

5184

Pt. Hammond B.C.
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: SHIKAZE Hoshio

HOME ADDRESS: 207-7th St., Mission B.C.

REGISTRATION NUMBER 13796 SEX: Male AGE: 26

OCCUPATION: Millhand

(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: K. Kamimura

MARRIED? No

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Agreement of Sale, Lots 4 and 5 of N.W. 1/4 of Sec. 28

Township 16, Map 5793, Municipality of Matsqui.

from E. Shikaze

BUSH LAND.

2. BUILDINGS AND OTHER IMPROVEMENTS: no buildings

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) not yet paid.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN: none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: K. Shikaze
207-7th St., Mission B.C.
2. LANDLORD'S NAME AND ADDRESS: the above. named.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent Free
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:

1 Boiler. No 11631- B.C. at Mission B.C.

Boiler in April - May

Sept 1941 Return tube 60" x 16 ft

HP 98 Built 1911 - early good yellow 10

Van Van - 1911
Galley - 1911
Boiler - 1911
Blow Boiler

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)

Riverside Lumber Co. Limited. B.C. No. 15--

550. Shares-- \$1.00 per Share.

8. BANK ACCOUNTS: \$15.00 in Bank of Commerce, Mission B.C.
Account No. Unknown.

9. LIFE INSURANCE: Sun Life Assurance Co. \$1000.00 Policy No. 2217264.

Occidental Life Insurance Co. \$3000.00. Policy No. 1284112. Beneficiary of Both
~~Uncle.~~ Uncle. Eabei Kamimura. Policy in declarants possession.

11. INTEREST IN ANY ESTATES OR TRUSTS.

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 17th day of April 1942.

(Signature)

Y. Shikaga

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 25/43.

File No. 5184

1. Name SHIKAZE Yoshio
(Surname in Block Letters)

Registration No. 13296

Male - Female
(check)

Age June 26, 1915

Former Address P.O. Box 312, Mission, B.C.

Date Evacuated Apr. 22/42 Naturalized - Canadian - Born - National
(check)

Present Address To Mrs. Louise Schmidt,
Picture Butte, Alta.

Married - Single
(check)

Name of Wife -

Name of Husband -

Name of Mother (AYUKAWA) Ito Name of Father Nijiro (Japan.)

Names of Children under 16 Japan

Requested by CCF Registered with Custodian (Yes or No)

Additional Information Millham

REAL PROPERTY SUMMARY

File 5184, 5436

V.L.A. B.C. 394-P

JAPANESE NAME: Yoshio SHIKAZE - - Reg. No. 13796.

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

PROPERTY ADDRESS: 7th Street, Mission, B. C.

LEGAL DESCRIPTION: Lots 4 and 5 of the North West quarter of Section 28 Township 16 Map 5793 Municipality of Matsqui in the District of New Westminster.

TITLE: In the name of Yeda SHIKAZE.

ENCUMBRANCE: 850390 Agreement of Sale dated 20th December 1941 to Yoshio Shikaze for \$640.00.

Vesting 25059 - 10th December 1942.

ASSESSED VALUE: 1942 - 18.5 acres.
Land \$488.00
Improvements 400.00 Total \$888.00 Taxes \$21.49.

CLASSIFICATION: Bush land. No cultivation and no buildings. This does not correspond with the assessment of \$400.00 for improvements.

HISTORY OF ADMINISTRATION: No lease on property during the period of control by the Custodian. No revenue. Taxes for 1942 and penalty \$25.40 paid by the Custodian. On the Agreement for Sale at a price of \$640.00, there was \$140.00 paid. The balance of \$500.00 with interest from the 20th December 1941 was confirmed by Yoshio SHIKAZE on the 21st January 1944. We wrote him again that the amount claimed as at 28th February 1944 was \$543.69 and advised him that failing to receive his confirmation, we would assume the claim to be correct. No reply was received. On May 3rd, 1945, the balance of \$339.85 to the credit of Yoshio SHIKAZE was transferred to the account of Yeda SHIKAZE, file 5436. There is nothing on the file to show that Yeda SHIKAZE has accepted \$339.85 in full settlement of her claim of \$543.69.

SOLD: To The Director The Veterans' Land Act for \$382.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Yoshio SHIKAZE, sale price \$382.00 less registration fee .75¢, Certificate of Encumbrance \$1.00, taxes \$25.40 legal fee \$15.00, on account of purchase price credited to Yeda SHIKAZE \$339.85, total \$382.00. No credit remains to the credit of Yoshio SHIKAZE.

TITLE: Included in C. of T. 171889-E and payment of consideration included in cheque to the Custodian dated April 28th, 1944.

OLD C. OF T. NO. 117050-E: In the owners possession.

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

DATED August 3rd, 1946.
IM:ML

Am. Macpherson

Farm Appraisal Report

EXHIBIT No. 63-1

File No. JL-204

DATE 10 Feb. 1948

FILED BY R. J. MacIntosh

Land Description Lots 4 & 5, N.W. 1/4 Sec. 28, Tp. 16

Containing 19.5 Acres

Owner's Name Y. SHIKAZE

Post Office Address Abbotsford, B.C.

Nearest Rail Point Clayburn

Distance 2 1/2 miles

Market Town Abbotsford

Distance 2 1/2 "

Church (give denomination) Various denominations

Distance 2 1/2 "

Nearest School Abbotsford

Distance 2 1/2 "

State how property was identified: Survey posts, map and roads

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

On Gladwin Road, gravel, good.

Is this district a good one? Fair - only partly developed, a lot of light soil.

Employment opportunity Seasonal

Predominating Nationality and religion: British - Protestant.

Describe Fencing and its condition: No fencing.

Value \$

Water supply: Well could be dug.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NO BUILDINGS						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

Is dwelling habitable without repairs?

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

habitable?

NOT APPLICABLE.

\$

Describe the basement and chimneys:

No. rooms downstairs?

Upstairs?

How finished

Are buildings painted?

Condition of paint

Distance from nearest bush

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

Cultivated Land				VALUE PER ACRE	TOTAL
LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP		
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
19.5 Level and rolling	Mostly sandy loam 6"-8"	Sand & gravel	Clearing of bush.	150.00	20.00
					390.00
Area Unsuitable for Cultivation.					
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 390.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 390.00

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

No land under cultivation.

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

Small fruits, poultry.

Noxious weeds:

Bush land.

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

Taxes - \$21.49 - Matsqui Municipality.

Date: June 2nd, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 1st day of June 1942.

Inspector's Signature

"R.W. BROWN"

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

Farm Appraisal Report

204 Y. SHIKAZE

Remarks:

Property is located on the Gladwin Road near the intersection of the Downes Road about 2½ miles North-West of Abbotsford.

