File No.  
Division File No.  
Headquarters File No.

Detachment  
Sub-Division  
Division (H)  
Date March 20 1942

RE:- Kameji SHINODA Longhead Highway Mission B. C.

On March 20 1942, I Goodfellow H H  
Member's Name  
Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. P.C. 1486

LICENSE NO.	GE338 (41)	TIRE NUMBERS	5
MAKE & MODEL	Dodge Truck 37	1 1/2 tons	
SERIAL NO.	8926690		
ENGINE NO.	1405673		
SPEEDOMETER READING	Broken		
CONDITION	Good		

EXTRA EQUIPMENT Nil

851 - 6  
EXHIBIT No.  
DATE 16 Apr 1948  
FILED "S. M. Cherniack"

DESCRIPTION & CONDITION  
VERIFIED Appears in Good Condition

"Shingo Shinoda"  
Signature of Owner  
Japanese Registration No. 13252

Driver  
Not Owner

Handed over to representative of  
Custodian whose signature in receipt  
thereof appears hereunder

"Jan L. Eking"  
DATE: March 20/42

"H. E. Goodfellow"  
Signature of Member Submitting Report

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

June 3, 1948

*M. A. Goodfellow*  
M.A.



# ROYAL CANADIAN MOUNTED POLICE EXHIBIT REPORT

Detachment

Seizure No.

1232

FOR USE WHEN APPLICABLE

Detachment File No.  
Sub-Division File No.  
Division File No.  
Headquarters File No.

Detachment  
Sub-Division  
Division (A)  
Date March 20

1942

RE: Kumeji SHIMODA Leugheed Highway Mission B C

On March 20 1942, I Goodfellow

Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. PC 1406

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO. MAKE & MODEL SERIAL NO. ENGINE NO. SPEEDOMETER READING CONDITION	CY336 (41) Dodge Truck 37 8926690 1405873 Broken Good	TIRE NUMBERS 8
EXTRA EQUIPMENT	Nil	Defense and International Affairs
DESCRIPTION & CONDITION VERIFIED	Appears in Good Condition	
Handed over to representative of Custodian whose signature in receipt thereof appears hereunder	Signature of <i>Kumeji Shimoda</i> Japanese Registration No. 13252 Driver Not Owner	
DATE:	<i>James J. Egan</i> March 20/42	<i>F. E. Goodfellow</i> SIGNATURE OF MEMBER SUBMITTING REPORT



173265

*Warranted Title Please*

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
APR 18 1942

MEMORANDUM

THIS AGREEMENT made this 17th day of April

A.D. 1942

Between:-

K. Shimoda an owner of a fruit farm in the Municipality of Mission, on which there is a growing crop of fruit approximately consisting of:-

- |     |       |                   |     |      |                         |
|-----|-------|-------------------|-----|------|-------------------------|
| 1/4 | acres | Gooseberries      | 1/4 | acre | Ever Green Blackberries |
| 3   | acres | Strawberries      | 1/4 | acre | Peas                    |
| 1   | acres | Raspberries       | 1/5 | acre | Asparagus               |
| 1/4 | acres | Everbearing Rasps | 1/4 | acre | potatoes                |
| 1   | acres | Loganberries      |     |      |                         |

(hereinafter called the Grower)

Of the First Part

and-

W. G. McPherson Esq., Regional Representative of the Custodian of Enemy Property in charge of Japanese Evacuation Section (hereinafter called the Custodian)

Of the Second Part

and-

PACIFIC CO-OPERATIVE UNION  
an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City in the said Province.  
(hereinafter called the Association)

Of the Third Part

WHEREAS the Grower has been removed from his farm under the authority of the British Columbia Security Commission and has left his growing crop of fruit unattended; and the property of the Grower is now under the control of the Custodian;

AND WHEREAS the Association is desirous of conserving the aforesaid growing crops of fruit and is prepared to enter into an arrangement with the Custodian for the operation of the farm of the Grower in line with its general policy of maintaining the continuity of fruit shipments to Great Britain as well as domestic sale;



THEREFORE it is agreed as follows:

The Custodian shall give to the Association written permission to enter upon the lands of the Grower, the said lands being described as:-

and to carry on the cultivation, fertilizing, harvesting and marketing of all of the aforesaid growing fruit crop.

The Custodian will not hinder or otherwise place any obstacles in the way of the free access of the Association to the aforesaid lands and premises for the said purposes.

The Association agrees to operate the said fruit farm on a 50/50 basis with the Grower - i.e. the Association and the Grower each pay one half of the expenses and each take one half of the gross proceeds.

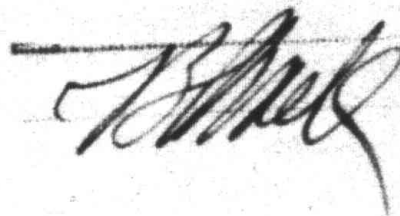
The Association will deduct all moneys paid out by it for cultivation, fertilizing, harvesting and marketing and will render to the Custodian on behalf of the Grower, during the marketing season, an accounting of all moneys due to the Grower from the sale of fruit at least once in every two weeks and make prompt settlements therefore.

This agreement shall come into effect immediately on the signing thereof and a written acknowledgment from the Custodian that he approves. Time is of the essence of the agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals and the Association has caused its corporate seal to be hereunto affixed attested by the hands of the proper officers on its behalf the day and year first above written.

Signed, Sealed and Delivered )  
in the presence of

PACIFIC CO-OPERATIVE UNION



PRESIDENT

SECRETARY



- C O P Y -

Mission City, B.C.,  
April 29, 1942.

Office of the Custodian,  
Mr. C. L. Drewry, Manager,  
506 Royal Bank Bldg.,  
Hastings and Granville,  
Vancouver, B. C.

Dear Sir:

In reply to yours of the 28th instant, re Y. Ito goods, Mr. Ito approached us to sell certain goods, of which we made complete listing, and the price agreed upon was \$75.00. We then asked if they had been registered, and upon Mr. Ito's stating that they had been, we told him that we had been notified that we could not do business.

Mr. Ito then asked us to write you, which we did, and the reply was that deal could go through, but monies be paid to your office. Mr. Ito took exception to this, and hence the conversation with your assistant at the Japanese Hall, when it was decided that Mr. Ito could sell \$40.00 worth of goods to us, a list of which we enclose--also list of the balance of goods not included.

