

3961

FRASER VALLEY

COGLAN
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 3961

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: MARUYAMA, Shigeru
HOME ADDRESS: R.R. No. 1. Aldergrove, B.C.
REGISTRATION NUMBER 12877 SEX: Male AGE: 46
OCCUPATION: Farmer

wife's JP form also attached

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

EMPLOYER: none

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shizue

ADDRESS OF WIFE OR HUSBAND: R. R. No. 1. Aldergrove, B.C.

NAMES OF ANY LIVING CHILDREN: William (M)

EXHIBIT NO. 690-6
DATE Sept-20-48
FILED BY G. E. G. Rice

ADDRESS OF CHILDREN: R.R. No. 1. Aldergrove, B.C.

AGE OF CHILDREN: 12 years

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

1. LOCATION AND DESCRIPTION: 14.6 22 acres at R.R. No. 1. Aldergrove
Title at home details unknown

2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room dwelling, woodshed,
picker bunk house, bath house,

3. INSURANCE (Give particulars; state where policies are) I expect to insure it soon

4. TAXES (Amount and where payable) \$18 for 1941, payable at Matsqui

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself at present

Mr. Shemek, Mission, B.C. is the agent and will rent it for me

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, logan berries, gooseberries, red currants, fruit trees. Sold to Mr. Shemek, Mission, BC for \$375. Money received.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: ---
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ---
4. STATE WHEREABOUTS OF LEASE: ---
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ---
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Household furniture, books, clothing, etc., in house, Mission, BC.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom): None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts): None
8. BANK ACCOUNTS: None Bank of Montreal, Main Hastings St., Vancouver
9. LIFE INSURANCE: \$1500 30-year endowment policy in Sun Life Ins. Co. Beneficiary my wife. Policy at home
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

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

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

Dated this 7th day of May 1942.

(Signature)

S. Maruyama

Witness

FOR DEPARTMENTAL USE

COGHLAN
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 INFORMATIONNAME: MAHUYAMA, Shizue Mrs. ShigeruHOME ADDRESS: R.R. No. 1, Aldergrove, B.C.REGISTRATION NUMBER a 12878 SEX: Female AGE: 34OCCUPATION: Housewife

(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: ---MARRIED? YesNAME OF WIFE OR HUSBAND: ShigeruADDRESS OF WIFE OR HUSBAND: R.R. No. 1, Aldergrove, B.C.NAMES OF ANY LIVING CHILDREN: Sadamu William (M)ADDRESS OF CHILDREN: R.R. No. 1, Aldergrove, B.C.AGE OF CHILDREN: 12 years**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: Fourteen to fifteen acres at Aldergrove, BC

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling house 22' x 24'. Four-room.
Woodshed 30' x 15'. Pickers' bunk house 16' x 10'. Packing house
Bath house.

3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) \$20 per year. Payable at Matsqui5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) Myself

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: My husband has a half interest
9. IF FARM LAND STATE CROPS SOWN 2 acres strawberries, 2 acre raspberries
1/4 acre currants and gooseberries, 2 acre fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: Myself and my husband
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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, kitchen utensils, chinaware, farm implements
carpenter tools, in my house at Aldergrove, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 dog

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1500 x 25 years x endowment policy x Sun Life of Canada
Beneficiary

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 14th day of April 1942.

(Signature)

S. Maruyama

B. T. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Nov. 19/43

File No. 2961

Name

MARUYAMA

(Shizue)

Mrs. Shigetsu

(Surname in Block Letters)

Registration No. 12877

Male - Female
(check)

Age

June 24, 1908

Former Address

R.R. #1, Aldergrove, B.C.

Date Evacuated

30/5/42

Naturalized - Canadian-Born - National
(check)

Present Address

Picture Butte, Alta.

Married - Single
(check)

Name of Wife

Name of Husband

Shigetsu #12877

Name of Mother

Deid

Name of Father

Deid

Names of Children under 16

See husband's sheet.

Requested by

EPG

Registered with Custodian

(Yes or No)

Additional Information

49/69/14

REAL PROPERTY SUMMARY

JAPANESE NAMES: Shigeru MARUYAMA Reg. No. 12877 File No. 8652.
Shizue MARUYAMA " " 12878 " " 3961.

CATALOGUE NO: Sold by Special Arrangement, The Director The Veterans' Land Act.
BC/373-P First Offer.

PROPERTY ADDRESS: 1288 Le Fevre Road, Aldergrove, B.C.

LEGAL DESCRIPTION: Lot 1 of the West part of the South West quarter of Section 16
Township 13 Map 5637 Municipality of Matsqui in the District of
New Westminster.

TITLE: Registered in the names of Shigeru MARUYAMA and Shizue MARUYAMA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25111, dated December 10th, 1942.

ASSESSED VALUE: Land - \$219.00
Improvements- \$850.00 - \$1069.00 Taxes - \$18.15.

CLASSIFICATION: Small fruit farm, dwelling and out-buildings.
The Custodian's representative reported on June 24th 1942, that
this property had an area of 14.622 acres, part of which was
planted to the following crops: 1 1/2 acres strawberries, 1/4 acre
raspberries, 1/8 acre gooseberries and red currants, 1 dozen
mixed fruit trees.
1 - 1 1/2 storey 4 room house, 1 pickers house, 1 packing shed, 1
woodshed.

HISTORY OF ADMINISTRATION: This property was leased by Shigeru MARUYAMA on 29th April 1942
to Herbert N. FRASER. Term 9 months from 1st May 1942, with option
to extend lease for 1943, under arrangement with the Pacific Co-
operative Union. Consideration \$375.00 paid. Rental for 1943
to be \$187.50 plus Taxes and Fire Insurance Premium.
House and buildings included. Lease extended by Collateral Agree-
ment to September 1st, 1943, consideration \$75.00 payable July
1st, 1943.

Lease and Collateral Agreement handed to The Director The Veterans'
Land Act July 23rd, 1943.

SOLD: To The Director The Veterans' Land Act for \$713.00 as at 1st
January 1943.
Approval of Advisory Committee 1st June, 1943.

Funds released to the Joint Credit of Shizue MARUYAMA, File 3961,
and Shigeru MARUYAMA as at May 9th, 1944, against which were
charges for Registration fees - \$3.00, legal fees - \$15.00, leaving
a net credit of \$695.00 from said transaction.


transaction.

In view of the rent for 1943 being collected by the Custodian, a cheque for \$75.00 covering same, was paid November 17th, 1943, to The Director The Veterans' Land Act.

Certificate of Title No. 169845-E in the name of The Director, The Veterans' Land Act.

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

February 27th, 1946.