This is a bush property and is undeveloped; there are no buildings or fences and a well could be dug for domestic supply of water.

The soil is mostly a sandy loam being light on part of the property. The surface is mostly rolling and sloping. The clearing is mostly second growth and there are some stumps, as what timber there was on the property was logged off some years ago.

Property is in a district that is only partly developed and 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

\$

\$

\$

\$

\$

\$

\$

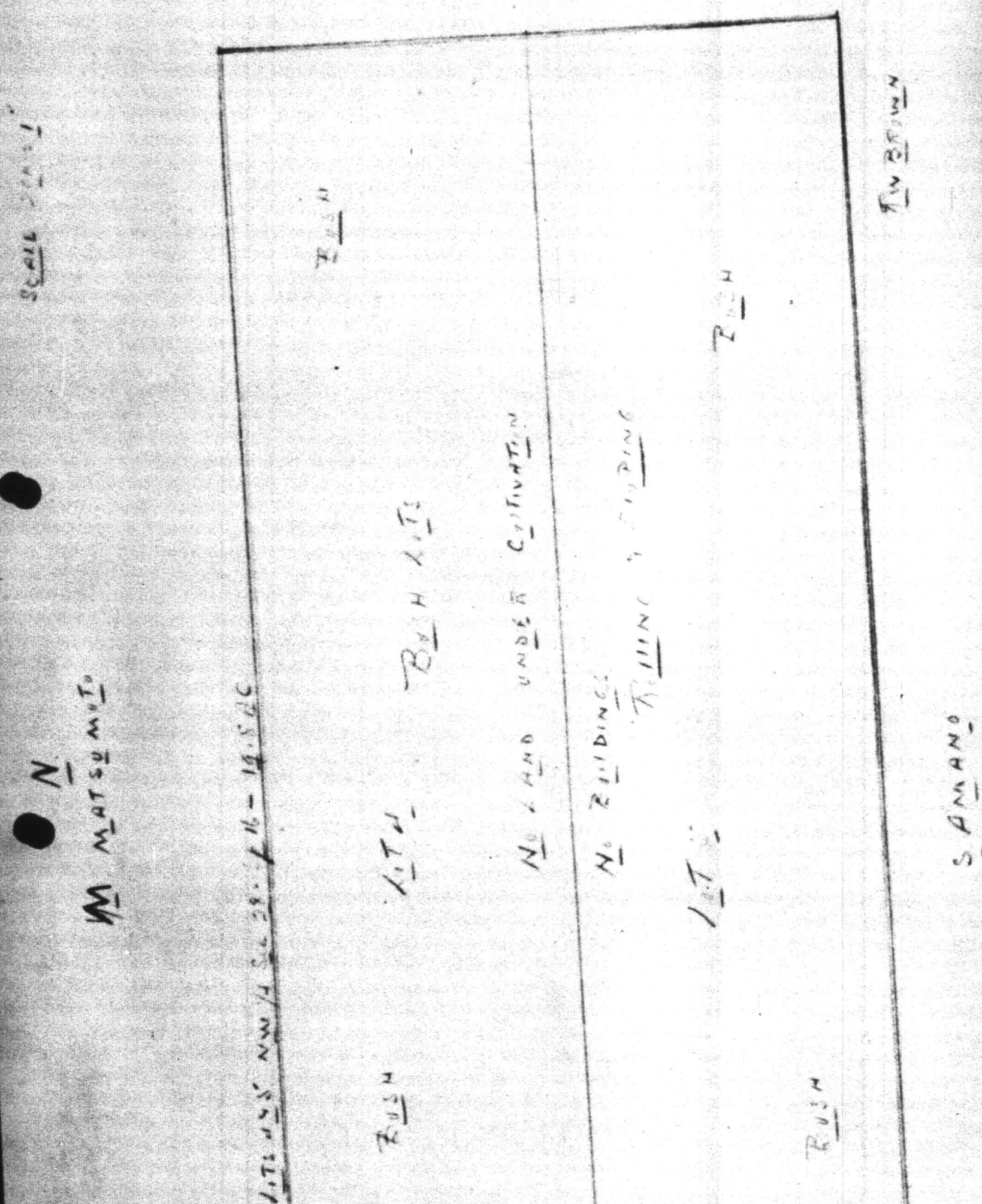
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



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

value is \$ 200.00

GLADWIN

FOED

Date 4th June 19 42.

"I.T. BARNET"

District Superintendent.

COPY FOR FILE NO. 5184

This Agreement, made in duplicate this Twentieth
day of December in the year of Our Lord one thousand nine hundred and forty-one
BETWEEN

YEDA SHIKAZE, of Mission City, in the
Province of British Columbia, Housewife.

Name,
Address, and
Occupation of
Parties

hereinafter called the "Vendor" of the one part

AND

YOSHIO SHIKAZE, of the above named place,
Farmer.

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster and Province of British Columbia, and more particularly known and described as Lots four (4) and five (5) of the North West quarter ($\frac{1}{4}$) of Section twenty-eight (28) Township sixteen (16) Map five thousand seven hundred and ninety-three (5793) Municipality of Matsqui.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of Six hundred and forty (\$640.00)-----Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of One hundred and forty (\$140.00)-----Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

\$250.00 on October 1st, 1942 and

\$250.00 on October 1st, 1943.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of six (6%)-----per cent. per annum, payable

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows

YOSHIO SHIKAZE
Mission City, B. C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness "Edith A.B. Catherwood"

Street Address

City

Mission City, B. C.

Occupation

Notary Public

Signed:

"YEDA SHIKAZE"

"YOSHIO. SHIKAZE"

FOR ATTORNEY

I **Hereby Certify** that, on the

day of

, 194

in the Province of British Columbia,

(whose identity has been proved by the evidence on
) who is personally known to me, appeared before me

oath of

and acknowledged to me that he is the person who subscribed the name of
to the annexed instrument as the maker thereof, that the said
is the same person mentioned in the said instrument as
the maker thereof, and is still alive to the best of his belief, and that he, the said
knows the contents of the said instrument and subscribed the name of the said
thereto voluntarily as the free act and deed of the said
under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at in the Province of
British Columbia, this day of
in the year of our Lord one thousand nine hundred and forty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.
NOTE—Where the person making acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR THE SECRETARY (OR OTHER OFFICER) OF A CORPORATION

I **Hereby Certify** that, on the

day of

, 194

in the Province of British Columbia,

(whose identity has been proved by the evidence on
, who is) personally known to me,
of

oath of

appeared before me and acknowledged to me that he is the
who subscribed his name to the annexed instrument as

, and that he is the person
of the said
and affixed the seal of the

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said
seal to the said instrument, and that such corporation is legally entitled to carry on business in the Province
of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at in the Province of
British Columbia, this day of
in the year of our Lord one thousand nine hundred and forty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.
NOTE—Where the person making acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA
TO WIT:

TO WIT:

1

make oath and say:

of the
in the Province of British Columbia.

