

REAL PROPERTY											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 Total Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total Amount			
					945					756.0	
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 & 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 46%	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				
				357.00	164.22		164.2				
TOTAL RECOMMENDATION											920.2

CASE NO: 121

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 14, 1948

IN THE MATTER OF THE CLAIM OF

CHIYOKI YOSHIDA

PROCEEDINGS AT HEARING

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
 (HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

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Kamloops, B.C.

May 14, 1948

IN THE MATTER OF THE CLAIM OF
CHIYOKI YOSHIDA

PROCEEDINGS AT HEARING

20 APPEARANCES:

T.G. POWEN-COLTHURST, Esq.,	appearing for the Dominion Government.
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A.E. COBUS, Esq.,	appearing for the Claimant.
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J.R. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter

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C. Yoshida
In Chief

MR. COBUS: The claim of Chiyoki Yoshida, No. 133 on the original list.

CHIYOKI YOSHIDA, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 MR. COBUS: Your honour, I would ask leave to amend the claim to show a value for realty of \$4,000, crediting the Custodian with \$945.00, leaving a net realty claim of \$3055.00; as well to amend the claim for personal property by amending the values as follows: Carpenter tools, \$146.75; Millwright tools, \$189.75; Four beds, \$105.00; Furniture, \$40.00; deleting new blinds; deleting kitchen utensils; farm tools, axes, saws, paints, etc., \$34.25; and by adding an item, lumber, which was declared, \$40.00: a total personalty claim of \$494.75, the total claim amounting to \$3549.75.

20

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the realty for which you are claiming. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: The first list I asked to be made by Mr. Posen, a man that was here this morning.

Q: Witness, did you meet a lawyer in the Plaza Hotel?

A: Yes.

30 Q: And did you instruct this lawyer to prepare that

C. Yoshida
In Chief

statement for you?

A: Yes.

Q: And is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I file that statement as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: The subject matter of the claim, your
10 honour, is a parcel of land, 53 acres in extent. He notes that about $49\frac{1}{2}$ acres remain uncleared, $2\frac{1}{2}$ acres are in orchard, and about one acre is planted in vegetables and raspberries. He purchased the property in 1936 for \$300.00 at a tax sale. At that time it was all bush, there were no improvements. He estimates the value of the land and improvements at \$4,000.00.

The improvements on the land other than
buildings are, clearing between 1936 and '41 at a
20 cost estimated to be \$1,000.00, three wells were dug at an estimated cost of \$75.00, 30 fruit trees were planted and 70 ready to plant in the spring of '42 at a cost of \$135.00.

He built on the land a one storey house, frame dwelling, with part cement and part cedar block foundation, with a shingle roof, a full cellar, the cellar having a plank floor. The cellar was V-jointed as well as the main floor, and varnished. There was fir flooring put in in
20 1937. It was finished inside in 1941. The house

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In Chief

was built by hired and his own labour. He calculates that the cost of it would be \$5,000.00. He lists, also, a henhouse, a garage, and a brooder house, at a total cost of \$650.00 for those three buildings.

10

In his comments re the appraisor's report, he says that the henhouse was not five years old, it was built in 1941, the garage was only two years old, not five. The appraisor, he points out, fails to mention his fruit trees, and, on the uncleared property, he says there was a considerable quantity of second growth fir and cedar. All the buildings, he says, with the exception of the brooder house were in good condition and repair when he was evacuated. The location of the property was three-quarters of a mile from Chemainus. The soil would be good for berry growing, and the bush land, when cleared, adapted for fruit and farm land. He believes the property would be worth at least \$4,000.00 when sold by the Custodian.

20

I would ask my learned friend to produce the Farm Appraisal Report.

MR. BOWEN COLTHURST: Yes.