We as yet have not taken delivery of the goods in question, nor have we paid over to Mr. Ito the monies, but expect to do so on or before date of his departure.

Re. Mr. Okuma, Y., Mr. Okuma has made out a list of goods, household mostly, on which we offered sum of \$300.00, which was accepted, Mr. Okuma stating that nothing on the list was listed with your office, and that we take possession on or just prior to his departure.

Now as per your letter, you state that they are registered--may we take it, said goods are registered and that we can not purchase same? We listed Mr. Okuma's goods on March 31st.

*Kumiji #13251*  
Mr. Shimoda, is in the same position. We listed his goods March 31st, at an agreed price, not supposed to be registered, and to be picked up day before departure.

*Lib #376 ✓*  
*Not accurate 27/5/42*



Mission Qty, B.C.,  
April 29, 1942.

Office of the Custodian - 2

Mr. Kinoshita has asked us to buy several small goods, including a Range and Heater, which he claims is registered. Price asked by Mr. Kinoshita was \$32.00, and settled for \$30.00 cash for the two articles.

In the case of Mr. Kinoshita, can we have permission to buy the listed and unlisted articles at the price agreed, and if so, do we pay him the monies all in one part, or to your office?

Re Mr. Okuma and Mr. Shimoda, we had thought that deal had been made before registration, but if this is not so, can we now have permission to buy said goods, and under what regulations?

We can supply you with lists and prices of these three transactions.

We shall await your early reply, as we understand the sellers will be leaving shortly.

Thanking you for your co-operation in these matters, we remain,

Yours truly,

LAWRENCE'S

(Signed)

Per A. N. Lawrence

ANL:C



3265

9th January, 1943.

Mr. Kumeji SHIMODA,  
Registration No. 13251,  
c/o J. E. Lawlor,  
Box 381,  
Picture Butte, Alta.

Dear Sir:

In reply to yours of the 4th instant, we enclose herewith our cheque in the amount of \$100.00, being payment on account of funds we hold to your credit.

For your information, we have to advise that your account has been credited with the proceeds from the sale of your car in the amount of \$372.79, out of which we have paid \$10.00 to Dr. Eacrett, \$34.61 for 1942 taxes and \$250.00 to yourself, including the enclosed cheque, leaving a balance in your favour of \$178.18.

Up to this time we have not been able to effect collection of the Pacific Co-Operative Union cheque in the amount of \$350.00, but we hope to do so in the near future.

Yours truly,

R. D. Richardson,  
Farm Department.

372.79  
299.61  

---

73.18

RDR:GF

Encl:



3265

1st March, 1943.

Mr. Kumeji SHIMODA,  
Registration No. 13251,  
Picture Butte, Alta.

Dear Sir:

We have for acknowledgment your letter of the 23rd ultimo, and pursuant to your request that we forward you funds, we enclose herewith our cheque in the amount of \$150.00, being payment on account of your credit balance with this office. We ask that you kindly acknowledge receipt of this remittance.

For your information we give you herewith details of your account:-

By Proceeds from sale of truck		\$372.79
" Pacific Co-Op. Union cheque		350.00
To Paid Dr. Eacrett	\$ 10.00	
" " Taxes	34.61	
" " Certificate of Encumbrance	1.00	
" Remittance 4/12/42	150.00	
" " 9/1/43	100.00	
" Cheque herewith	150.00	
" Balance	277.18	
	<u>\$722.79</u>	<u>\$722.79</u>

By balance at credit \$277.18

Yours truly,

R. D. Richardson,  
Farm Department.

RDR:GF

Encl:



EVACUATION SECTION	
MAR 10 1943	
Rec'd	3265
File	Richardson
Referred	

Mar. 9, 1943  
Picture Butte, Alta.

Dear Sir;

In accordance to your letter of Feb. 22<sup>nd</sup> you have credited Pacific Co-op cheque no. 535 of \$300.00 that means you have deducted all expenses from sale of my truck. I don't want no expenses deducted from my truck. I want it deducted from the sale of my crop. I have \$55.39 balance of the crop money which I want sent to me immediately because of my financial difficulty.

I want a statement from you for the crop sale and a cheque of \$55.39.

The sale of truck will stand as \$372.79

There is no work out here and ten people has to eat everyday. No income but expenses everyday. You don't expect ten people to eat on 30 acres of butte.

Please send me a cheque of \$55.39.

I have sent you a cheque \$535 of \$300.00 for the sale of my crop. I want expenses deducted from sale of crop and not truck.

Please send me a statement referring to sale of my crop.

Yours truly  
Kunzeji Shimoda  
Reg. No 13258  
File 3265  
C. J. E. Lawlor  
Room 351 Picture Butte, Alta.



EVACUATION SECTION	
Rec'd	APR 21 1943
File No.	8265
Ans.	W. A.
Referred	Anderson

% J. E. Lawlor  
Box 381

Picture Butte, Alta.

April 17, 1943.

The Custodian's Office

Dept. of the Secretary of State in Canada  
Vancouver, B.C.

Dear Sir:

We have not received the receipt for the taxes paid on our property in Mission City. If you cannot send us the receipt, I am asking you to remit the sum paid for the taxes and also the balance of \$277.18. Also send us the sum for the sale of our truck as soon as possible. We have paid most of our debts with the last cheque you sent us. As you know, we are in great need of cash to support a large family. We have asked for relief but were unable to secure any.

I am asking you to take this into consideration as soon as possible.

Yours truly,  
K. Shimoda (Pafale #  
136280)





*Y. George Koenen.*  
*Platane Butte, Alta.*  
*July 6, 1943.*

B.C. Security Commission,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUL 10 1943
File No.	5457

*Dear Sir:*

I am writing to ask if I may have a few things sent home that I left in my house at Mission. I wrote to the Custodian's office about it and they advised me to write to your office and then I did some months ago but have not received any answer.

The things I would like sent are all kept in a little room in the basement. One Golden Electric Vacuum Cleaner packed in a suitcase, a trunk full of carpenter tools, one mounted clock, one box full of gramophone records, one burner gas stove, a chest of drawers with many little things in it, three rain barrels (12 gal, 10 gal, 5 gal), hand spray machines and many other little things. The above articles were not reported to the Custodian nor listed to my first tenant.

*Yours truly,*  
*Y. George Koenen.*

X



Also there are many things (furniture) such as,  
beds, kitchen table, chairs, stove, ironing board,  
bedroom dresser, 6 window blinds, curtains for  
each window, table lamps.