1. I was personally present and did see the within Instrument duly signed and executed by the said Province or British Columbia thereon, for the purposes thereof, on the part
2. The said Instrument was executed at

2. The said instrument was executed at
3. I know the said part

4. I am the subscribing witness to the

Sworn before me at

in the Province of British Columbia, this

761

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

LOTS 4 & 5 of N.W. $\frac{1}{4}$ of Sec. 28,
Twp. 16, Map 5793, Munic. of Matequi.

Burr Office Supplies & Blue Printing Co. Ltd.

Agreement FOR SALE OF LAND

YOSHI SHIKAZE

AND

YEDA SHIKAZU

Dated December 20th 1941

NOTE.—Where the person making acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

"Edith A.B. Cathwood"

in the year of our Lord one thousand nine hundred and twenty
 Twenty
 day of
 in the Province of
 December

at Mission City

contents thereof, and that they executed the same voluntarily, and in full age of twenty-one years.

before me and acknowledged to me that they are the maker thereof, and whose name is mentioned in the person I mentioned to me, appeared

Yoda SHIKAZE
Yoshio SHIKAZE
In the Province of British Columbia
(whose identity is not known)
day of
December
1941.

FOR MAKER (INCLUDING MARRIED WOMEN)

FOR MARK

... ..

19

LA

ND
KAZ
men
OF
of S
unic.

W. 2. 3, Mu

of N. 1. 5799

Office S
& 5
, May

FOI b 7 - Exemption of Disclosures of Information Concerning National Defense (5 U.S.C. 552, 22 U.S.C. 1701)

LOT
TW

100-443887-1000

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

in the Province of British Columbia, this day of _____, 1964

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years

2. The said instrument was executed at _____ the part _____
3. I know the said part _____

thereof, for the purposes named therein.

make oath and say:
I, I was personally present and did see the

10

PROVINCE OF BRITISH COLUMBIA
TO WIT:
AFFIDAVIT OF WITNESS

File No. 5184

NATURE OF ENCUMBRANCE .. Agreement for Sale or
(registered) (unregistered)

Name of Owner of Property SHIKAZE, Yoshio Reg. No. 13796

Address 207 - 7th Street, Mission, B.C.

Occupation Mill-hand Age 26

Registered Owner of Property Yeda SHIKAZE C.T.No. 117050-E

Property:

Property Address Mun. Matsqui, B.C.

Legal Description Lots 4 & 5, N.W. $\frac{1}{4}$ Sec. 28, Tp. 16, Map 5793,

..... L.R.O. 85039-C

Nature of interest	Owner under agreement

Particulars of Encumbrance:

Date 20th December, 1941

Parties to document:

Name **Yeda SHIKAZE** ARIS. **Chamel Vendor**

Address Mission City..... put to Anderson

Name ...Yoshio SHIKAZE..... Purchaser.....

Address Mission City.....

Principal Amount\$640.00

Terms of Payment \$140 cash, \$250 - Oct. 1st 1942 and \$250 - October 1st

.....1943..... Rate of Interest .6%.

Arrears, if any: Principal \$250.00 Interest from 20th Dec./41

Balance owing as at this date on \$500.00

Standing of Taxes: Arrears Current \$21.49 (1942)

Insurance:

(1) Agent Company

Policy No. Amt. Prem Exp.Date

(2) Agent Company

Policy No. **Amt** **Prem** **Exp.Date**

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at Enclave, Bala.....this25th..... day of April..... A.D. 1948

CERTIFIED CORRECT:

Y. Shkaps #13796
(Signature)

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Mission B.C.

Date: April 6/43

NAME: SHIKA ZE, Yoshio

REGISTRATION NO. # 13796

ADDRESS: 207 7th St. Mission.

PROPERTY: Bush land

ACREAGE: 19.50 Acres.

KIND OF CROPS: None.

APPROXIMATE ACREAGE OF EACH:

HOUSE: None.

VACANT:

OCCUPIED:

DESCRIPTION:

ROOF:

SIZE:

NO. OF ROOMS:

CONDITION:

OTHER BUILDINGS: None.

NAME OF LESSEE OR RENTOR:

TERMS:

WATER:

ON:

OFF:

LIGHT:

ON:

OFF:

REMARKS:

SHIKA ZE owned two lots in Matsqui both 9.75 acres; see the
2 nd. property south of Downs Rd., on the east side of Gladwin Rd.

Lived in Mission with brother, rent free.

Only possession was left on the corner of Grand and 7th St Mission.

1

INVENTORY OF CHATTELS LEFT ON PROPERTY:

1 Lge. Boiler (steam)

Signed:

Wm. J. Anderson

Files: 5184
5436

April 22, 1949.

MEMORANDUM

TO: Accounting Department

FROM: Mr. W.J. Johnston

Re: Yoshie SHIKAZE
Reg. No. 13796
File No. 5184.

Please release funds in the above account which I requested to be held in Memorandum dated April 19, 1949.

Mr. Yoshie SHIKAZE purchased Real Property described as:
Lots 4 and 5 of the North West quarter of
Section 28, Township 16, Map 5793, Municipality
of Matsqui in the District of New Westminster,
from

Mrs. Yeda SHIKAZE
Reg. No. 14461
File No. 5436

under Agreement for Sale dated December 20, 1941, for \$640.00.

This property was included, in error, in the V.L.A. transaction, and was sold to the Director for \$382.00 and a net amount of only \$339.85 was available for payment of a balance of \$500.00 Principal and \$43.69 interest as at January 21, 1944, which was owing under the above-mentioned Agreement for Sale.

Mr. Yoshie SHIKAZE filed a Claim with the Commissioner for \$518.00 as he estimates the value of his property at \$900.00.

If and when Mr. SHIKAZE is credited with any funds as a result of his claim for loss, the question of whether or not Mrs. Yeda SHIKAZE should be paid the balance owing under the above-mentioned Agreement, viz., \$203.84, should be given consideration.

WJJ/js

WJJ

W.J. Johnston
W. J. Johnston.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Yoshio Shikaze
% D. A. Nichols
Amman, Allen

File No. 5184

Reg. No. 10618

Company Sun Life

Agency Vancouver

Policy No. 2217264

Premium - \$25.95

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month July Day 1

REMARKS:

Letter sent 26/8/03

LIABILITY SUMMARY

File 5124

Re: Yoshio SHIKAZE

Reg. No. 13796.

Dr. E. J. Sacrett filed on the 24th October 1942, a claim of \$35.00. This claim was reported to Yoshio SHIKAZE and no reply has been received denying or admitting. Dr. SACRETT has not been so advised and should be informed that no funds to the credit of Yoshio SHIKAZE are held by the Custodian.