D.A. CRAMER.

DAC:NL

FIRE INSURANCE SUMMARY

File No. 8652
3961


Shigeta HARUYAMA Reg. No. 12877
Shigeta HARUYAMA (Mrs. Shigeta) " 12878

No Fire Insurance was declared, but there is a clause
in the lease which reads as follows:

"Rental for 1943 to be \$187.50 plus taxes and Fire
Insurance," and as the lease for 1943 was changed, there is
no evidence on file that the tenant took out Fire Insurance
covering the buildings owned by the above named Japanese.

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

February 27th, 1946.


D.M. CRAMER

ENCLOSURE

LEADERSHIP SUMMARY

File No. 8652

3961

Shigeru HANUYAMA

Reg. No. 12877

Shigeru HANUYAMA (Mrs. Shigeru) * 12878

The above named Japanese declared in their JP Forms, signed May 7th 1942, and April 24th 1942 respectively - that there were no Personal or Trade Debts.

However, there is a Bill on file from Social Credit Adjusters, 208 Westminister Trust Building, New Westminster, Collecting Agency, asking for payment of an amount of Dr. L. Bree, for \$5.00 as follows:

November 10th, 1942		S. HANUYAMA, Websters Corners, B.C.
L. Bree, M.D., Edmond, B. C.	VS:	
March to June, 1931 - Visits	\$10.00	
June, 1931 - by Cash	<u>5.00</u>	<u>\$5.00</u>
	<u>\$10.00</u>	\$5.00
Balance due	<u><u>5.00</u></u>	

As there is no evidence on file that this has been paid and no further correspondence, evidently HANUYAMA has paid this direct.

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

February 27th, 1946.

[Signature]
D.A. CHAMBER.

END

PERSONAL PROPERTY SUMMARY

File No. 8652

11th September, 1946

Re: Shigeru MARUYAMA - Reg. No. 12877

CHATELS: The above Japanese declared no chattels, but chattels were declared by his wife who was owner in common with him of their real property. He requested that a spray pump and duster be shipped to him. However this was not done as the chattels on the property were sold by public auction on the 1st March, 1944, the net proceeds of which amounted to \$96.06. This sum was credited to a joint account in both his and his wife's name. According to the inventory taken by our fieldmen on the 24th June, 1942, which was acknowledged by Shigeru MARUYAMA as being correct on the 19th Sept. 1942, the chattels were well accounted for, having been left in the care of the tenant on the property.

BANK ACCOUNT: MARUYAMA declared a bank account in Vancouver, but this was not brought under control by the Custodian.

LIFE INSURANCE: MARUYAMA also declared a Sun Life Assurance Company policy, this too was not brought under control 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.

WEA:HA

W. L. ...

PERSONAL PROPERTY SUMMARY

File No. 3961

11th September, 1946.

Mrs. Shigae MARUYAMA (Mrs. Shigeru) - Reg. No. 12878

The only personal property assets declared by the above Japanese were a quantity of household furniture and farm implements, which were not itemized. Our fieldmen inventoried the chattels on the property in the care of the tenant on the 24th June, 1942, and our inventory was acknowledged as being correct by the Japanese on the 19th September, 1942.

All saleable chattels were removed to auction and sold on the 1st March 1944, from which sale the net sum of \$96.06 was derived. These proceeds were credited to the Joint account with her husband, which also contained the proceeds from the sale of their property which was jointly owned. The chattels are well accounted for on this file.

This file reveals no other personal property assets.

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

WEA:HA

8

W.E. Lawrence

File No. 1650/3961

Date March 1/44

SUMMARY

Name: MARUYAMA, Shigeo # 12878

Address: RR #1, Aldergrove, B.C.

(1) - We have today moved to auction room at Abbotsford B.C. effects as per enclosed list at a total cost of \$ 1396 as per attached bill.

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

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

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

- ✓ 1 baby chair -
- ✓ 1 hand spray -
- ✓ 1 sledge hammer -
- ✓ 2 window screens
- ✓ 1 new door

The tenant gave us the following explanation:

House lay vacant for considerable time.

NAME NAHUYAMA, Shigeru &
NAHUYAMA, Shiso (Mrs. Shigeru)

REGISTRATION NO. 12777
12778

FILE NO. 852
761

The following chattels were sold by public
 auction at Albionford, B. C. on March 1, 1944.

x 2 Screen doors	\$ 3.00	M	
x Cook & rail	1.25	K	
x Barren	1.75	M	
x Barren	1.25	M	
x Suffer	15.00	M	
2 Jap. tubs	1.00	M	
2 Jap. tubs	9.00	M	
x Scales	12.00	F	
x Bed & spring	6.00	F	
x Steel couch	2.50	M	
x Couch	2.50	M	
x Rector, etc.	1.00	F	
x 2 Chairs	2.50	F	5.00
x 3 Chairs	1.00	F	
x 3 Chairs	4.00	T	
x C. C. Box	1.50	T	
x Table	1.00	F	
x Dish	1.00	F	
x Linoleum	1.00	M	
x Sprayer	1.00	M	
x Shelves	1.00	F	
x Steel baby crib	6.00	F	
x Gas stove	1.00	F	
x 3 lamps	2.50	K	
x Cook & lamp	1.00	T	
x Base & stable	1.00	M	
x 4 Traps	1.00	F	
x Table	1.00	F	
Total:	Carried forward	\$ 99.25	
Less Expenses:			
Net Proceeds Credited:			

Members of Canadian Staff Present:

Extracted from Auctioneering list No.

Remarks:

NAME NAKUYAMA, Shigoro &
NAKUYAMA, Shigoro (Mr. Shigoro)

REGISTRATION NO. 12877
12878 FILE NO. 652
753

The following chattels were sold by public
 auction at Abbotsford, B. C. on March 1, 1944.

	Brought forward	
* Fork & hoe		\$ 93.25
* Fork & pitchfork		1.25 T
* Fork, hoe & axe		.25 T
* Fork, hoe & shovel		1.25 T
* Shovel		1.00 T
* Shovel		3.25 M
* Shovel		.50 K
* Fork & pitchfork		.50 M
* Fork & pitchfork		10.00 F
* Fork & pitchfork		5.00 F
* Fork & pitchfork		.50 M
* Fork & pitchfork		1.00 M
* Fork & pitchfork		.50 F
* Fork & pitchfork		6.25 M
* Fork & pitchfork		.50 M
* Fork & pitchfork		1.50 M

Total:	(Auctioneer's Fee)	\$12.75	\$ 127.95
Less Expenses:	(Advertising)	5.15	\$ 31.59
	(Hauling)	11.25	
Net Proceeds Credited:			\$ 75.05

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Abbotsford 9

Remarks.