I would like to get one of the 3/4 size bed  
and springs sent to me, colour is brown.  
It was left in the east room, upstairs.  
One double bed size, colour brown left in the  
west room, upstairs. Also I would like to  
have the 6 window blinds (5 cream colour, one green)  
and curtains sent to me.

I wrote to my first tenant. Mrs. Norman  
Benton to send me the Vacuum cleaner but he  
never answered my letter. I understand he  
has moved out and working for a man by the  
name of N. A. Thompson in Mission.

Please kindly find out what has happened to  
the cleaner for I would like to get it back to  
me very ~~badly~~ much.

I will greatly appreciate your kindness  
if your office will make arrangements to have  
the above articles sent to me. I would like  
every thing in the basement room sent except  
the big chest of drawers for that is too large,



I would like to have the ~~letter~~ everything  
that is in the drawers.

I will pay for the shipping charges if your  
office will let me know.

In closing I shall greatly appreciate this  
kind favour and will look forward to hearing  
from your office soon.

yours very truly,

Ichijiro Uyenoma.

Reg. # 13217



①

Picture Butte Alta.  
Dec. 2nd 1943.

Dear Mr. Lawlor.

I've received your letter O.K. Thank you very much, and am answering you immediately.

How is everything out there? I hope you all like it out there. How is the weather, I guess its pretty foggy eh. Raining very much yet? I sure is warm out here, its quite cold in the evening but sure warm in the daytime.

I guess its sure is a bother to you about the stuff we want it. If you don't want anything of out of the list you've sent me well I guess can buy it. You can have anything that might come useful to you so without obligation you'd better take it home and use it. Did you find the traps and a bamboo pot-hangers? They'd come in handy to you. We just put down what might come in handy to you on the paper which we've sent you last time but if there is anything else, you can take it home and use it. You can also have the clock table too. There is some flower trees in front of the house. Its a Japanese cherry blossom tree. There is two of them one on each side of the house by the road. I guess Mrs. Lawlor would like them very much so

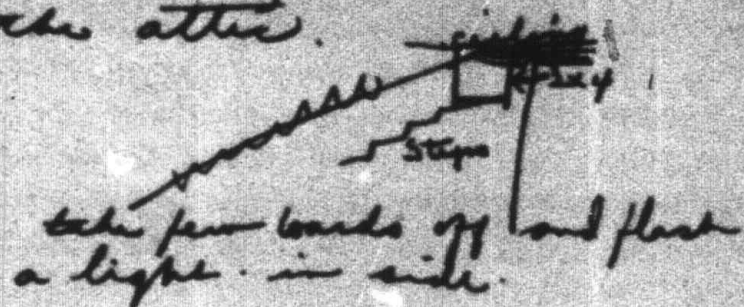


(2)  
you can have it. Its best to transplant  
it in the spring time. That flower is sure  
nice. They got lot of them in Stanley Park in  
Vancouver. When they blossom, it sure is nice.

The Challenge Cup is in the attic. I think  
the gas stove is in the breakfast in the  
southeast corner on the shelf. If it aint there  
I guess somebody might of got it. You can have  
the green rugs in the house if you want  
it. You can have it, just take it. I want  
to make this clear with you no money matter between  
us about them.

About the trees there is 2 cherry blossom trees and  
a myrica tree (probably in blossom now) transplant it  
in the spring time. Mrs. Lawlor would sure like it  
I guess. It gets dark pink flower on them.

Am drawing a diagram for the attic.



We have got paid from Mr. Benavise now  
so don't worry.

Did you take of \$20. each from us. Hip and me  
got \$20. from you, total \$40. If you didnt deduct  
Please let me know. altho \$2.00 for a barrel.

Let me know Reed's address when you get one  
Please.

With best regards to you all from all.  
Will write again.



We would like the blue mattress  
sent to us the one down stairs bedroom.  
double bed. Horse can buy the rest of the  
mattress. There might be some car jacks etc.  
in the big garage that might come useful  
to you. You can have it. We appreciate your  
kindness to us out here so in return again what you  
doing for us out there, again we will try to thank you for it.  
Hope to hear from you again. We'll  
write again.

Best regards from all to all.  
Let me know Reed's address.  
Will close for now

Thig-  
Can you please send us half of it  
over and balance bring with you if  
possible. We got Horse to watch our  
things left behind as nothing should be lost.  
~~that~~ I guess were a lot bother to you so  
in the end we'll settle with you. you running  
out there and back etc. I guess it sure is a bother to



Feb. 26, 1944  
Box 381 Picture Butte Alta.

Custodian's Office  
Department of Secretary of State  
of Canada  
Vancouver B.C.

Y.S.  
3/6/44  
5/4/44

EVACUATION SECTION	
Rec'd	MAR 1 1944
File No.	3265
Ans.	
Referred	

Dear Sir;

In referring to the joint owners of  
lots 16, 17 the S. E. 1/4 Section 20 Township 17 in  
municipality of Mission registered to the names of I. Hyemura  
T. Mitsuoka and K. Shimoda with house rented to  
Mrs. Oliver. How much rent have you collected?  
We would like to send money to Mr. T. Mitsuoka  
who has been confined to bed for two years with  
paralysis. as our sympathy, we would like to help him  
get better.

Please send all the rent money to Mr. I. Hyemura  
& George Kosen

Picture Butte, Alta.

We would appreciate it very much if you would  
send the money to Mr. I. Hyemura and we will send it to Mr.  
T. Mitsuoka. We all wish to help Mr. T. Mitsuoka out.

Enc. Ref.  
V.A.  
20.50  
45.00  
75.50

Yours Truly  
Kenji Shimoda  
Ry. 11257 File 3265  
P.O. Laura Box 381  
Picture Butte, Alta.



EVACUATION SECTION	
Rec'd	AUG 21 1944
File No.	3265
Ans.	159W
Referred	

Y. J. E. Lamer,   
 Box 381,

Picture Butte, Alta.

Aug 17, 1944.

The ~~Minister's~~ Office,

Dept. of the Secretary of State of Canada,  
Vancouver, B.C.

Dear Sir:

I have received the notice for the sale of my property - Lot 1, 6 & 7, Block A, R.L. 165, Map 3, District of New Westminster C of E. 50766, 3967 Lougheed Highway, Mission City. In regard to my property being sold so cheap, I am asking you the reason why. I just don't understand this whole business.