MR. COBUS: In the Farm Appraisal Report on page 3, I would call attention to a statement made by the inspector that the property being claimed for here is rented to a Mr. and Mrs. W.H. Munson for \$8.00 a month, and that the Munson's were leaving shortly having purchased the ten acres adjoining for

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C. Yoshida
In Chief

\$800.00. On page 2, for this man's cleared land, he values .2 acres at \$50.00 per acre, and for areas which might come into cultivation, the best value he puts is \$10.00 an acre.

I file the report on behalf of my learned friend.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

10 Q: Witness, I produce to you a statement concerning the personal chattels for which you are claiming. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: Yes.

Q: And I show you now a four page inventory. Did you prepare that inventory or have it prepared for you?

A: I prepared this.

Q: And are the estimated values shown in the last column your estimate of a fair market value for the items?

A: Yes.

20 Q: And are the statements contained in your signed statement and the information contained on the list true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement and the four page inventory as one exhibit.

(STATEMENT AND INVENTORY MARKED EXHIBIT NO. 3)

MR. COBUS: The statement, Exhibit No. 3, lists four steel beds with springs and mattresses, and refers to the inventory list which is part of Exhibit No. 3. He values the beds, mattresses, at \$105.00.
30 The goods claimed for were left in the house and

C. Yoshida
In Chief

buildings on the property on River Road at Chemainus, B.C. except the dishes contained in three boxes which were left at the Japanese Community Hall in Chemainus under the protection of the B.C.P.P., which, I presume, is the British Columbia Provincial Police. He says, "I have allowed for depreciation on all used articles." The unused items have been put in at cost price to him. He points out that none of the articles which were shipped to him by the Custodian in December '42 are included in the articles for which he is claiming.

I would ask my learned friend to produce the summary of the Real and Personal Property claim in this case.

MR. BOWEN-COLTHURST: That is the analysis, is it?

MR. COBUS: No. (Handed to Mr. Cobus)

This document headed "Claim for Real and Personal Property" I would ask to file on behalf of my learned friend, pointing out, your honour, that under "remarks," this statement is found: "All chattels in the Chemainus area were moved by our Chattels Department's Nanaimo agent and placed in the Japanese Community Hall at Nanaimo for convenience of sale by auction. This hall was broken into and ransacked on numerous occasions, which probably accounts for nothing identified as Chiyoki Yoshida's property appearing in auction returns."

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(SUMMARY MARKED EXHIBIT NO. 4)

MR. COBUS: Your witness.

MR. BOWEN-COLTHURST: With regard to the real property,
your honour, it will be contended that it was
sold for a fair market value. With regard to
the personal property claimed, it will be con-
tended that the claimant failed to fill out a
J.P. form and that the claimant's wife subsequently
supplied the Custodian with a list that was appar-
ently not complete, that the Custodian, as a
10 result, did not have full knowledge of the
claimant's chattels that is now contended by him
were left at the coast, and as a result it was
not possible to give them the care that they
may have required, being in that position.

It will be further contended that what
goods did come into the hands of the Custodian
for which he may be held responsible and which
were not sold, are over-valued by the claimant.
It will be held that those goods that were sold
20 by the Custodian were sold for a fair market
value.

Now, I would ask my learned friend to admit
that the 1944 assessment on the property in ques-
tion, the real property, showed the improvements
valued at \$1400.00 and the improved land at
\$670.00.

MR. COBUS: I would be very happy to admit that. As
a matter of fact, I would point out, too, that the
improved land is valued at \$670.00; in other words,
30 that is but a portion of the land value itself.

CROSS EXAMINATION BY MR. BOWEN-COLTHURST:

Q: Witness, you just used this house as a residence, did you not? A: I used it as a house.

Q: You made your living as a sawmill worker at a nearby mill, didn't you? A: I was working as a millwright.

Q: Now, you never filled out a J.P. form, did you?

A: No, I did not.

10 Q: But on April 16, 1942, your wife on your behalf sent the Custodian a list of chattels that you were turning over to him for his care, is that not correct? A: My wife sent this, but my wife did not know the number of things.