File No. 8652

June 17, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Shigeru MARUYAMA
Registration No. 12877

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 1 of the West part of the South West quarter of Section 16,
Township 13, Map 5637, Municipality of Matsqui in the District
of New Westminster.

Registered Owners: Shigeru MARUYAMA and Shizue MARUYAMA.

Note: The above-mentioned are husband and wife and the
proceeds from the sale of this property were placed in
a Joint Account in our Office.

Assessment: (1943)

Land.....	\$219.00
Improvements.....	850.00
<u>TOTAL -</u>	<u>\$1069.00</u>

Soldier Settlement Board Valuation:

Land.....	\$326.00
Improvements.....	400.00
<u>TOTAL -</u>	<u>\$726.00</u>

Claimant's Valuation:

Land.....	\$1221.30
Buildings.....	545.00
<u>TOTAL -</u>	<u>\$1766.30</u>

Sold to Director, Veterans' Land Act for \$713.00.

Relative documents attached to Claim File.

WJJ/HMS

.....


Extract from Lease.

✓
File #8652. - 3961

Lessor: Shigeru MARUYAMA.

Lessee: Herbert N. FRASER.

Date: 29th April, 1942.

Term: 9 months from 1st May, 1942, with option to extend
lease for 1943 under arrangement with P.C.U.

Consideration: \$375.00, paid. Rental for 1943 to be \$187.50
plus Taxes and Fire Insurance Premium.

Property:

Land: Lot 1 of S.W. $\frac{1}{4}$ of Section 16 Township 13 containing
14.6 acres more or less. Municipality of Matsqui.

House: Included, also buildings.

Chattels: Livestock and farm implements.

*No Schedule of
Chattels attached to
Lease*

Lease extended by Collateral Agreement

to Sept 1/43

\$75 - payable July 1/43

Lease & Collateral Agreement handed

to S.C. & 23/7/43

Files Nos. 8652/3961

Property: Shigeru & Shisue MARUYAMA.

Lessee: Herbert N. Fraser.

Amount: \$75.00

CANADA
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

MARUYAMA, Shigeru
Shisue

PAYMENT ORDER.

To *S. Pacific Corp. Union*

Address *Mission St. B.C.*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of *25.00*

Twenty five /100 Dollars out of monies now due and

accruing due or that at any time hereafter may be due in respect to the

proceeds of: *Shigeru Maruyama*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *9* day of *July*, 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *R. M. Anderson*

Address:

H. N. Fraser

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of 1943.

Signature

OK

BC 373-P

BC/373-P

Page 1

S.S. Form No. 41
(Sheet 1)Farm Appraisal ReportFile No. JK-252Land Description Lot 1, S.W. 1/4 Sec. 16, Tp. 13, Map 5637.
1288 LeFevre Road.Containing 14.622 AcresOwner's Name S. MARUYAMAPost Office Address R.R., Aldergrove, B.C.Nearest Rail Point Bradner - B.C.E.Ry.Distance 5 1/2 milesMarket Town Abbotsford, B.C.Distance 9 1/2 "Church (give denomination) Aldergrove UnitedDistance 2 1/2 "Nearest School AberdeenDistance 2 1/2 "State how property was identified: By survey posts, map and roads.

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

1288 LeFevre Road - about 2 miles South of Highway - gravel, good.Is this district a good one? Fair.Employment opportunity Seasonal.Predominating Nationality and religion: British, Protestant.EXHIBIT NO. 1-20-5DATE Jan. 20 1958Describe Fencing and its condition: Fenced West side, barbed wire, fair. Value \$ 100.00Water supply: Well - 6' to water - not cribbed. Value \$ 86.50BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	14 x 24	Frame	9'	Shgl.	10	Cedar posts	Fair	250.00
Lean-to	8 x 25		8'					
BARN	x	Frame	7'	Shkes.	10	Posts	Fair	25.00
Packing Shed	10 x 14							
BARN	x	"	7'	"	10	"	"	-
Bath House	8 x 10							
GRANARY	x	"	7'	"	10	"	"	25.00
Wood Shed	16 x 28							
Pickers Hse.	16 x 20	"	12'	"	5	"	Good	100.00
	x							

Total present day value \$ 400.00\$ 400.00

Total Value Buildings add to farm

Is dwelling habitable without repairs?

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

habitable? Habitable.

\$

Describe the basement and chimneys: No basement; stove pipe chimney.No. rooms downstairs? 3 Upstairs? Un-finished Paper on studs, part boards.Are buildings painted? No. Condition of paint -Distance from nearest bush 35 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.5	Level and sloping <i>4.5 acres</i>	Sandy clay or silty loam-6-14"	Sand and clay	Small fruits, grain, etc. - Fair	50.00	225.00
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
10.1	Part level; part rolling <i>10.1 Acres</i>	Sdy. & clay or silty lm-6-14"	Sand & Clay	Clearing of bush.	150.	10.00
Area Unsuited for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 326.00

Total added by buildings to value of farm \$ 400.00

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

Total value of farm \$ 726.00

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

Farm in fair state of cultivation - rented to H.N. Fraser for \$375.00.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruits and mixed farming if acreage larger.

Noxious weeds:

Couch grass and thistles.

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

Taxes - \$18.15 - Matsqui Municipality.

Date: June 10th, 1942.
Place: Abbotsford, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 9th day of June 19 42

Inspector's Signature

"R.W. BROWN"

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

Farm Appraisal Report

Remarks:

Property is located at 1200 on the Lefevre Road about 2 miles South of the Highway. The soil in this lot is a sandy clay or silty loam of good depth. The clearing is fairly heavy consisting of quite heavy second growth and stumps. The surface is mainly rolling. The dwelling is rather shack-like and is not finished inside. The pickers shack is a fair building, but the packing shed is partly on the road. Part of the road allowance is in crop. The lot is fenced along the road with barbed wire in fair shape. Water is obtained from an unribbed well. Cultivated acreage is rather small. There is no electricity available

at present.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

Approximate acreage in small fruits.

2.5 aces. straws - fair to good.
.3 " raspas - poor.
.1 " logans - poor.