The price barely covers the crop sold for the year 1942. It doesn't cover even one-fifth of the cost of all the buildings. The place, as you have noticed, is one of the best locality in the valley. Why, it is just like selling it for nothing. How's your think so, too.

I demand to know the reason, why it has been sold at such a price, at once.

Yours truly,  
K. Shimada,  
Reg. No. 13251.



3265

August 24, 1944.

Mr. Kumeji SHIMODA,  
Registration No. 13251,  
c/o J. E. Lawlor,  
Box 381,  
Picture Butte, Alberta.

Dear Sir:

We are in receipt of your letter of August 17, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property is a matter which will give you personal concern. However, the sale of properties to the Director, The Veterans' Land Act, was carried out as part of a policy of liquidation outlined by the Canadian Government, and the prices obtained were on the basis of appraised valuations.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record, but we can only advise you that the sale has been completed and that we are not in a position to consider any alternative in regard to this matter.

Yours truly,

W. E. Anderson,  
Farm Department.

WEA/EG



MEMORANDUM

Files 5434, 3265, 2525

March 4, 1948.

Re: Lots 16 & 17, of the SE $\frac{1}{4}$  of Section 20,  
Township 17, Map 951, Municipality of Mission,  
containing 9.8 acres.

A claim has been filed relative to this property on the following files:

No. 5434 - Estate of Ichijiro UYEMURA, deceased,  
(Administratrix, Chizu Nakamura)

No. 3265 - Kumeji Shimoda

No. 2525 - Takahachi Mitsunaga

As the claims of the two living registered owners are on the Winnipeg list, and as the property was handled in the file of K. Shimoda, the Custodian's particulars are being placed on K. Shimoda's Claim File for hearing in Winnipeg (File No. 3265)

AGM/AC



PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 3265

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

808 ROYAL BANK BLDG.  
HASTINGS AND GRANVILLE  
VANCOUVER, B. C.

April 14, 1948.

Mr. F. G. Shears,  
c/o Fort Garry Hotel,  
Winnipeg, Manitoba.

Dear Mr. Shears:

3265  
Re: File No. 2365 - Kumaji SHIMODA

The above Japanese has requested us to forward to him the balance of his account as soon as possible.

A cheque for \$901.70 is enclosed herewith, signed only by Mr. Good, and since SHIMODA's file is in Winnipeg, would you be good enough to look at it, and if there are no claims thereon, sign the cheque and mail it to the Japanese in the enclosed addressed envelope.

Thanking you,

Yours very truly,

*C. H. Reed*

C. H. Reed,  
Office of the Custodian.

CHR/fm  
enc. (2)



3265

April 14, 1948.

Mr. Kumeji SHIMODA,  
Reg. No. 13251,  
548 Sherbrook Street,  
Winnipeg, Manitoba.

Dear Sir:

In reply to your letter of the 9th instant, we wish to advise that we have today forwarded to our Mr. Shears, in Winnipeg, a cheque in your favour for \$901.70.

Your file is at present in Winnipeg, and if there are no claims on your file and everything else appears to be in order, Mr. Shears will mail this cheque to you, which should reach you not later than two days after you receive this letter.

Yours truly,

*C. H. Reed*

C. H. Reed,  
Office of the Custodian.

CHB/fm

c.c. Mr. Shears

*Cheque forwarded  
to Shears*



3265

25th November, 1946.

To the Members of  
The Mission Japanese Farmers' Association.

Dear Sir:

Re: Mission Japanese Farmers' Association

Distribution of funds in the hands of the Custodian  
belonging to members of the above Association is now being made.

A cheque in the amount of \$55.89 is being sent to each  
person shown on a list of members of the above association which  
was certified by a Committee consisting of:

Shingo KUNIMOTO  
Bunjiro SAKON  
Ichijiro UYEMURA  
Minoru KUDO

and which list was sent to each member on the 31st May, 1946.

Cheque in your favour for this amount is enclosed herein.

Yours truly,

F. G. Shears,  
Director.

FGS/PMH



File No. 3265

SUMMARY RELATIVE TO CLAIM OF  
Kumeji SHIMODA - Registration No. 13251

17th Mar. 1948.

REAL PROPERTY: Lots 1, 6 & 7 of Block "A" of Lot 165, Gp. 3, Map 2632, Municipality of Mission, D.N.W.

	Assessed Value	S.S. Bd. Appraisal	V.L.A. Purchase	Claimants Valuation
Land	\$460.00	\$275.00		\$2500.00
Improvements	1250.00	500.00		2655.00
	\$1710.00	\$775.00	\$761.00	\$5155.00
		Less sale price		761.00
		Amount of claim		<u>\$4394.00</u>

1/3 interest in Lots 16 & 17 of SE $\frac{1}{4}$ , Sec. 20, Tp. 17, Map 951, Mun. of Mission, D.N.W.

Kumeji SHIMODA has a one third interest only in this property.

	Assessed Value	S.S. Bd. Appraisal	V.L.A. Purchase	Claimants Valuation
Land	\$460.00	\$222.00		\$2300.00
Improvements	1250.00	290.00		125.00
	\$1710.00	\$492.00	\$483.00	\$2425.00
		Less sale price		483.00
				\$1942.00
		SHIMODA's 1/3 interest		<u>647.33</u>

Claim re 1937  $1\frac{1}{2}$  ton Dodge Truck

Claimants valuation	\$540.00
Proceeds of sale	<u>400.00</u>
Amount of Claim	<u>\$140.00</u>

Truck appraised by H. Grone at \$400.00  
Sold for same amount.



ANALYSIS OF REAL PROPERTY CLAIM

FILE NO: 5434

CLAIMANT: Chisu Nakamura, Executrix and Sole Beneficiary of the Estate of Ichijiro Uyemura, deceased.

CLAIM:	Land	-	\$6145.00
	Buildings	-	\$4550.00
			<u>10695.00</u>
	Less		<u>1648.66</u>
	Loss claimed		\$ 9,046.34

LEGAL DESCRIPTION: East half of Lot 1, South West quarter of Section 20, Township 17, Map 905, Municipality of Mission, D.N.W.

TITLE: Registered in the name of Ichijiro UYEMURA

ENCUMBRANCES: Vesting 25659 April 2, 1943.

ASSESSED VALUE:	1942 - 3.71 acres	
	Land	\$260.00
	Improvements	<u>400.00</u>
		660.00
		- Taxes \$13.00

CLASSIFICATION: Berry farm with dwelling, hot house, picker house, woodshed, garage and packing house.