Q: I show you a letter. Is this the letter to which you are referring? A: I think so.

Q: That is your wife's signature, is it not?

A: I think so.

20 Q: And your wife wrote that letter on your behalf and with your knowledge, did she not?

A: I didn't know that she sent this letter.

Q: Where were you on April 16th, 1942?

A: Tashme.

Q: 1942? Not 1944 -- 1942.

A: Tashme.

Q: April 16, 1942? A: At Princeton camp.

30 Q: Did you and your wife leave Chemainus at the same time? A: No, I went first.

Q: When did you leave Chemainus? What date?

A: 19th of March, 1942.

Q: Now, after you saw your wife, did she tell you what she had done as far as notifying the Custodian of what chattels were being left at Chemainus?

THE INTERPRETER: He wishes me to translate this letter.

(Interpreter to Witness)

10 THE INTERPRETER: A: I am not quite certain, but I am aware of the fact that these things were there.

MR. BOWEN-COLTHURST: Q: And are you also aware of the fact that your wife sent this letter to the Custodian and set out those values?

A: No, she sent it without my knowledge.

Q: When was the first time you found out that she had sent it?

A: At the time I heard about the Japanese Claims Commission.

20 Q: When was that? A: About one year ago.

Q: Now, assuming that --

MR. BOWEN-COLTHURST: First of all, I will put this in as an exhibit, this letter.

(LETTER MARKED EXHIBIT NO. 5)

Q: There are certain pencilled notations on Exhibit No. 5, and there is a question mark pencilled in there and a total pencilled in, and I think it is reasonable to assume that those were pencilled in --

30

MR. COBUS: I don't think the witness can assist you in that.

MR. BOWEN-COLTHURST: -- in the Custodian's office, and I don't expect the witness to assist me with regard to that.

Q: Now, assuming, witness, that item "3 boxes of carpenters' tools" includes both your carpenters tools and your millwright tools, as the letter makes no reference to millwright tools, would you
10 consider that value set in by the --

MR. COBUS: Your honour, this letter, the witness has already indicated, he has no knowledge of.

MR. BOWEN-COLTHURST: That is right.

MR. COBUS: Well, you are examining from the point of the truth or getting his opinion on statements contained in the letter.

MR. BOWEN-COLTHURST: Well, that is quite permissible. I can ask him if he would consider the value set out in that letter reasonable.

20 MR. COBUS: If you put your question in that way, all right.

MR. BOWEN-COLTHURST: Now, assuming, witness, that the first item set out in that letter, 3 boxes of carpenters tools, includes both the carpenters tools and the millwright tools that you left at your place, would you consider the value shown in that letter, namely, \$153.50, is a fair value?

A: I think it is a little low, but somewhere in that neighbourhood.

30 Q: Now, in order that there may be no misunderstand-

ing on this, do I understand that you mean by that that you consider \$153.50 possibly a little low, but somewhere in the neighbourhood of the value of the carpenter tools and the millwright tools?

MR. COBUS: Would the interpreter make it clear, your honour, that the question concerns all the tools listed under "carpenters tools and millwright tools."

10 MR. BOWEN-COLTHURST: Yes, I want that clear.

THE INTERPRETER: I put the question exactly as it was put to me: "Assuming that the boxes contained the carpenter tools and the millwright tools -- "

MR. COBUS: Thank you, Mr. Interpreter.

A: I think it is cheap.

MR. BOWEN-COLTHURST: Q: Where did you obtain the information that appears on the inventory that forms part of Exhibit 3?

A: I got that information from a book of mine.

20 Q: Have you the book with you? A: Yes,
this is the book. (producing)

Q: Is the inventory that is attached to Exhibit 3 a copy of the items that appear in the book that you now produce? A: Yes.

Q: When was the information put in that book?

A: A long time ago.

Q: Have you any idea as to what year?

A: When I went to camp I put that there.

30 Q: That is, prior to being evacuated, is that it?

C. Yoshida
Cross exam.
RepDirect exam

A: Yes.