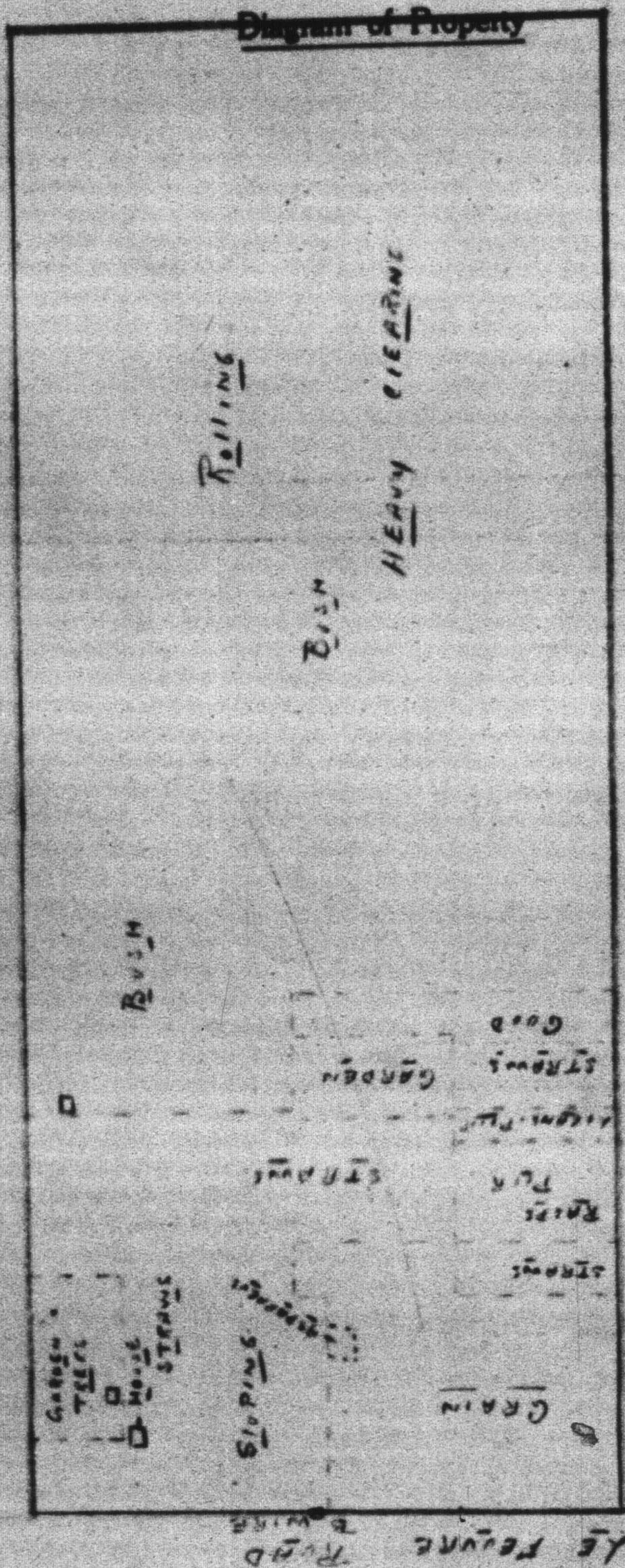
also - .5 aces. in garden crops and 1.1 aces. in spring grain.

Total \$

Amount fruit trees add to value of farm \$

Scale 1:1000

N



KING ROAD NOT CONNECTED

LOT 1, SW 1/4 Sec 13, MAP 527 - 1st 622 AC

R.W. BARNETT

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

value is \$ 700.00

Date 13th June 1942.

"I.T. BARNETT"

District Superintendent.

OFFICE OF THE
JAPANESE
RECEIVED
AUG 10 1942

3961

Aug 10 1942
Shigeru Maruyama
P.O. Box 366
Picture Butte

Dear sir;

I have received your duplicate of chattels found on our premises by your Agent when he made the inspection. It does not state all the commodities in the premises and furthermore the tenant Mr. H.N. Fraser is using some of the articles in your list also. I have all the list of commodities in my premises but I think it would be more advisable to see Mr. H.N. Fraser who has list of the things which is stored in the premises and also of all the things he is using. Carpenter tools and hardware were brought by me on the event of evacuation. I am returning unsigned the list you sent me since all the things in the premises is not stated. I shall gladly answer anything that is necessary that you want very obligingly so please notify me in case you want anything.

Yours cordially

Shigeru Maruyama

REC-1

File No. 3961

September 12, 1942

Name: Mrs. Shigeru MARUYAMA

SEP 22 1942
Reg. No. 12877

Address: 1288 Le Fevre Rd., Aldergrove, B. C.

INVENTORY OF CHATTELS LEFT ON PROPERTY

Stored in top of Woodshed

baby's crib
car jack
house door
high chair
kitchen utensils (few)
copper wash boiler
shake splitter
2 cross cut saws
3 etns. (contents unknown)
3 boxes (contents unknown)
2 double bitted axes
children's wagon
crow bar
pick
mattock

In House

7 kitchen chairs

In House (cont'd)

1 kitchen range
1 kitchen cabinet
6 gal. stone crock
linoleum rugs (kitchen and front room)
heater
couch
dining table
2 beds
rubber boots (2 prs. old)

In Barn

cultivator
bed couch
heater
duster

LIST OF ARTICLES OWNED BY MRS. Shigeru MARUYAMA, and cared for
by Mr. H. E. FRASER

kitchen stove
heater stove
stove sheet
7 kitchen chairs
wood sofa
double bed
single bed
2 screen doors
sofa bed
single mattress
double mattress
baby bed
baby chair
new door
round table
2 square tables
carpet 12 x 14 ft.
carpet 8 x 20 ft.
2 cupboards
pantry table
crock gallon size 6
crock gallon size 2
lantern
5 lamps
3 pans
container
roast pan
2 window screens
3 flower vases

1 spray pump
duster
rake
manure fork
hay fork long handle
1 digger
2 hoes
1 spade
2 wheelbarrows
2 cross cut saws
2 saw handle
2 mattocks
pick
3 hauling wedge
2 split wedge
sledge hammer
pee bee
6 Japanese sythe
scale
axe double
single axe
cultivator
childrens' wagon
bar
well wheel
1/2 inch rubber hose 30 ft.
4 beaver traps
barrel (spray)
13 raspberry pails

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: Sept 17/42

SIGNED:

S. Maruyama

Please sign and return one copy to the Custodian.

55

W. H. Bee

Langley

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 3961

MUNICIPALITY: Matsqui.

Date: June 24, 1942.

NAME: MARUYAMA, Shizue. Mrs. Shigeru REGISTRATION NO. 12877.

ADDRESS: 1288 Le Fevre Rd., Aldergrove, B.C.

PROPERTY: husband has $\frac{1}{2}$ interest.