ADMINISTRATION: Leased on April 10, 1942, by Ichijiro UYEMURA to Norman Bontron for ten months from April 1, 1942, at a rental of \$550.00. This lease also covers Part 3 acres of Lot 2, S.W. 1/4 of Sec. 20, Twp. 17, Map 905, and includes buildings, livestock, implements, tools and furniture, of which chattels a list is on file. Lease prepared by Uyemura's solicitor, J. A. Campbell of Mission, B. C. Of the rental Ichijiro Uyemura received \$275.00 on the 15th April, 1942 and a post-dated cheque 1st September 1942 for the balance of \$275.00. This cheque was received by the Custodian from Uyemura for collection and was paid on the 1st of February 1943, together with a balance in payment of truck.

On expiration of the Bontron lease the property was leased to Alexander J. Thiessen as from March 1, 1943 to the end of the year at a rental of \$200.00 for the season.

SOLD: With the approval of the Advisory Committee to the Director, Veterans Land Act, for \$255.00 as at January 1, 1943.

Ichijiro UYEMURA died on July 17, 1946, at Lethbridge, Alberta, leaving by Will his estate to his daughter, Chisu Nakamura. Letters Probate were issued to Chisu Nakamura on September 21, 1946. (copy on Claim File)



**LEGAL DESCRIPTION:** Part 5 acres more or less of Lot 2 of the S.W. $\frac{1}{4}$  of Section 20, Township 17, Map 905, as shown outlined Red on Sketch deposited No. 3281, Municipality of Mission, D.N.W.

**TITLE:** In the name of Ichijiro UYEMURA

**ENCUMBRANCES:** Vesting 25659 April 2, 1943.

<b>ASSESSED VALUE:</b> 1942	- Land	\$350.00	Taxes - \$23.14.
	Improvements	900.00	
		<u>\$1250.00</u>	

**CLASSIFICATION:** Berry farm, dwelling and out-buildings.

**ADMINISTRATION:** Leased with E $\frac{1}{2}$  of Lot 1, S.W. $\frac{1}{4}$  of Section 20, Township 17, Map 905, Municipality of Mission, D.N.W. to Norman Bontron prior to evacuation.  
(see first page of this analysis)

**SOLD:** With the approval of the Advisory Committee to the Director, Veterans Land Act, for \$1301.00 as at January 1, 1943.

Sale reported to Uyumura June 12, 1944.

---

**LEGAL DESCRIPTION:** Lots 16 and 17 of the S.E. $\frac{1}{4}$  of Section 20, Township 17, Map 951, District of New Westminster, Municipality of Mission.

**TITLE:** In the names of Ichijiro Uyumura, Kumekichi Shimoda and Takehachi Mitsunaga.

*Note*

As this property has been handled on the file of Takehachi Mitsunaga and as both of the living registered owners have filed claims in connection with this property through the firm of Cherniack and Cherniack, Winnipeg, particulars of this property will be placed on Claim File 2525, Takehachi Mitsunaga, for hearing in Winnipeg.



MEMORANDUM

File No. 5434

MR. HUNTER:

There is a possible agency defense here. The Japanese, Uyemura, leased his property to tenant Bontron for part cash and balance payable through Pacific Co-operative Union. Lease dated April 10, 1942, pre-dated Uyemura's Declaration of April 21, 1942, and was prepared by J. M. Campbell, Barrister, Mission, B. C. The lease provides (see page 3) that the lessee give an accounting of the chattels to the lessor or his agent. This was not done. The lease further provides for renewal through the Pacific Co-operative Union which is named agent for the lessor. The tenant, Bontron, did not renew and apparently the property was vacant for a time before the new tenant, Thiesen, went in under lease dated March 1, 1943, arranged through the Pacific Co-operative Union. No accounting was obtained by the Custodian from this tenant at the time he left the premises.

The Custodian did not know of the existence of some of the goods now claimed (Goblin Vacuum Cleaner, Mantel Clock and Horse) until letter received from Uyemura dated December 30, 1942, complaining that the tenant would not ship these goods which had been left on the premises in a locked room (not the horse which was stated to be on the lease but actually was not on the list of goods made up by the Solicitor).

Custodian representatives working in this area endeavoured to locate this stuff, but it was not until May 4, 1943, that an inventory was actually made.

Uyemura states that he considered his tenant responsible (see letter August 12, 1944, on claim file). Bontron when approached, denied that the vacuum cleaner was left in his care (see letter November 27, 1944, attached hereto).

AGM/AC



NOV 28 1947

JK 129

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.

3765 MC 285 P  
Inv. 4

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

- (1) NAME SHIMODA Kumeji (RCMP) Reg. No. 13251  
(Print) Surname Given Name
- (2) Pre-Evacuation Address R. R. # 1, Mission City, B. C.
- (3) Present Address 548 Sherbrook St., Winnipeg, Man.
- (4) REAL ESTATE
- (a) Street Address (if any) \_\_\_\_\_  
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) Parcel 1: Lots 1, 6, and 7, of Block "A" of Lot 165, Group 3, Map 2632.  
Parcel 2: As per attached List (R.M. of Mission, Lots 16 and 17 of the S.E. Quarter of Section 20, Twp. 17, Map 951. Dist. of New Westminster. C. of E. 52117
- (c) Type of Real Property (cross out words which do not apply):  
(i) Farm  
(ii) Business 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 (parcel 1). Owner of one-third interest of (parcel 2).
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- |                                                                                                                                                                           |             |          |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------|----------|
| (i) Land                                                                                                                                                                  | \$ 2,500.00 | Parcel 1 | 4500     |
| (ii) Buildings                                                                                                                                                            | \$ 2,655.00 |          | 761      |
| (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) | \$          |          | 3739.00  |
| (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)                                                                    | \$ 5,155.00 | Parcel 2 | 2100.00  |
| (v) Amount at which Custodian sold property and credited your account                                                                                                     | \$ 761.00   |          | 453.00   |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv))                                                                                                 | \$ 4,394.00 |          | 1617.00  |
|                                                                                                                                                                           |             |          | 539.00   |
|                                                                                                                                                                           |             |          | 5,155.00 |
|                                                                                                                                                                           |             |          | 761.00   |
|                                                                                                                                                                           |             |          | 4,394.00 |
|                                                                                                                                                                           |             |          | 647.33   |
|                                                                                                                                                                           |             |          | 5,046.67 |
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation Truck left at Hastings Park, Vancouver, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) \_\_\_\_\_
- (c) How stored or packed at time of evacuation \_\_\_\_\_

(over)



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

Custodian.