Q: Will you show me in your book where the first item on the inventory was taken from?

MR. BOWEN-COLTHURST: Will you interpret the actual item?

THE INTERPRETER: I am just trying to get the information you asked for.

MR. BOWEN-COLTHURST: All right.

THE INTERPRETER: This is the hand saw -- I can read it
10 in Japanese -- and six Japanese saws, five planes.

MR. BOWEN-COLTHURST: You are reading the items in English as they appear in Japanese in the book, are you, Mr. Interpreter?

MR. INTERPRETER: I can read Japanese sufficiently to be able to see that is the handsaw.

MR. BOWEN-COLTHURST: Q: Are the values set out in that book?
A: Yes, they are set out there.

Q: That is the cost price, is it?

20 A: Yes, the cost price.

MR. BOWEN-COLTHURST: All right, thank you.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: What sort of work did you say you did in the sawmill, witness?
A: I was a millwright.

Q: What tools would you use at your trade? How would you describe the tools you used in your trade?

A: Wrench, drills, jack, chisels.

30 Q: Yes. I think those are sufficient items. What I

wanted to know, witness: your millwright tools you would be using every day, would you not?

A: Yes.

Q: And your carpenters tools, would you use them quite frequently about your property?

A: Yes.

Q: Would your wife know the value of tools of any sort?

10 A: I have said to my wife that certain tools cost so and so; she may have an idea, but she wouldn't know perfectly what the prices were.

Q: But the values you declared on the list attached to Exhibit 3 would be your opinion of an estimated fair market value?

A: Those were ordinary prices.

Q: That is, ordinary prices at which such items would sell on a free market?

A: Now everything has gone up and I feel that those are low, the price has gone up.

20 MR. COBUS: Your honour, I have the J.P. form from my learned friend's file. Certain details have been typed in. It is dated the 20th of April, 1942, and beside the word "signature," this note appears: "Declarant left before signature could be obtained," and a note, "For departmental use. See letter from Chiyoki Yoshida, per Mrs. Yoshida, of April 16th, 1942, from Chemainus, B.C."

30 I would ask that that be filed on behalf of my learned friend.

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

MR. BOWEN-COLTHURST: I don't think that has any evidential value. It never was signed by the claimant and there is no indication as to where the information was obtained from, and the letter that is referred to has already been filed by myself, that is the letter that is now on file as Exhibit No. 5.

10 MR. COBUS: From which that J.P. form was typed up preparatory to signature. Can my learned friend tell me if the document was ever mailed to the claimant for signature?

MR. BOWEN-COLTHURST: All the information is contained in Exhibit 5 that is set out in this unsigned J.P. form.

20 MR. COBUS: Your honour, I think the fact the Custodian's office accepted the letter from the wife as sufficient to prepare a J.P. form for signature indicates that whether or not the man actually signed the J.P. form the Custodian acted as if he had when he took that declaration as sufficient information.

THE COMMISSIONER: Well, he was merely preparing the J.P. form to send to the man for signature. This man may not have been satisfied with that.

MR. COBUS: That is right, your honour, that is why I think it should go in.

THE COMMISSIONER: Well, there is no harm in it being filed, now that there has been this discussion.

30 MR. BOWEN-COLTHURST: I will not oppose it for what it

is worth.

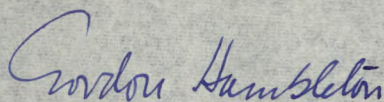
MR. COBUS: That is all, your honour.

MR. BOWEN-COLTHURST: No further questions, your honour.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

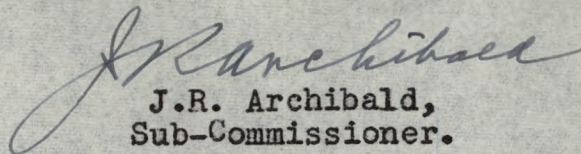
I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.