*For balance going under
as per Real Prop. Summary*

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

William J. Sullivan

DATED August 3rd, 1946.

IM:ML

See letters dated Mar 10 and Apr 3/47

FIRE INSURANCE SUMMARY

File 3124

Re: Yoshio SHIKATA

Reg. No. 13796.

No buildings on the property and no insurance carried.

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

J. H. Macpherson

DATED August 3rd, 1946.

12-22

5184

February 3rd, 1943

Mr. Yoshio SHIKAZE,
Registration No. 13796,
Picture Butte, Alberta.

Dear Sir:-

Please be sure to let us have an answer to our letter of January 5th asking whether you would sell the boiler declared by you, for \$250.00.

We do not normally insist upon Japanese selling their equipment unless it will depreciate, but in this case, the boiler is required for the war effort and it is most probable if you do not agree, the War Time Prices Board will insist upon a sale being made at a figure set by them.

Yours truly,

H. F. Green
Protection Department

HFG:IF

Mr. R. D. Richardson
Farm Dept, Custodian Office
506 Royal Bank Bldg.
Vancouver, B.C.

Idaho, B.C.
Feb 4th /42

COMMUNICATION SECTION	
DATE	FEB 9 1943
FILE	5184
FILED	
[Signature]	
[Signature]	

~~Richardson~~
Russell.

Dear Sir:

Referring to your letter Jan 5th addressed
to Yoshio Shikaze of Picture Butte Alta your
file # 5184 Who wrote and ask to me to
answer in effect that he does not wish
to sell the bailer at present as he made
promise to rent it to Mr. McIntyre of Vancouver
previous to this offer.

Thanking you for communication

I remain

K. Hamamura

The Uncle of Yoshio.

5184

January 21st, 1944.

Registered A/R

Mr. Yoshio SHIKAZE,
Reg. No. 13796,
c/o Mrs Louise Schmidt,
Picture Butte, Alta.

Dear Sir:

RE: Lots 4 and 5, N.W. $\frac{1}{4}$ Sec. 28,
Tp. 16, Map 5793.

Mrs. Yeda SHIKAZE, Vendor, has filed with us a statement dated 25th April, 1943, showing that you are indebted to her in the sum of \$500.00 and Interest, being balance of Purchase Price. Details as follows:

Balance of Principal \$500.00
Interest from 20th
December, 1941, @6% \$

Will you be good enough to confirm this by signing the duplicate of this letter and return the copy you sign at once to this office using the stamped, addressed envelope enclosed herewith.

If any differences exist, please let us have full particulars.

Failing to hear from you by return of mail we will have no alternative but to decide that the claim is correct.

Yours truly,

IM:ML
Encls.

Ian Macpherson
Title Examiner

Approved Correct: _____
(Japanese Name)

5184
9937

May 11th, 1944.

Mr. H. E. Roblin,
Stave Lake Cedar Ltd.,
Dewdney, B. C.

Dear Sir:-

Re: BOILERS

In answer to your enquiry the other day, we have the following information to give you.

(1) Boiler belonging to Mr. Kahei Kamimura. Any enquiries about this should be addressed to Messrs. Hamilton, Read, and Paterson, 470 Granville Street.

(2) Boiler belonging to Yoshio Shikaze, now apparently stored at 207 Seventh Avenue, Mission, and fittings at Cannel Lake Mill Steelhead, Mission. This was to be rented to Mr. McIntyre but the deal has apparently never been completed. If you will send us a written offer for this equipment, we will have an appraisal made and recommend acceptance. It will probably, in any case, take us a few weeks to complete this deal.

*Cover of
Grand Avenue
→ 7th Street*

Yours truly,

H. F. Green
Protection Department

HFG:IF



STAVE LAKE CEDAR LTD.

Manufacturers of
CERTIGRADE BRITISH COLUMBIA
RED CEDAR SHINGLES

DEWDNEY, B. C.

TELEGRAPHIC ADDRESS
MISSION, B. C.
PHONE MISSION 12

MEMBER OF
RED CEDAR SHINGLE BUREAU
CONSOLIDATED RED CEDAR
SHINGLE ASSOCIATION OF B.C.

May 25, 1944.

Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sirs:-

EVACUATION SECTION	
Rec'd	MAY 26 1944
File No.	
Ans.	27/5
Referred	Green

Attention Mr. Greene

We herewith submit an offer of \$100.00 for the old Japanese steam boiler, now located at the corner of 7th St. and Granite Ave., Mission City, B. C. (opposite Agricultural Grounds).

Might state that it is our intention to use this boiler as a receptacle for boiler feed water.

It is of no value as a steam boiler owing to its condition.

The above is confirmation of the writer's conversation with you in this matter.

We would appreciate hearing from you at an early date regarding the above.

Thanking you in anticipation, we are,

Yours very truly,

STAVE LAKE CEDAR LTD.,

By


H. E. Roblin.

HER/B



STAVE LAKE CEDAR LTD.

Manufacturers of
CERTIGRADE BRITISH COLUMBIA
RED CEDAR SHINGLES

DEWDNEY, B. C.

TELEGRAPHIC ADDRESS
MISSION, B. C.
PHONE MISSION 12

MEMBER OF
RED CEDAR SHINGLE BUREAU
CONSOLIDATED RED CEDAR
SHINGLE ASSOCIATION OF B. C.

July 20, 1944.

Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sirs:-

Attention Mr. Richardson

Re Yoshio Shikaze, file #5184

Reference our conversation of Tuesday last with regard to old steam boiler, located at 7th Street and Grand Ave., Mission City, B. C., belonging to above named Japanese.

As suggested, the writer spoke to Mr. Lawrence, Mission City, B. C., with regard to making an appraisal of this boiler, and he is agreeable to doing so. Would you therefore please write Mr. Lawrence confirming this arrangement, so that this matter may be finalized, one way or another. As you probably know, we made an offer some time ago to purchase this old boiler for use as a water container, and if our offer is not acceptable we would like to know, so that we can make other arrangements.

The writer takes this opportunity of thanking your Mr. Richardson very kindly for his co-operation and assistance last Tuesday afternoon.

Thanking you in anticipation of hearing from you regarding this matter in the next few days, we are,

Yours very truly,

STAVE LAKE CEDAR LTD.,

By

H. E. Roblin.

HER/B

EVACUATION SECTION	
Rec'd	JUL 21 1944
File No.	5184
Ans.	10/20
Referred	Richardson

out to Anderson

LAWRENCE'S

WE BUY, SELL
& TRADE
NEW & SECOND
HAND HOUSEHOLD
FURNITURE

AGENT FOR

ROYAL CITY
LAUNDRY

MCCORMICK
DEERING FARM
MACHINERY &
EQUIPMENT

GURNEY &
MCCLARY STOVES
& RANGES
EASY WASHERS

File No. 5184

Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville Sts.,
Vancouver, B. C..