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

1.		Estimated Value \$	
2.	1937 1 1/2 Ton Dodge Truck. Purchased 1939 @ \$700	Estimated Value \$	540.00
3.	Sold by Custodian.	Estimated Value \$	400.00
4.		Estimated Value \$	
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 140.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 2,101.33)

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

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

DOMINION OF CANADA )  
Province of Manitoba )  
TO WIT: )

I, Rumaji SHIMODA  
of Winnipeg.

of the City  
in the Province of Manitoba.

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City

of Winnipeg

in the Province of Manitoba

this 15 day of November

A.D. 1947.

A Commissioner For Oaths.  
MY COMMISSION EXPIRES DEC. 15TH. 1947

Rumaji Shimoda  
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.



SHIMODA, Kumeji, Reg. No. 13251.

Municipality of Mission, Lots 16 and 17 of the South-East Quarter of  
Section 30, Township 17, Map 951, District of New Westminster,  
C. of I. 32117, Title No. 109001E. Date of purchase Oct. 26,  
1934.

Joint Owners: Takehachi MITSURAGA, Kumeji SHIMODA, and Ishijiro  
MURURA (deceased).

Date of purchase	Oct. 26, 1934.	
Cost of land \$150. per acre		\$1,500.00
Cost of clearing (4 acres cleared)		800.00
Packing house 24' x 22' (cost at time of building)		125.00
Total		\$ 2,425.00
Sale Price of above properties.		\$ 433.00
Amount of compensation claimed for loss of property.		\$ 1,942.00
SHIMODA's share of loss equal to 1/3		\$ 647.33



CANADIAN-JAPANESE CLAIMS FOR LOSSES  
BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name **Chimu Nakamura** Registration No.  
**Executrix to Estate of Ichijiro**  
**Uyemura**
2. Present residence **234 13th Street North, Lethbridge, Alberta.**
3. Residence at date of evacuation **Mission City, B.C.**
4. How long had you lived on property from which you were evacuated?  
**29 years**

REAL ESTATE

1. When did you buy property in question? **1913 - 5 acres**  
**1913 - 5 acres**  
**Oct. 1934 - Joint owners property**  
**10 acres**
2. What price did you pay? **\$2000.00**  
**1500.00 - joint owners**
3. What was the exact condition of the property then?
  - (a) The land itself. **Bush land**  
**Joint owners property in bush land**
  - (b) The buildings **Dwelling house**  
**28' X 34' dwelling house on the joint owners property**
4. What improvement did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separately from the money you paid out of your own pocket.

(a) Buildings.

Dwelling House	28' X 34'	\$3000.00
Barn	24' X 16'	300.00
Rumbarb House	24' X 16'	450.00
2 Picket Houses	24' X 16'	700.00
Barn	22' X 18'	100.00
Garage	16' X 12'	75.00
Wood Shed	24' X 12'	100.00
Packing House	24' X 22'	125.00
		<u>\$4550.00</u>



- (b) Fencing. **None**
- (c) Tillage. **Included with the cost of planting.**
- (d) Drainage. **Included with the clearing.**
- (e) Clearing. **10 acres cleared @ \$200 per acre \$2000.00**  
**Joint Owners 4 acres cleared at \$200 per acre 800.00**
- (f) Weed eradication.  
**Included with the planting.**
- (g) Planting.
- |       |                                     |                  |
|-------|-------------------------------------|------------------|
| 3 1/2 | acres strawberries @ \$200 per acre | \$750.00         |
| 1     | acre raspberries @ \$150 per acre   | 75.00            |
| 1     | acre loganberries @ \$150 per acre  | 75.00            |
| 1     | acre blackberries @ \$150 per acre  | 37.00            |
| 1     | acre hops @ \$200 per acre          | 200.00           |
| 40    | fruit trees                         | 200.00           |
|       |                                     | <b>\$1337.00</b> |
- (h)
- (i)

5. Have you the assessed value at date of evacuation? If possible bring your assessment notice. **Yes**
6. What is your age? **28 years**
7. Did you make a living on the above property? **Yes**
8. Did you make a profit from your work on the above property? If so about how much over and above your living?  
**Yes, \$500 per year**
9. If you had rented the above property to someone else, what annual rental could you have obtained?  
**\$1000.00 yearly**



10. What was the fair market value of this property at the date of your evacuation?

Land 36145.00  
Buildings 4550.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

Land 36145.00 Buildings 4550.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

No

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind.

Yes

14. At what price did the Custodian sell your property?

1271.53  
237.13  
140.00  
1271.53

15. Did you receive a cheque and if so, for how much?

Yes 31048.00

16. What did you do with the cheque?

Cashed cheque

17. What actual loss do you consider you suffered by sale of your property?

Land 36145  
Buildings 4550.00  
Total 10695.00  
10695.00  
1048.56  
Sold by Custodian  
Amount of loss.

18. Bring in any correspondence you have had with Custodian.

Yes

19. Have you any Photographs or Snap Shots of your property or any part of it? (If so be sure to produce them now. If not obtain them.)



PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it.

2. Was this property taken over by the Custodian?

**Reported to the Custodian but was left in the house**

3. What became of the property?

**Not known**

4. Where was the property actually left when you were evacuated?

**In the family house on the farm**

5. If it was left in charge of anyone give the name and circumstances.

**Mr. Herman Bontzen who leased the crop on the farm**

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value.

**Yes**

7. Did you receive a cheque from the Custodian?

**Yes**

8. For how much? **66.71**

9. What did you do with the cheque?

**Cashed the cheque**

10. Any correspondence? If so, produce it.

**Yes**



If there are any special facts applying to your case please state them clearly.

LETTERS AND DOCUMENTS

If you have any Agreements for Sale, Transfers, Titles, Insurance Policies, Leases, Letters or other writings of any kind shedding any light on any of the above matters, please be sure to bring them in with you and give a list of them below.

Also photographs (see above)

**Title, Lease, Insurance Policy, Letters.**

I certify the foregoing to be true and correct.

.....  
(Signature of Claimant)



IN THE MATTER OF THE "INQUIRIES ACT"  
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 93.

JAPANESE PROPERTY CLAIMS COMMISSION

**B E F O R E**  
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

18

Winnipeg, Manitoba,  
April 16th, 1948.