G. Hambleton
Official Reporter

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



J.R. Archibald,
Sub-Commissioner.

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DEC 18 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses. NOTIFIED

APR 15 1948

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

CASE NO.

ACKNOWLEDGED

MAY 14 1948

5201

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

(1) NAME YOSHIDA CHYOKI (RCMP) Reg. No. 08764
(Print) Surname Given Name

(2) Pre-Evacuation Address P.O. Box 146 CHEMAINUS B.C.

(3) Present Address 90320 SEYMOUR ST. KAMLOOPS B.C.

(4) REAL ESTATE

(a) Street Address (if any) CHEMAINUS B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Lot no. - A, Map - 2117 Area - 53

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm
(ii) Residence Type of business Farm
(iii) Business
(iv) Any other type of property (describe)

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

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land 53 acres \$ 2,000
(ii) Buildings new house - 3,000, chicken house 500, garage 200 \$ 3,700
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ 5,700

(v) Amount at which Custodian sold property and credited your account - \$ 899.32

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - \$ 4,800.68

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

Chemainus B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

house

(c) How stored or packed at time of evacuation Stored in one room which was

locked with pedal-lock and the door lock

(over)

6

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

In no ones care Police of Chemainus have my key for my house

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

1. <i>Carpenters tools</i>	Estimated Value \$ <i>300</i>
2. <i>Millwrights tools</i>	Estimated Value \$ <i>200</i>
3. <i>beds - 4 pair</i>	Estimated Value \$ <i>160</i>
4. <i>Furnitures</i>	Estimated Value \$ <i>100</i>
5. <i>carpets</i>	Estimated Value \$ <i>50</i>
6. <i>new blinds - 10</i>	Estimated Value \$ <i>35</i>
7. <i>kitchen utensils</i>	Estimated Value \$ <i>25</i>
8. <i>farm tools & axes, saws, paints etc.</i>	Estimated Value \$ <i>50</i>
9. _____	Estimated Value \$ _____
10. _____	Estimated Value \$ _____

TOTAL CLAIM FOR PROPERTY LOSS \$ *910*

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

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ *5,710.68*

- (6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)

- (b) Do you require the services of an interpreter
at the hearing? Yes or no *yes*

Kamloops

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

DOMINION OF CANADA)

of)

TO WIT:)

I, *Chiyoaki Yoshida*
of *Kamloops*

of the *B.C.*
in the *Province of British Columbia*

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the *B.C.*

of *Kamloops*
in the *Province of British Columbia*

this *17th* day of *December*

A.D. 1947.

Chiyoaki Yoshida
David Verchue
A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

C. YOSHIDA

(Claimant's Name)

REAL ESTATE
(Farm Land)

08764

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared about 49 1/2 ac							
Cultivated not planted 2 1/2 orchard	53 acres	1936	Don't remember	300 at last sale	all bush	none	4000.00
Cultivated and not in crop							
List Crops							
about 1 ac planted in vegetables & raspberries							

Total 1 ac

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
cleared about 3 1/2 acres - 1936 to 1941 - hired labour + some iron - heavy clearing - est. cost - 1000.00		
Dug 3 wells (average 16' depth) - two cribbed - own labour + hired help - est cost - 75.00		
Planted about 30 fruit trees (peaches) - and 70 ready to plant Spring 42 - cost about - 135.00		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	(one story)	24 x 36	Frame - part cement and part cedar block foundation - shingle roof - full cellar - plan. floor - 1st floor - painted, cellar and main floor (varnished) - fir flooring - frame work 1937 - for shelving 1941 - (edge grain flooring + #1 clear						
Henshouse		18 x 38	Frame on cedar blocks (2 x 8 joists)						500.00
Garage		12 x 16	cedar roof	1941					100.00
Broadway house		10 x 12	Frame on cedar blocks - shingle roof	1940					50.00
			Electric light in house	1937					

Comments re Appraiser's report not covered by above information:

When house was not 5 yrs old (it was built in 1941) garage 2 yrs old (not 5). The appraiser fails to mention my fruit trees, the acreage completely cleared was at least 2 ac - some shrubs left in 1 1/2 acres. There was a considerable quantity of 2nd growth fir and of cedar poles for the bush acreage, and a large quantity of timber suitable for firewood - the buildings, with the exception of the broadway house, were in good condition and repair when we left. Property is conveniently located on the River Road about 3/4 mile from Chen ams. This part would be good for berry growing and bush land when cleared. I believe property would be worth at least \$4000.00 when sold by the claimant.