Dear Sir:

Attention Mr. W. E. Anderson,
Re: Yoshio Shikaze, Boiler

Following your instructions, I have inspected
the said Boiler on the property opposite Fair Grounds
at Mission.

The boiler seems to be in fair condition, taking
into consideration that it has been out in the weather
for so long. But before it could be definitely settled,
it would have to be reinspected by the Boiler Inspector,
which would be the only way to show up its real condi-
tion, as there is bound to be some depreciation on the
steel tubes, etc. in the past three years.

As to its value in hard dollars, there seems to be
a rather startling difference of opinion, varying all
the way from \$100.00 to \$1,000.00. Potential users in
the lower brackets, that is from \$100.00 to \$600.00; and
those with no personal interest stating that it is worth
from \$500.00 to \$1,000.00.

Taking this all into consideration, I would value
the boiler at from \$600.00 to \$800.00, depending on its
actual condition and the market price.

But a more fair way might be to sell it by Sealed
Tender, and in this way get around the great variation
of values which seems to prevail in the pricing of boilers
of this kind.

Yours truly,

A. N. Lawrence
A. N. Lawrence

EVACUATION SECTION	
Rec'd	AUG 10 1944
File No.	5184
Ans.	HL
Referred	Anderson

P. O. BOX 316
PHONE 93, NIGHT
MISSION CITY, B. C.

August 7, 1944.

*J. P. Anderson reports
(G. P. Bain)
now shipped to owner at
Hope - write him for confirmation*

ANL:C

P. S. If I could be of any further assistance in this mat-
ter, please do not hesitate to call upon me.

5184

August 17th, 1944

Mr. Yoshio SHIKAZU,
Registration No. 13796,
c/o Mrs. Louise Schmidt,
Picture Butte, Alberta.

Dear Sir:

Mr. Bain called on the writer the other day and stated that he was interested in your steam boiler left at Mission. We understood that he wanted it for an operation in which you would be concerned. We told him that if he could secure a letter from you authorizing its being handed to him, we would raise no objection.

We understand that the boiler has now been removed and presume that this was done with your knowledge and consent. We will raise no objection to this but wish to draw your attention to the fact that this asset, being in the protected area, was listed in this office and should not have been removed without reference to us.

Please immediately write and confirm that you have either received this boiler yourself or that some disposition of it has been made that is satisfactory to you. It is important for our records that we have this.

Yours truly,

H. F. Green,
Protection Department.

HFG/WHG

! X-101 on August

EVACUATION SECTION	
Rec'd	SEP 16 1944
File No.	5184
Ans.	MM
Referred	<i>[Signature]</i>

Yoshio Shikaze.
 Reg. No 13796.
 % D. E. Halvord
 Warner Alta.
 Sept. 8th 1944.

Office of the Canadian
 Japanese Evacuation Section
 Vancouver B.C. (Protection Department).

File No 5184.

Dear Sir:

I have received your letter of Aug. 17, 1944 with
 concerning with the Boiler (#11631 - B.C.).

I must apologize for the delay in replying
 to your letter.

I hereby state that I Yoshio Shikaze of Warner Alta.
 agreed to rent a steam boiler (#11631 - B.C.) which was
 stored at Mission B.C. and its fittings was stored at
 Canal Lake Mill ^{located} Mission B.C. to Princeton Trail
 Sawmills Ltd. Hope B.C. Concerning with rate rate
 etc. has not been arranged.

I am hoping this letter will give you satisfaction.

Yours truly
 Y. Shikaze.

EVACUATION SECTION	
Rec'd.	FEB 21 1947
File No.	5184
Ans.	
Referred	Anderson

c/o A.E. Martin,
VAUXHALL, Alta.
February 17th 1947.

The Custodian's Office
Department Of The Secretary Of State
Of Canada,
VANCOUVER, B.C.

Dear Sir:-

I am herewith inquiring in regard with my
share of the Riversyde Lumber Company Limited
of Mission City, B.C. registered to the total
amount of five hundred & fifty dollars (\$550.00)

Would you please investigate this matter
and forward the total amount of the credit to me.

Yours very truly,

Yoshio Shikaze

Yoshio SHIKAZE
Registered No. 13796.

Int. 396
5184

25th February, 1947.

Messrs. P.S. Ross & Sons,
Chartered Accountants,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Riverayde Lumber Company Limited
Yoshio SHIKAZE - Reg. No. 13796

The above Japanese has written to this office stating he has \$550.00 worth of shares in the above Company, which we note has been liquidated by Messrs. Hamilton Read and Paterson.

We note on our file that the above Solicitors intended to supply you with detailed accounts of the shareholders, showing proceeds of liquidation, last May. Please advise if you can get some action in this matter.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:GA

File No. 5184

c/o A. E. Martin,
Vauxhall, Alta.
April 3rd, 1947.

Office of the Custodian,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	APR 9 1947
File No.	5184
Ans.	
Referred	Anderson

Dear Sir:

Upon the receipt of your letter of Feb. 25th, in regard to the Riversyde Lumber Co., I have written to you sometimes ago. Since then I have had no inquiry from you about this matter.

I am inquiring to you again for what funds I have to my credit in regard to the Riversyde Lumber Co..

In the previous letter, I have stated that I owe Dr. Baerett of Mission City, B. C. for having ~~the~~ my tonsil operation but as he never have sent the amount, I do not know how much I actually owe him.

As I am urgently needed for the money for a hospital bill, would you please look forward to this matter again. Please forward the total credit to my said address.

Your earliest attention is greatly appreciated.

Yours very truly,

Yoshio Shikaze
Yoshio Shikaze,

*Write PS Ross & Co.
re reminder letter Shikaze
re reply to letter dated 4/27*

C
O
P
Y

VIRTUE & RUSSELL
Barristers & Solicitors

McFarland Building,

Lethbridge, Alberta.

31st December, 1947.

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

Dear Sirs:

Re: Mrs. Yeda SHIKAZE #14461
Your Ref. 5436

Among other property owned by Mrs. Shikase, and taken over by the Custodian were several Agreements for Sale covering parcels of property in Mission City, B. C., and consisting of all or parts of Lots 3 to 11, both inclusive, Subdivision of N.W. 1/4 of Section 28, Township 16, Map 5793.

We do not say that there were Agreements for Sale covering all of the above property, but it is difficult for us to ascertain just what properties were sold, and doubtless you will have full particulars.

Now it appears that you collected certain moneys from time to time which respect to these various Agreements.