ACREAGE: 14.622

KIND OF CROPS: Fr. Trees. Straws. Rasps. Gooseberries & Red Currants.
1 doz. mixed. $\frac{1}{2}$. $\frac{1}{4}$. $\frac{1}{8}$

APPROXIMATE ACREAGE OF EACH:

HOUSE: $1\frac{1}{2}$ Storey. VACANT: OCCUPIED Yes.

DESCRIPTION Frame. ROOF: Shingle.

SIZE: 22 x 24. NO. OF ROOMS 4.

CONDITION: Fair.

OTHER BUILDINGS: Picker house, packing shed, woodshed.

NAME OF LESSEE OR RENTOR: H.N. Fraser.

TERMS: \$375.00 for crop, through P.C.U. from May to Feb. 1943.

WATER: Well. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: Upstairs 1 large room, unfinished.

INVENTORY OF CHATTELS LEFT ON PROPERTY

Stored in top of woodshed.

In the barn.

Baby's crib.
Car jack.
House door.
High chair.
Kitchen utensils. (few)
Copper wash boiler.
Shake splitter.
2 Cross cut saws.
3 Ctns. (contents unknown)
3 Boxes (contents unknown)
2 Doubled bitted axes.
Children's wagon.
Crow bar.
Pick.
Mattock.

Cultivator.
Bed couch.
Heater.
Duster.

In house.
7 Kitchen chairs
" range.
" cabinet..
6 gal. stone crock.
Linoleum rugs, (Kitchen & front room)
Heater.
Couch.
Dining table.
2 Beds.
Rubber boots. (2 prs. old)

Signed:

J. Maryson
H. Logan

File No: 3961

September 12, 1942

Name: Mrs. Shigeru MARUYAMA

Reg. No: 12877

Address: 1288 La Fevre Rd., Aldergrove, B. C.

INVENTORY OF CHATELS LEFT ON PROPERTY

Stored in top of Woodshed

1 baby's crib ✓
1 ear jack
1 house door
1 high chair
1 kitchen utensils (few)
1 copper wash boiler
1 shake splitter
2 cross cut saws ~~used~~
2 stns. (contents unknown)
2 boxes (contents unknown)
2 double bitted axes
1 children's wagon
1 crow bar
1 pick
1 mattock

In House

9 kitchen chairs

In House (cont'd)

1 kitchen range
1 kitchen cabinet
6 gal. stone crock
1 linoleum rug (kitchen and front room)
1 heater
1 couch
1 dining table
2 beds ✓
1 rubber boots (2 yrs. old)

In Barn

1 cultivator
1 bed couch
1 heater
1 duster

LIST OF ARTICLES OWNED BY MRS. Shigeru MARUYAMA, and cared for
by Mr. H. H. FRASER

1 kitchen stove
1 heater stove
1 stove ~~discarded~~
9 kitchen chairs
1 wood sofa
1 double bed ~~discarded~~
1 single bed
52 ~~cor. doors~~
1 sofa bed
1 single mattress
1 double mattress {discarded
1 baby bed ✓
1 baby chair missing
1 new door missing
1 round table
2 square tables ~~used~~
1 ~~carpet~~ 12 x 14 ft.
1 ~~carpet~~ 8 x 20 ft.
2 cupboards
1 ~~entry table~~
1 ~~crook~~ gallon size 6
1 ~~crook~~ gallon size 2
1 lantern
1 ~~balance~~
1 ~~para~~
1 container
1 ~~roast pan~~
2 ~~window screens~~ missing
3 flower vases

51 ~~spray pump~~
1 ~~duster~~
1 rake
1 ~~marble fork~~
1 ~~hay fork~~ long handle
1 digger
52 ~~hoes~~
1 spade
52 ~~wheelbarrows~~
52 ~~cross cut saws~~
2 ~~saw handle~~
2 ~~mattocks~~
1 ~~pick~~
52 ~~hauling wedge~~
52 ~~split wedge~~
1 ~~ledge hammer~~ missing
1 ~~bee bee~~
6 Japanese sythe
1 ~~scale~~
1 ~~axe double~~
1 ~~single axe~~
1 ~~cultivator~~
1 ~~children's wagon~~
1 ~~bar~~
1 ~~well wheel~~
1 ~~inch rubber hose~~ 30 ft.
52 ~~beaver traps~~
1 ~~barrel (saw)~~ missing
13 raspberry pails

5 sold by Auction - 1/10/42
Albottford 6.

Money credited to 3961.8652
Total Debt

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE:

SIGNED:

Please sign and return one copy to the Custodian.

April 12, 1944.

REPORT

Re: MARUYAMA, Shizue, Reg. No. 12878, File No. 8652 - 3961.

I have to-day inspected the undermentioned articles
and consider them valueless and should be abandoned:

1 stove sheet -

1 bed -

1 sofa bed

2 mattresses -

Small quantity of carpet.

A handwritten signature, possibly reading "H. Carlson", is written in dark ink and underlined with a single horizontal stroke.

File #3961

Name: Mrs. Shigeru (Shigae) HIRUYAMA,

Address: 1288 Le Pevre Rd. Aldergrove, B.C.

Reg. No. 12871.

INVENTORY OF CHATELS LEFT ON PROPERTY.

Stored in top of shed.

Baby's crib.
car jack.
house. door.
high chair.
kitchen utensils. (few)
copper wash boiler.
snake splitter.
2 cross cut saws.
3 ctns. (contents unknown)
3 boxes (contents unknown)
2 double bitted axes.
children's wagon.
crow bar.
pick.
mattock.

6 gal. stone crock.
linoleum rugs. (kitchen &
front room)
heater.
couch.
dining table.
2 beds.
rubber boots (2 yrs. old)

In Barn.

cultivator.
bed couch.
heater.
duster.

In House.

7 kitchen chairs.
1 kitchen range.
1 kitchen cabinet.

Confirmed:

DATE:

Sept. 19/44

Signed:

S. Hiruyama

ARM

Canada

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

JAPANESE EVACUATION SECTION

File No. 3961, 8652.
Reg. No. 12676, 12677.

506 Royal Bank Building,
Vancouver, B. C.

Mrs. Shigeo HANUTAMA
Mr. Shigeo HANUTAMA

MAY 12 1944

Dear Sir:

Re: 1268 Le Fèvre Road, Aldergrove, B. C.
Municipality of Matsqui, Lot 1 of the West part of the
S.W. 1/4 of Sec. 16, Township 13, Map 5637, Dis. of New
Westminster, C. of B. 50743.

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

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

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

Sale price of above described property	\$ 713.00
Add:	
Unexpired insurance premium as at January 1st, 1943	713.00
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 710.00

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

Yours truly,

F. G. SHEARS,
Director.

1943

Jan. 1

Credit re Sale of Property

Land Registry Office C/E

Debit

Credit

Balance

\$720.00

\$1.00

1944

Apr. 26

Proceeds Auction Sale

96.06

\$1.00

\$806.06

CR \$805.06

3961 & 8652

30th September, 1946.