IN THE MATTER OF THE CLAIM OF  
KUNIKI SHIMODA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	appearing for the claimant.

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A. WATSON, Esq.,	Secretary.
M. SHIOGAKU, Esq.,	Official Interpreter.
T.P. HONROBIN, Esq.,	Official Reporter.

30



K. Shimoda,  
In Chief.  
Discussion.

MR. CHERNIACK: My lord, I ask leave to amend. There are two parcels of land here; parcel 1, the total value should be \$4500.00. The gross sale price was \$762.00 and the loss is \$3,739.00.

Parcel 2, my lord, was the parcel in which the claimant had a one-third interest. He shows the total value at \$2100.00, with a gross sale price of \$463.00. The loss was \$1617.00, and his share is one-third of that, \$539.00.

10 THE COMMISSIONER: Now what is being done by the other co-owners?

MR. CHERNIACK: My lord, one of the co-owners has his case set down for the sub-Commission. We are going to make an effort to go over the evidence today with him and in all probability he will accept it. I feel though I should consult with him before saying so. The other one, I have a note he is deceased. I don't know whether anyone is making a claim on behalf of the third person.

20 THE COMMISSIONER: If you do get any information on that subject, you will communicate with Government counsel?

MR. CHERNIACK: If I do, I shall.

THE COMMISSIONER: Very well.

MR. CHERNIACK: The personal property claim stands as it is.

KUMAJI SHIMODA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

30 Q Witness, I show you three typewritten statements.



3  
K. Shimoda,  
In Chief.  
Discussion.

Were these prepared in accordance with your instructions? A: Yes.

Q Are these your signatures? A: Yes.

Q Are the contents correct to the best of your knowledge and recollection? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

10 MR. CHERNIACK: On behalf of my learned friend, my lord, I will file the S.S.B. appraisal on parcel 1 as Exhibit 2, and as Exhibit 3 the real estate statement as to parcel 2, and on behalf of my learned friend, my lord, the S.S.B. appraisal on parcel 2 as Exhibit 4.

(S.S.B. APPRAISAL MARKED EXHIBIT NO. 2).

(STATEMENT MARKED EXHIBIT NO. 3).

(S.S.B. APPRAISAL MARKED EXHIBIT NO. 4)

20 MR. CHERNIACK: According to Exhibit 1, my lord, parcel 1 was purchased by the claimant in 1928 from a Mr. Matsumura for \$1,005.40. It consisted of about 9½ acres, and at the time of purchase it wasn't cleared at all but was all in bush. The claimant sets out that he cleared about 7½ acres at an estimated cost of \$200.00 per acre, showing a \$1500.00 cost to him and he mentions it was heavy clearing. He planted about 25 fruit trees at an estimated cost of \$50.00 and put in piping from a spring to the house together with labour, and then in brackets he sets out the lengths of the pipe used and shows the approximate cost as \$35.00. The buildings on the land are set out in detail, my lord, together  
30 with the years in which they were built and the



E. Shimoda,  
In Chief,  
Discussion.

estimated cost of same. He states that in 1931 he  
built a house and kitchen to the house, showing that  
the house was built under contract for \$2500.00  
and showing the cost of the kitchen at \$500.00, making  
a total cost of \$3000.00. He states this was built in  
1931, as compared to the appraiser's estimate of  
26 years of age for that building. The garage,  
according to his statement was 5 years old at the  
date of appraisal -- I am sorry, 5 years and 7 years  
for the two garages, my lord. The estimate of the  
appraiser is four years and "old". The rhubarb  
house was built in 1935, according to Exhibit 1.  
According to the appraiser it was 25 years old and  
there are other discrepancies for the lesser build-  
ings. His comment repeats the discrepancy as to  
the age of the buildings and he refers to the fact  
that the appraiser says it is straight sand and  
keeps sliding down the slope. His comment is he  
agrees the two acres are too steep to cultivate  
but states he intended to plant fruit trees there.  
He considers that the property was very much under  
valued. "I sold the 1942 crop for \$700.00."  
That is set out on page 2 of the appraiser's report  
as well, my lord. The location of the property is  
one-half mile from Mission on a good side road. I  
might mention, my lord, I have in my possession  
the certificate of title covering this property in  
the name of the claimant, dated October 17th,  
1938, and I am showing it to my friend.

As to Exhibit 3, my lord, parcel 2, the



5  
R. Shimoda,  
In Chief.  
Discussion.

claimant states that the property was purchased in 1930 from a Mr. Osborne for \$1500.00, at which time it was uncleared and there was an old house on the premises. The claimant and his partner cleared and cultivated four acres, hired and own labour, at an estimated cost of \$200.00 per acre and put in considerable amount of cedar covered ditching. Then they built a packing house in 1934 at an estimated cost of \$125.00. Your Lordship will note that the packing house setup very well because the appraiser values it at \$170.00.

The comment is that he feels that the land termed by the appraiser as "ravine banks-no agricultural value", that is on page 2 of Exhibit 4, -- the claimant states that if that land were cleared and cultivated, it would be very useful for berry growing. "In the past we always had an excellent crop by replacing plants annually." He states that this property is well located, it being half a mile from Mission, my lord, and the cultivated land is exceptionally good for growing small fruits. "The property is well drained and watered. I consider the appraisal and sale price is much below value, and that the fair market value at date of sale was at least \$2100.00."

THE COMMISSIONER: He estimates \$200.00 an acre?

MR. CHERYLACK: I am sorry, my lord, do you mean he himself values it at \$200.00?

THE COMMISSIONER: His valuation is on the footing of \$200.00 an acre.



MR. CHERNIACK: That is correct.

THE COMMISSIONER: He is more optimistic than many other  
Fraser Valley farmers would be.

MR. CHERNIACK: Maybe he knows the effort and what he  
put into it. May I file as Exhibit 5, my lord, the  
personal chattel statement already identified by  
the claimant. This Exhibit 5 refers only to a Dodge  
truck, 1937 model, which was purchased apparently  
when it was two years old. It was purchased for  
10 \$600.00 and in the fall of 1941 it was equipped  
with four new tires at a cost of \$120.00. The  
claimant states, "The truck and engine in same were  
in very good state of repair. The tires were practi-  
cally new. I depreciated the truck by 25%, although  
I had only used it for 2½ years and the tires about  
half a year." I would request my learned friend to  
produce the R.C.M.P. receipts and the appraisal.