Would you be kind enough to furnish us with an exact statement respecting each of the Agreements, showing in each case:-

- (a) The amount collected by you,
- (b) The dates when the moneys were received;
- (c) The manner in which the payment was calculated, i.e. Principal, Interest, Rate of Interest, and date to which Interest was calculated.

It is necessary that we have this information fully and exactly so that Mrs. Shikase may know exactly where she stands with respect to these various Agreements, and the amount which she must claim from the Government.

Thanking you, we are,

Yours truly

VIRTUE & RUSSELL,

Per *eye*

V/L

5184
5436
4619
6624

January 5, 1948.

Your File No. 3712

Messrs. Virtue & Russell,
Barristers and Solicitors,
McFarland Building,
Lethbridge, ALBERTA.

Dear Sirs:

Re: Lots 3, 4, 5, 9, 10 and 11 of the North
West quarter of Section 28, Township 16,
Map 9793, Municipality of Matsui in the
District of New Westminster.

We are in receipt of your letter of the 31st ultimo and in reply
would advise you that we have taken the following information from our
records:

On April 21, 1942, Mrs. Yoda SHIKANE advised us that she had the
following monies owing to her:

Lot 3	- \$350.00 by Shotaro MATSUMOTO
— Lots 4 and 5	- \$500.00 by Yoshio SHIKANE
Lot 11	- \$950.00 by Suekichi KODAMA

Re: Lot 3.

On February 21, 1944, Mrs. Yoda Shikane advised us that Mr. Matsumoto
owed her \$420.97 at December 1943.

Lot 3 was sold by us for \$334.00 and after expenses had been paid,
including tax arrears amounting to \$19.80, the net credit of \$297.45 was
transferred from Mr. Matsumoto's account to the account of Mrs. Yoda Shikane
on May 4, 1945. In view of the fact that the amount realized from the sale
was not sufficient to liquidate even the principal amount owing under
Agreement for Sale, it was not necessary to calculate any interest.

Re: Lots 4 and 5.

Balance of principal owing at December 20, 1941, was \$500.00 and
interest to January 21, 1944, amounted to \$43.69, making a total of \$543.69
at the last-mentioned date.

This property was sold for \$382.00 and expenses, including taxes
amounting to \$25.40, left a net credit available of \$339.85. The last-
mentioned amount was transferred on May 4, 1945, from Mr. Yoshio Shikane's
account to the account of Mrs. Yoda Shikane. In view of the fact that the
amount realized from the sale was not sufficient to liquidate even the
principal amount owing under Agreement for Sale, it was not necessary to
calculate any interest.

P.T.O.

4619
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(2)

January 5, 1948.

Re: Lot 11.

Balance owing under Agreement for Sale \$956.80, together with interest at 8% on this amount from March 18, 1942, to September 18, 1944, \$191.20, made a total of \$1,148.00 owing to Mrs. Yoda Shikase. The last-mentioned amount was transferred from the account of Susukichi Kodama to the account of Yoda Shikase on September 25, 1944.

Lot 11 was sold for \$2,076.00, which enabled us to credit Mrs. Shikase's account with the full amount owing under the Agreement for Sale at September 18, 1944.

Re: Lots 9 and 10.

Lots 9 and 10 were sold for \$287.00 at January 1, 1943, and this sum less \$40.39 was credited to the account of Mrs. Shikase. Lots 9 and 10 were registered in Mrs. Shikase's name and no Agreement for Sale was involved in this instance.

The reference in your letter is to Lots 3 to 11 but as far as we are aware Lots 6, 7 and 8 were in no way connected with Mrs. Shikase.

We trust the above information meets your requirements.

Yours truly,

V. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HIS

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE OTHER
Le soussigné déclare que l'envoi mentionné d'autre part

FEB 7 1944

SIDE WAS DULY DELIVERED ON THE
a été dûment livré le

Date stamp of office of destination
Timbre du bureau destinataire



SIGNATURE OF THE ADDRESSEE (1)
Signature du destinataire

X Yashin Shikay

OF ADDRESSEE'S REPRESENTATIVE (2)
du représentant du destinataire

J. V. H. H. H.

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

(1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.

(2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE OTHER
Le soussigné déclare que l'envoi mentionné d'autre part

SIDE WAS DULY DELIVERED ON THE
a été dûment livré le

Date et lieu et office de destination
Bureau du bureau destinataire



SIGNATURE OF THE ADDRESSEE
Signature du destinataire

OF ADDRESSEE'S REPRESENTATIVE
du représentant du destinataire

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

(1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.

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(2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.

Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

File No. 5184

January 13, 1948.

REAL PROPERTY MEMORANDUM

Re: Yoshio SHIKAZE (Mr.)
Registration No. 13796

This is a Veterans' Land Act transaction. (First Offer).

One Property only included, being:

Lots 4 and 5 of the North West quarter of
Section 28, Township 16, Map 5793, Municipality
of Matsqui in the District of New Westminster.

Address: 7th Street, Mission, B. C.

Certificate of Encumbrance (copy) attached hereto. Original on File

No. 5436. Mrs. Yeda SHIKAZE sold:

Lot 3 to Shotaro MATSUMOTO

Lots 4 and 5 to Yoshio SHIKAZE *this property*

Lot 11 to Suekichi KODAMA

.....

She kept Lots 9 and 10.

As none of said sales were completed, the properties
were not registered in the above names. We, therefore,
have only the Certificate of Encumbrance showing
Mrs. Yeda SHIKAZE as the registered owner.

Valuation: Farm Appraisal Report of Soldier Settlement Board herewith.

Sold to the Director, Veterans' Land Act for \$382.00; less Certificate
of Encumbrance, \$1.00; Registration Fee, .75¢; Legal Fees, \$15.00;
1942 Taxes, plus Interest, \$25.40; payment on account of Agreement
for Sale \$339.85, leaving a NIL balance in Mr. Shikaze's account
with the Custodian.

Agreement for Sale (certified copy) is attached hereto.

Purchase price: \$640.00 (December 20, 1941).

Balance of Principal owing at December 20, 1941: \$500.00.

Mrs. Yeda SHIKAZE, File No. 5436, Vendor, is claiming balance owing,
plus interest.

We transferred \$339.85 to her account as stated above.

1943 Assessment: 19.5 acres.

Land - \$488.00

Improvements - 400.00

TOTAL..... \$888.00

Note: Mr. Shikaze stated in his JP Form that there were no
buildings on the property. Actually it is only bush
land.

It was not rented by us and consequently there was no
revenue.

The Assessor's Office at Matsqui advised the writer that
Improvements could relate to a fence or road on the property.

Real Property Memorandum dated August 3, 1946, attached hereto.