REGISTERED

Mr. & Mrs. Shigeru MARUYAMA,
Registration No. 12877/8,
c/o Mr. Jensen,
P.O. Box 366,
Picture Butte, Alta.

Dear Sir & Madam:

As requested through the Department of Labour, we enclose herewith Custodian cheque in the amount of \$285.06, which represents your full credit balance remaining in your joint account, with the exception of \$5.00 which we are holding pending settlement of a claim filed by Dr. L. Broe of Hammond. We have already written to you regarding this claim but have received no reply. We have been informed by Dr. Broe that this debt has not yet been paid. This will be paid within thirty days, if we have not heard from you to the contrary.

We have already advised you of the sale of your property, and the enclosed statement of the joint account is from the date when one was sent to you at the time we advised you of the sale.

When registering with this office, Mr. MARUYAMA declared a bank account in Vancouver, and a Sun Life Assurance Company policy, but these were not brought under control by the Custodian.

Mrs. MARUYAMA declared household furniture and farm implements being left on your property. These were inventoried by our fieldmen on the 24th June, 1942, and the inventory was acknowledged by you as being correct. According to the policy of liquidation decided upon by the Canadian Government at Ottawa, the goods were removed to auction and sold on the 1st March, 1944, for the net sum of \$96.06 and credited to the joint account.

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

Yours truly,

B.E. Anderson,
Administration Dept.

/M
Encls. 3. Cheque.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Lethbridge, Alberta,
September 20th, 1948.

IN THE MATTER OF THE CLAIM OF
SHIGERU MARUYAMA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

appearing for the
Dominion Government.

W.S. RUSSELL, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

2
S. Maruyama,
in Chief.

THE SECRETARY: Case No. 690, Shigera Maruyama.

SHIGERA MARUYAMA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Maruyama, I am showing you a document being
a summary of evidence in support of claim?

A Yes.

Q. You are familiar with its contents? A: Yes.

10 Q This is your signature at the end of it?

A Yes.

Q This is to the best of your knowledge and belief
correct? A: Yes.

Q And it was prepared on your instructions and with
your assistance? A: Yes.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

20 MR. RUSSELL: I have here a deed covering the
real property claim which I would ask to be marked
for identification purposes.

MR. RICE: Do you need to put it in? It will
probably be changed as the land was taken over
anyway. It just simply shows that the land is in
the joint names of Shigera Maruyama and Shisue
Maruyama as of the 9th of October, 1935.

THE SUB-COMMISSIONER: Yes

(TITLE MARKED EXHIBIT "A" FOR IDENTIFICATION)

30 MR. RUSSELL: I also have here a lease from the
claimant to Herbert H. Fraser, dated the 29th of
April, 1942, which I will likewise ask to be

S. Maruyama,
In Chief.

marked for identification purposes.

MR. RICE: Perhaps you had better have it go in as an exhibit; it goes to the heart of the matter here.

THE SUB-COMMISSIONER: That is a lease from the claimant?

MR. RUSSELL: It is a lease from the claimant to Herbert N. Fraser, dated the 29th day of April, 1942.

THE SUB-COMMISSIONER: Does that need to go in as an exhibit?

10 MR. RUSSELL: I understand, sir, that the habit has been to mark the leases for identification purposes, but retain them on your file for subsequent use. The last time I was dealing with these is some considerable time ago, and we had a discussion with Mr. McMaster, and he said that that was the procedure, the procedure that he was following with Mr. Justice Bird.

20 THE SUB-COMMISSIONER: We have been marking some leases of the claimants as exhibits, which, more or less, shows the rental value of the property. Do you wish it marked as an exhibit, Mr. Rice?

MR. RICE: I think it should be marked as an exhibit. There are some items we have been marking for identification where the claimant refuses to acknowledge his signature or knows nothing about. I have had letters marked that way for identification where the claimant does not acknowledge receiving them.

30 THE SUB-COMMISSIONER: Perhaps you had better have him identify it first and we will see.

S. Maruyama,
In Chief.

MR. RUSSELL: Q: Do you recognize this lease, Mr.

Maruyama (indicating)?

A Yes, I remember it.

Q. And you signed it?

A: Yes.

Q. And that was your lease with Mr. Fraser?

A Yes.

MR. RUSSELL: I will put that in.

(LEASE MARKED EXHIBIT NO. 2)

A The list attached is a list of my chattels which I
leased to him, to Mr. Fraser.

MR. RUSSELL: I would ask my learned friend to produce
the 1943 assessment which he has on file.

(Notice to Mr. Russell)

MR. RICE: I will admit that; it speaks for itself.

MR. RUSSELL: It speaks for itself.

MR. RICE: Put it in as Exhibit 3, your Honour?

THE SUB-COMMISSIONER: Yes, Exhibit 3.

MR. RUSSELL: Showing the assessment at \$1069.00.

(ASSESSMENT MARKED EXHIBIT NO. 3)

MR. RUSSELL: I will draw your Honour's attention to the
analysis.

MR. RICE: Perhaps you had better put it in first.

MR. RUSSELL: I will put in the analysis of personal
property claim.

(ANALYSIS MARKED EXHIBIT NO. 4)

MR. RUSSELL: I draw your Honour's attention to some
items in the analysis. For example, about the
sixth item down you will see a wash boiler for
which the claim is made for 50¢ and it was sold
at actually \$3.25. Further down, children's wagon
for which \$1.00 was claimed and for which \$6.25

5
S. Maruyama,
In Chief.

was received. About halfway down the list, beds, two, for which was claimed \$10.00 and for which was received \$18.00; and the next item, cultivator, for which was claimed \$10.00 and it was sold at auction for \$15.00, and a large number of other items on that list actually sold for considerably more than has been claimed by the claimant, which indicates that he has made a proper claim.

THE SUB-COMMISSIONER: The claimant struck a very good day for the sale.

MR. RUSSELL: At least it indicates that the claimant made a very moderate claim throughout. I think that is all I have to say on that claim, sir.

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

I am submitting that the chattels were sold for their fair market value. My learned friend now complains that some of them are too high. Apparently stuff that was valued, or the stove that was valued at \$40.00 only sold for \$10.00, so that there are some compensating factors to be considered in the analysis.

I am submitting that the items not accounted for, if there is any claim made on the custodian for these items the claim is excessive and exorbitant.