MR. HUNTER: I don't think, my lord, we have the R.C.M.P.  
receipt. We have the appraisal.

20 MR. CHERNIACK: I have a copy.

(STATEMENT MARKED EXHIBIT NO. 5).

(R.C.M.P. RECEIPT MARKED EXHIBIT NO. 6).

THE COMMISSIONER: Who makes the appraisal?

MR. HUNTER: H. Grone. It is an appraisal of the  
McDermott Motors, my lord.

MR. CHERNIACK: I have filed as Exhibit 6, my lord, the  
R.C.M.P. receipt dated March 20th, 1942, which sets  
out a 1937 Dodge truck and in pencil is written in  
30 "½ tons". The speedometer reading is, it says,  
"Broken". The condition is shown as good and in



E. Shimoda,  
In Chief.  
Discussion.

the description it says, "Appears in good condition",  
"Five tires". On behalf of my learned friend I file  
the appraisal record, my lord.

(APPRAISAL RECORD MARKED EXHIBIT NO. 7).

THE COMMISSIONER: What value do they put on it?

MR. CHERNIACK: Well, my lord, it appears to be \$400.00.

That is correct. Something was written in and then  
something written over it, but I think the final  
figure is \$400.00. The appraisal mentions four good  
tires, one fair tire, and identifies the truck in  
other respects. It shows the mileage here 7722, and  
a question mark.

MR. HUNTER: The vehicle receipt from the R.C.M.P. said  
the speedometer was broken.

MR. CHERNIACK: That may be a conclusion from the mileage.  
That is the case, my lord.

MR. HUNTER: It is submitted, my lord, that the real pro-  
perty was sold for its fair market value and that  
the vehicle was sold for its fair market value.

In regard to parcel 1, the total assessed value  
is \$1710.00, with \$460.00 for the land and \$1250.00  
for the improvements. That is on Lots 1, 6 and 7,  
my lord, parcel 1. Then Lots 16 and 17, parcel 2,  
were assessed for land -- and these are 1943 assess-  
ments -- for land, \$490.00, and for improvements  
\$500.00.

The vehicle which was appraised at \$400.00  
was sold to Hume & Rumble Company Limited on the  
10th of September, 1942, for \$400.00.

MR. CHERNIACK: May I ask, my lord, whether that was by



8  
K. Shimoda,  
In Chief,  
Municipality.

tender, or a direct sale or whether there were any tenders?

MR. HUNTER: There is nothing on the file that indicated it, my lord. I would have to look it up, my lord.

THE COMMISSIONER: It is a straight question of value here as well, both as to real estate and the truck.

MR. HUNTER: Yes. There is a question I would like to ask the witness about the real property.

10 CROSS-EXAMINATION BY MR. HUNTER:

Q Witness, when you built this house by contract for \$2500.00 in 1931, who was your contractor?

A It was my brother who was the contractor.

Q Your brother, was it? Did you have a written contract?

A There is no written contract at all.

Q I see, and did you pay your brother by cheque or by cash? A: I paid him by cash, like on payments.

Q You paid him over a period of time; did you?

20 A Yes.

Q Was the occupation of your brother a building contractor? A: His occupation was carpenter.

Q Carpenter. Where had you been living prior to the erection of this house in 1931? A: About a half a mile away. He had another piece of property there then.

Q He lived about a half a mile away on another piece of property? A: Yes.

Q Did your brother obtain a licence from the Municipality to erect this house?



K. Shimoda,  
Cross-Exam.

A There was no permit or anything taken at the time.

Q There was no permit taken out?

A No.

Q So that no plans were drawn? A: No.

MR. HUNTER: Thank you.

MR. CHERNIACK: Q: Was the last answer "no", or did he say there were no real plans?

A I think the question was for the real plans, wasn't it?

10 Q Yes. Were there other plans, not actual blueprints?

A No.

MR. HUNTER: I beg your pardon, what was the answer?

MR. CHERNIACK: No.

THE COMMISSIONER: Thank you, Shimoda. We will adjourn now, Mr. Secretary, and resume at 2:30.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*J. P. Horrabin*  
"T.P. HORRABIN"  
Official Reporter.



BRIEF

Notes in Defense

Kumaji SHIMODA

File No. 3265

Case No. 851

WINNIPEG  
Apr. 16/48  
V.L.A.

Claims:

1. Real Property Lots 1, 6 and 7, of Block "A" of Lot 165, Group 3, Map 2632, Municipality of Mission, in the District of New Westminster.
2. Real Property Lots 16 and 17 of the South East Quarter of Section 20, Township 17, Map 951, Municipality of Mission, in the District of New Westminster.
3. Dodge Truck.

Claim 1:-

Claim amended. See P.2. Now stands at \$4500.

This will be a matter of valuation based on whether land on such terrain is as good as the claimant says it is. It appears that much of it was steep hillside.

Claim 2:-

Claimant says he had a 1/3 interest in this parcel and that the total value was \$2100.

Note that title to this parcel was in the names of Kumekichi Shimoda and 2 other Japanese. We have no declaration or other evidence on file to indicate that Kumekichi Shimoda is the claimant at all. This claimant, Kuneji Shimoda ought to be made to prove that he is Kumekichi Shimoda before his claim is entertained at all. Mr. Bell advises that Kuneji and Kumekichi are not variations of the same name.

Aside from the above point, parcel 2 appears also to be a question of value, remembering always that this claimant had only a third interest and that Mr. McMaster said at page 2 that he would communicate to Government Counsel, any information he received on what the co-owners were going to do about it.

Claim 3:-

This will be a question of value. No complications appear.

Appraiser has been entered in evidence books as have the real property appraisers.

FRS/mw  
June 18/48

Case 476 file 5434.  
Call 921 file 1515.



Name of Claimant **SHIMURA, Yabiji**  
 Custodian File **3903**

Case **551**

<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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					761. 161.	764.95 104.02			764.95 104.02	
<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			
400.	100.00						100.00			
<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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										900.97



3265

October 11th, 1950.

Mr. Kumeji SHINGODA,  
548 Sherbrook St.,  
Winnipeg, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 851

We have received from the Co-Operative Committee  
on Japanese Canadians, our form of Release which has been  
executed by yourself covering the award recommended under  
the above Claims Commission for the sum of ... \$988.97.

Cheque in your favour is enclosed for \$931.81  
and we have paid the Co-Operative Committee .. \$ 57.16  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FCS/js  
1 encl.