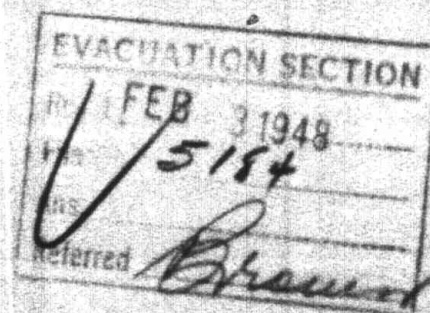
WJJ/HMS

.....*W. J. Johnston*.....

File No 5184

February 2, 1948.

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Building
Hastings and Granville
Vancouver B.C.



Dear sir -

Concerning your letter of one year ago, dated
February 25, 1947, relative to The Riverdale Lumber Company
Limited, I have still to hear from you, pertaining to my
share in this company.

Would you please look into this matter at your
earliest possible convenience, and forward such sums that are
due me.

Yours truly,

V. Shinkoff

Box 874

Kape B.C.

Registration No. 13796.

February 9, 1948.

Mr. Yoshio Shikase,
Reg. No. 13796,
Box 874,
Hope, B.C.

Dear Sir:

Re: Riverside Lumber Company

We are in receipt of your letter of the 2nd instant and in reply wish to advise you that we have received no funds on your account from Mr. Hamilton Read, Barrister, who is liquidating the above mentioned company.

Messrs. P. S. Ross & Sons, Chartered Accountants, acting on our behalf, have requested a statement on several occasions, and today promised the writer to press the matter to the limit and report to us.

We will write you again at the end of the present month regarding this matter.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/ma

5184

28th February, 1948,

Mr. Yoshio SHIKAZE,
Regn. No. 13796,
Box 874,
Hope, B.C.


Dear Sir:

Re: Riverside Lumber Co.

With further reference to our letter of the 9th February, we wish to inform you that we are now in receipt of additional funds from Messrs. P.S. Ross & Sons, but until such time as we receive the particulars of the amounts to be distributed to individual shareholders, we shall be unable to forward further funds to you.

We expect to be in a position to communicate further with you in this regard in the very near future.

Yours truly,


M.L. Brown,
Office of the Custodian.

MLB:HA

5184
5436

April 22, 1949.

Mr. Yoshio SHIKAZE,
Registration No. 13796,
Box 874,
Hope, B. C.

Dear Sir:

Re: Riverwise Lumber Co. Limited.

We wish to advise you that all funds have now been received in connection with the above-mentioned Company and final distribution of the same has been made to respective Shareholders.

The sum of \$181.50 was credited to your account which represents payment of 32.998 cents per share on 550 shares.

From the above amount we have paid Dr. E.J. Macrett, Mission City, the sum of \$35.00 in full payment of his claim filed against you, and we enclose herewith copies of his account and our letter to him.

Our cheque for the sum of \$146.50 is enclosed herewith and payment to you of this amount will close your account with the Custodian.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/js
3 encls.

McPherson
5436, 5184,
4619, 6624

June 26th, 1944.

Mr. M.L. Brown,
Office Manager,
B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

RE: Lots 3, 4, 5 & 11, N.W. 1/4 Sec. 28,
Township 16, Map 5973. Municipality
of Matsqui - Eda SHIKAZE, (Wife of
Kayemon SHIKAZE) Reg. No. 14461.

May we request your assistance in procuring two documents and three statements from Eda (Mrs. Kayemon) SHIKAZE, whose present address is given on your files as c/o W. Dalgleish, Picture Butte, Alberta. Over a considerable period of time, we have been endeavouring to procure these documents from Mrs. SHIKAZE without success. These properties have been sold, and it is necessary for us to know the parties interested, and also before any distribution of the proceeds of the sale can be made, to know the amount due each party interested. We are now prepared to close these matters, and make distribution of the funds, and if your agent in that locality can procure these documents and information, and if you will forward them to this office, we shall be very greatly obliged.

Mrs. SHIKAZE is the registered owner of these Lots 3, 4, 5 and 11, which she has sold to three different parties. Lot 3 was sold by Eda SHIKAZE to Shotaro MATSUMOTO, Reg. No. 14461, and we require the original Agreement of Sale which will be returned to her after we have made a copy thereof. We are also sending a statement in duplicate of the amount due her on this contract, to be filled in by her and signed. One signed copy to be returned to this office, and the other may be retained by her.

Lots 4 and 5 were sold by Mrs. Eda SHIKAZE to Yoshio SHIKAZE, Reg. No. 13796, and we require the original Agreement of Sale which will be returned to her after we have made a copy thereof. We are also sending a statement in duplicate of the amount due her on this contract, to be filled in by her and signed. One signed copy to be returned to this office, and the other may be retained by her.

- over -

Lot 11 was sold by Eda SHIKAZE to Suekichi KODAMA, Reg. No. 10618, and we have a copy of this Agreement of Sale but we require in connection with this parcel, a statement of the amount owing, if any.

These documents and information are requested under authority of "The Revised Regulations Respecting Trading With The Enemy (1943)".

Yours truly,

Ian Macpherson
Title Examiner

IM:ML
Encls.

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 5184

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

January 21, 1944.

Registered A/R

Mr. Yoshio SHIKAZE,
Reg. No. 13796,
c/o Mrs. Louise Schmidt,
Picture Butte, Alta.

Dear Sir:

RE: Lots 2, 4, 5, 6, 10 & 11,
N.W. 1/4 Sec. 28, Tn. 16, Map 5793.

Mr. Yeda SHIKAZE, Vendor, has filed with us a statement dated 25th April, 1943, showing that you are indebted to him in the sum of \$500.00 and Interest, being balance of Purchase Price. Details as follows:

Balance of Principal \$500.00 1160
Interest from 20th
December, 1941 @ 3%
to 29 Feb 1944 8369
543.69

Will you be good enough to confirm this by signing the duplicate of this letter and return the copy you sign at once to this office using the stamped, addressed envelope enclosed herewith.

If any differences exist, please let us have full particulars.

Failing to hear from you by return of mail we will have no alternative but to decide that the claim is correct.

Yours truly,

LM:ML
Encls.

Ian Macpherson
Title Examiner

Approved Correct:

Yoshio Shikaze
(Japanese Name)

EVACUATION SECTION	
Rec'd	FEB 18 1944
File No.	5184
Ans.	
Referred	Macpherson

Out to Mr. Shikaze

See file 5436
28-2-4
Yeda Shikaze

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

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

10

Kamloops, B.C.,

February 10th, 1948.

IN THE MATTER OF THE CLAIM OF
YOSHIO SHIKAZE.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. UPTON, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30

2
Y. Shikase,
In Chief.

MR. McMASTER: Might I have the claim form, please,
Mr. Secretary?

YOSHIO SHIKASE, the claimant herein, being
first duly sworn through the Inter-
preter, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, is this your signature on this claim
form, and did you swear that declaration?