I wish to submit as an exhibit, your Honour, a farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT 5)

MR. RICE: My learned friend has asked me to produce the J.P. form respecting this claimant.

MR. MUSSELL: No, that was in another one.

MR. RICE: Perhaps I had better put it in, your Honour.
I might explain that the claimant here said he had no
chattels to declare, but apparently his wife made a claim
for chattels.

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form dated the 7th of May, 1942,
(indicating), is that your signature?

10 A Yes.

Q That is your form? A: Yes.

MR. RICE: I will tender that as an exhibit.

(J.P. FORM MARKED EXHIBIT NO. 6).

MR. RICE: Q: Perhaps you could identify your wife's
signature on this other J.P. form (indicating)?
The wife's signature is apparently to a form dated
the 14th of April, 1942.

A Yes.

MR. RICE: I will file the other form as an exhibit,
too, your Honour.

20

(J.P. FORM MARKED EXHIBIT NO. 7)

MR. RICE: I wish to submit as an exhibit, your Honour,
a real property memorandum showing the assessment,
Soldier Settlement Board valuation and the claimant's
valuation and the sale.

(MEMORANDUM MARKED EXHIBIT NO. 8)

MR. RICE: Q: Did you take any garden tools away with
you?

A: A few.

Q What all did you take?

30

A Two hoes and one digger and one shovel.

Q Is that all?
yes.

A: That is all,

Q What do you mean by a digger?

A It is for digging potatoes and other vegetables.

Q You say a digger, two hoes and a shovel?

A Yes.

Q Do you call a shovel a spade at times?

A No, they are different.

Q They are different?

A: Yes.

10

Q Did you have a spade?

A: Yes, I did.

Q Did you take that with you?

A: No.

Q You took the shovel with you?

A: Yes.

Q Just one?

A: Yes.

Q How many hoes did you have?

A Had about six.

Q You had six and you took the two best ones with you,
is that it?

A Yes, I took two good ones. I had two good ones
which I left behind.

20

Q What was that again?

A I had two good ones, and two other good ones which
I did not take with me I left behind.

Q How many diggers did you have?

A I had two.

Q Two diggers?

A: I just brought

one with me.

MR. RICE: May I see Exhibit 2, please.

(Exhibit No. 2 to Mr. Rice)

Q According to the terms of this lease you were paid
\$375.00 for the first year, cash rent? A: Yes.

30

S. Murayama,
Cross-Exam.

Q And the lease also provides -- that is, for the year 1942 the rental was \$375.00?

A Yes, the year I was evacuated.

Q And for the year 1943 the rental was to be \$157.50 plus the 1943 taxes and the 1943 fire insurance?

A Yes.

Q How much did the fire insurance cost you a year?

A Pardon?

Q How much did the fire insurance cost you?

10 A The fire insurance was to be arranged according to that paper there; it hadn't been arranged at the time we left.

Q Well, how much insurance was to be placed on your buildings then? A: \$500.00 on the house only.

Q And the tenant was to pay one year's insurance on \$500.00 on a dwelling?

A The agreement hadn't been made because I had the idea I would be returning shortly.

20 Q Well, the agreement that your counsel has filed for you as Exhibit 2 speaks for itself and it says that the place was to be leased for the year 1943 at \$157.50 plus the 1943 taxes and the 1943 fire insurance premium, isn't that right?

A The agreement was drawn up but I had not made the arrangements with Mr. Fraser.

Q The agreement was drawn up and signed by you and Fraser? That is your Exhibit 2 that you have submitted, and that is your signature on that document? A: Yes.

Q And it is Fraser's signature, is it not?

A But he hadn't insured the property as far as I know.

Q Oh. At the time the lease was prepared he hadn't insured the property?

A The insurance hadn't been arranged.

Q The lease is dated the 29th of April, 1942. The taxes on your place a year amount to \$18.15?

A Yes.

10

Q. So that the rental you would be getting for the year 1942 would be \$375.00, and for 1943 it would amount to about \$210.00, would it not?

A Yes, just about half of the original amount.

Q Half of the original amount? A: Yes.

Q And is that a fair rental?

A I consider it below a fair rental, but as I was evacuated there is no help for it.

Q How much below? A: For the year 1942 I think it must have been about \$100.00 below what I consider a fair rental.

20

Q And for '43 what would you consider it to be below the fair rental?

A It was about half of what I just stated for the year '42.

Q Is this right then, that the fair rental for the year 1942 would be \$475.00 and for the year 1943 would be \$375.00, is that it? A: Yes, I would consider that a fair rental.

30

Q You would consider that very fair. Why do you consider or claim \$700.00 as a fair rental in your Exhibit 1?

A: If I

B. Maruyama,
Cross-Exam.

hadn't evacuated I would probably have been able to get that rental.

Q You have already told me that \$475.00 is a fair ^{and} rental/because you were evacuated you took \$375.00, and now you have got it stepped up to \$700.00?

A Well, if I hadn't been evacuated I could have improved the place and then if I wanted to rent it I am sure I could have got that amount of \$700.00.

Q Did you build a house and woodshed on the place?

10 A There is a packing shed, woodshed and a barn and a bath-house.

Q That is all that you built?

A Yes. My residence also.

Q. Your residence, you built that, did you?

A Yes, I built them all.

Q. You built them all. You built the house, the woodshed, the barn, the bath-house and packing shed?

A Yes.

Q Where did you live before you bought this place?

20 A I was living at Webster's Corner and working at the Commercial Lumber Mill.

Q And then when you bought your place you moved on it?

A Yes, I moved there when I bought the place.

Q And you bought the place in 1935?

A I moved in in 1932 but I got the title in 1935.

Q Well, did you buy it in '32?

A I made a down payment when I moved in of \$100.00, and I bought the place after by 1935 and received the title by then.

30 Q How much did you pay for the place, \$500.00?

S. Narayana,
Cross-Exam.

A I bought the land for \$25.00 an acre.

Q \$25.00 an acre? A: Yes.

Q And you bought 14,622 acres, is that it? Is that the amount? A: Yes.

Q And you bought it at \$25.00 an acre?

A Yes.

Q Well, then it didn't cost you \$500.00, did it?

A No.

10 Q Why do you swear that the purchase price was \$500.00 in the statement of evidence that you are submitting? A: I think

the figure has been revised.

Q It hasn't been revised on the form that has been submitted to me?

A This is the figure (indicating). I corrected it too.

Q \$394.25. The figure is still wrong, is it not?

A At \$25.00 an acre it should amount to that figure.

Q It should amount to \$394.00? A: Yes.

Q Well, I have got to go back to school then.

20 Figuring it at \$15.00, or, rather, I mean, 15 acres is only \$375.00.

THE SUB-COMMISSIONER: Probably a mistake in computation.

MR. RICE: Yes. Apparently there are a couple of mistakes in it.

A I didn't figure it out myself; it was done by my lawyer.

Q No, but you swore to God that the statement was true and correct. I refer to Exhibit 2; the list attached to Exhibit 2 contains the buildings and chattels that you turned over to your tenant H.N.

S. Maruyama,
Cross Exam.

Fraser when you leased the place?

A Yes. Mr. Fraser was supposed to use the items marked with an "X".

Q No, apparently it is the other way; the items marked with an "X" are not to be used by Fraser because they are put away according to that statement. Just ask him if the slip means what it says that the goods marked with an "X" were put away and the others were used by Fraser?

10 A Yes, the ones marked are those put away.

Q The ones marked with an "X" are those put away, and the other chattels on that list were leased to Fraser along with the property?

A Yes.

Q In other words, Fraser, in addition to getting the use of the property, he was getting the use of these chattels except the ones marked with an "X"?

A Yes, he asked me to let him use them.

Q It is a rather formidable list. It would almost suggest that the rental is a little high when the tenant gets the use of these chattels as well as the land for \$375.00 a year. That is all.

THE SUB-COMMISSIONER: Is that all, Mr. Russell?

MR. RUSSELL: I believe, sir, that there is only one thing I might add. The proof of claim specified a personal property loss of \$1766.30, or a real property loss, and a personal property loss of \$189.60. The proof of claim should be amended in line with the summary of evidence which went in this morning.

30 MR. RICE: I think Mr. Virtue made it plain sometime ago when he was filing these claims that the evidence

S. Maruyama,
Discussion.

that he was submitting was to take the place of any claim that he filed.

MR. RUSSELL: Well, if that is the case, it is all right.

MR. RICE: I mean, he mentioned that about the claims.

MR. RUSSELL: That is fine. I notice that there is an inconsistency there.

MR. RICE: He said that unless he expressly mentioned it the summary of evidence that he was filing is what his claim is, or indicated it better.

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THE SUB-COMMISSIONER: The summary of evidence would be the amount of the claim.

MR. RUSSELL: That he has arrived at.

THE SUB-COMMISSIONER: Less what he explains by his evidence.

MR. RICE: I think there were one or two cases where it was necessary to explain because the mistake had been made in the proof of claim, and he mentioned the mistake.

20

MR. RUSSELL: In the proof of claim that went in the personal property was claimed at \$189.60, and in the present claim of evidence it is being reduced to \$93.54. (net)

MR. RICE: And that is the correct amount.

MR. RUSSELL: It appears there was a mistake in the calculation of the land at \$25.00 an acre. It doesn't come to \$394.25, but something like \$365.00.

THE SUB-COMMISSIONER: And the claim will be reduced?

MR. RUSSELL: Yes, that claim will have to be reduced by the difference.

30

S. Maruyama,
Discussion.

THE SUB-COMMISSIONER: Is that all?

MR. RUSSELL: That is all, sir.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S. R. Howard
"S. R. HOWARD" Official Reporter.

10

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

SUB-COMMISSIONER.

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DEFENCE BRIEF

Lethbridge, Alberta.
Sept. 20th, 1948.

Shigeru MARUYAMA

File No. 8652

Case No. 690

REAL PROPERTY CLAIM

(All Claims shown are Gross)

1. Real Property
Claim

\$1766.30

Appraised

Land - \$326.00
Buildings - 400.00
\$726.00

Sale Price

\$ 713.00

Witness: R. W. Brown (S. S. B. Appraiser).

Ref.: R. W. Brown reported on Farm Appraisal Report (Exhibit 5) that the house had no basement, had a stove pipe chimney, the upstairs was unfinished and the buildings not painted.

Submission: (Trans. 5 - lines 14 and 15).

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

PERSONAL PROPERTY CLAIM

(All Claims shown are Gross)

2. Personal Property
Claim

\$189.60

Sold at auction

(a) Goods valued by claimant
at \$150.35

\$123.70

Witnesses: Gowing Frost - Auctioneer.
S. C. Carlsen - attended auction.

(b) Goods valued by claimant
at \$5.50

Abandoned.

Witness: S. C. Carlsen.

Ref.: Report dated April 12, 1944, now removed from Master file to claim file. Signed by S. C. Carlsen.

(c) Goods valued by claimant
at \$33.75

Lost, Destroyed, or Stolen.

Witnesses: J. Moryson and H. J. Logan - Staff.

Ref.: (1) Report dated June 24, 1942, listing chattels on property.

- (2) Chattels were leased by Claimant to H. N. Fraser. (See Exhibit 2 and list attached). (See also Trans. 4-Lines 9 & 10 and also Tran. 12 - lines 11 to 18 incl.)

Submission: Trans. 5, lines 16 to 25 inclusive.

"I am submitting that the chattels were sold for their fair market value. My learned friend now complains that some of them are too high. Apparently stuff that was valued, or the stove that was valued at \$40.00 only sold for \$10.00, so that there are some compensating factors to be considered in the analysis.

I am submitting that the items not accounted for, if there is any claim made on the custodian for these items the claim is excessive and exorbitant."

SUMMARY OF DEFENCE
WITNESSES

WHERE REQUIRED

SUMMARY OF DOCUMENTS
TO BE FILED

WITNESS
PROVING SAME

R. W. Brown - Appraiser	1		
Gowing Frost - Auctioneer	2(a)		
S. C. Carlsen - Staff	2(a) (b)		
J. Moryson - Staff	2(c)		
H. J. Logan - Staff	2(c)		

/ER
December 1/48.

Name of Claimant **MANUYAMA, Shigoru**Case **690**Custodian File **8632**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% 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		
					713.00	xxx 435.42				495.42
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS 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			
150.35	125.70		82.47%	39.25						
		37.11			32.36					69.47
TOTAL RECOMMENDATION										504.39

8652

October 21, 1950.

REGISTERED MAIL

Messrs. Virtue, Russell & Morgan,
Barristers & Solicitors,
McFarland Building,
Lethbridge, Alta.

Attention. Mr. A. G. Virtue, K.C.

Dear Sirs:

Re: Japanese Property Claims Commission.
Case 690

We are enclosing cheque in favour of Shigeru MARUYAMA
in the amount of \$429.16.

We are enclosing also our cheque in your favour for \$75.73
covering deduction authorized for legal fees.

As an acknowledgment, will you please sign and return the
duplicate copy of this letter.

Yours truly,

F. G. Shears,
Director.

FGS/GM
Encl. 2 Cheques.