A Yes.

10 MR. McMASTER: My friend has asked me to file on his
behalf as Exhibit 1 the Soldiers Settlement
appraisal, my lord.

(APPRAISAL MARKED EXHIBIT NO. 1)

Q Witness, did you instruct Mr. Leslie to draw this
statement with regard to your real estate and give
him the information that is contained therein?

A Yes.

Q Is that your signature on that document?

A Yes.

20 Q And are the contents of it true to the best of
your knowledge and recollection?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 2).

Q Witness, this property is situated about 2½ miles
from Abbotsford, is that correct?

A Yes.

MR. McMASTER: I just draw your attention, my lord, in
the statement filed that the witness points out
he had an offer after acquiring the land to sell
30 it, and as he purchased it for the purpose of

3
Y. Shikase,
In Chief.

developing it, he didn't sell it. I have the agreement for sale here. I don't know whether we need to clutter the record up. Perhaps my friend would take a look at it and admit that the purchase price was \$640.00 when the claimant purchased on December 20th, 1941 -- that that is correct.

MR. HUNTER: That is correct, my lord.

THE COMMISSIONER: Purchase price, \$600. and what?

10 MR. McMASTER: \$640.00 when he purchased it on December 20th, 1941.

THE COMMISSIONER: From whom was the offer?

MR. McMASTER: I would ask my friend to admit that the assessed value of the land was \$888.00.

THE COMMISSIONER: Assessed value \$888.00?

MR. McMASTER: Correct, my lord.

THE COMMISSIONER: From whom was the offer?

MR. McMASTER: A Mr. Matsui. It appears in the form, my lord. Mr. Matsui owned land in the vicinity.

20 THE COMMISSIONER: Apropos of that there is a question that undoubtedly I am going to be faced with when I come to adjudicating upon this evidence of value and that is this; that when the entire group of Japanese was moved from the Coastal area where these lands are, there was an element in the population removed from the market.

MR. McMASTER: Yes.

THE COMMISSIONER: And it may be that the Japanese themselves creating a market for land such as
30 was occupied by them were removed. I just make

that comment now to throw out the thought to counsel that that may be a matter they will consider it desirable to comment upon when it comes to debating the question of fair market value.

MR. McMASTER: Yes. I would think it would be a matter of evidence and argument.

THE COMMISSIONER: Yes. It is not a matter to be dealt with now, but the thought just occurred to me.

10 MR. McMASTER: My lord, I would like to draw attention to this Soldiers Settlement Report which my friend has filed; at page 2 the man who apparently went and looked at the property gives a description of it and valued it at \$390., but I.I. Barnett, who apparently reviewed it, shows a value of \$200.00 on the last page of the report.

MR. HUNTER: May I comment on that, my lord? That occurs in every case and it might be of some use to comment on it now.

20 THE COMMISSIONER: Perhaps you might do it later, Mr. Hunter.

MR. McMASTER: As I understand it, it actually sold for \$382.00, so apparently they disregarded Mr. Barnett's opinion, my lord. Your witness.

THE COMMISSIONER: Now, Mr. Hunter, you might say what you wish to say on that subject.

30 MR. HUNTER: Yes, my lord. In every one of these appraisals you will find the price that was taken was the price on page 2, and Mr. Barnett in his recommendations usually takes it down to the nearest, or I wouldn't even say the most suitable

5
Y. Shikano.
Discussion.

round figure -- which is usually the lower one -- but his recommendations are always ignored when it comes to actual price. The purchase price is based within 2% of the amount over here. Those were the amounts that were taken for the purchase of the land by the Veterans Land Act, and then about 2% taken off for the lands purchased which they considered a reasonable percentage to take off.

10 THE COMMISSIONER: That is within 2% of the higher valuation.

MR. HUNTER: Yes. It will be observed, of course, later on other ones where there are buildings that they do value on replacement. They make an estimate which they call the total present day value but it is actually the replacement value, less depreciation, and then they add a value -- they say, "Total value of farm" -- that is by buildings added to the farm. If you look at page 1, my
20 lord; it isn't shown here, but it will be in practically all of these, that they have what they call a "total present day value" which is the replacement cost, less depreciation. Then they have what they call, "Total value buildings add to farm". And that is what they consider to be a fair market value. Usually it is considerably lower than the other value, which is the replacement less the cost of depreciation. I have no doubt my appraisers will be very vigorously cross-
30 examined by my friend on it, but I thought we might

6
Y. Shikase.
Discussion.

as well try to make clear at this point what this
is meant to represent. My friend has already
pointed out that the sale price was \$382.00.

THE COMMISSIONER: Just before you go on, what is your
defense here?

MR. HUNTER: The defense will be that the property was
sold for its fair market value.

THE COMMISSIONER: Yes.

10 MR. HUNTER: And the gross sale price was \$382.00 which
will actually reduce the amount of the claim to
\$518.00, approximately -- no, that is it exactly.
No questions, my lord.

(Witness aside)

THE COMMISSIONER: We will adjourn now until 10 o'clock
tomorrow morning.

(PROCEEDINGS ADJOURNED SINE DIE)

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

20
J. P. Harrobin
"T. P. Harrobin"
Official Reporter.

BRIEF

Notes in Defence

Yoshio SHIKAZE

File No. 5182

Case No. 63

KAMLOOPS
10 Feb. 48

V.L.S. Deal

MA
5141
71

Claim:

Land only \$900.00	Sold for \$382.00	Claim \$518.00
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Brown app.

Submission: Sold for fair market value.

/ RNM/mw

Name of Claimant

SHIKAZU, Yoshio

Case

62

Custodian File

5184

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount 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		
					382	170.13				170.13
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										170.13

December 8, 1950.

Mr. R.J. McMaster,
Barrister & Solicitor,
1408 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 63

In connection with the recommendation for payment of the award of \$170.13, in the above case, we enclose a Release form herein for the signature of Yoshio SHIKAZE.

This will enable the sum of \$160.29 to be paid to Mrs. Yeda SHIKAZE on account of the balance owing under an Agreement of Sale.

Authorization for the payment of \$9.84 to the Co-Operative Committee is also enclosed for signature.

Yours truly,

F.G. Shears,
Director.

FCS/GN
Encl.

5436

March 5, 1951.

Mrs. Yoda SHIKAZE,
P. O. Box 55,
Picture Butte, Alberta.

Dear Madam:

Re: Japanese Property Claims Commission
Case 63 - Claim of Yoshio SHIKAZE

There has been awarded to Mr. Yoshio SHIKAZE under the
Claims Commission an amount of \$160.29.

Due to the fact that there is an outstanding balance
under an Agreement of Sale, cheque for this amount is being
enclosed in your favour.

Yours truly,

F. G. Shears,
Director.

FGS/GN
Encl.