SIGNATURE

C. Yoshida

Farm Appraisal Report

EXHIBIT No.

DATE

FILED BY

File No. JL 803

MAY 14 1948

Land Description Pcl. "A" of Sec. 15, Rge. 5 & 6, Map 2117, Chemainus Dist.

Containing 53. Acres

Owner's Name YOSHIDA, Chiyoki Post Office Address Chemainus, B.C.

Nearest Rail Point Chemainus, B.C. Distance 3/4 mile

Market Town Chemainus, B.C. Distance 3/4 mile

Church (give denomination) C. of E., Catholic & Baptist Distance 3/4 mile
Chemainus

Nearest School Chemainus Public Distance 3/4 mile

State how property was identified: One iron pin located and map and road check.

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

Property has frontage on a fair gravelled road (River Road)

Is this district a good one? Poor for farming but fair industrially.

Employment opportunity Fair at Chemainus, mill 3/4 mile, and in woods 5 to 10 miles.

Predominating Nationality and religion: British Protestant.

Describe Fencing and its condition: Small area fenced in N.W. corner. Value \$

Water supply: Two dug wells, one under house and one near garden Value \$
Fair supply, average depth 25'.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1-sty.	24 x 36	frame	9'	shgl.	5	pt. cement pt. cedar blks.	fair	800.00
Hen House	18 x 36	"	8'	"	5	cedar blks.	"	75.00
Garage	12 x 16	"	8'	"	5	" "	"	25.00
Brooder Hse.	10 x 12	"	8'	"	5	" "	poor	"
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Electric light installed to house.

Total present day value \$ 900.00

Total Value Buildings add to farm House and outbuildings. \$ 675.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House and foundation in very fair shape.

\$

Describe the basement and chimneys: Full basement, 1 brick chimney to ground.

No. rooms downstairs? 4 Upstairs? How finished Lumber lined and varnished.
2 rooms in basement lined with V-joint.

Are buildings painted? Yes, house only. Condition of paint Fair.

Distance from nearest bush 150' to nearest bush east of house.

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
.20	level	10" clay lm.	clay to gravel	garden	50.00	10.00
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
3.0	level	8" grav.	gravel	pt. clear, some heavy stumps	100.00	10.00
49.80	undulating & rolling	Pt.grav. pt.grav. clay lm.	gravel clay	heavy bush, logged off land 2nd growth, some fir wood and cedar poles	150.00 up	5.00
	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 \$ 289.00

Total added by buildings to value of farm \$ 675.00

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

Total value of farm \$ 964.00

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

Vacated this spring and rented to a Mr. & Mrs. W.H. Munson at \$8.00 a month, only very small area cleared and used for a garden. Owner worked at Chemainus Mill.

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

Possibly small fruit and poultry, but more suitable as a homesite for an industrial worker.

Noxious weeds:

Some thistles.

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

North Cowichan Municipality, Duncan, B.C.

Land assessed at \$ 670.00

Improvements at 1000.00

\$1670.00

1942 Taxes \$42.20

Date: 23rd August, 1942.

Place: Pt. Alberni, B.C.

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

Inspector's Signature

"L.B. PLUMBLY"

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

Farm Appraisal Report

Remarks: This property is situated on the River Road just past the gravel pit on the left-hand side of the road. The buildings are some distance back from the road, and property lies in three benches; upper bench is very gravelly; second bench is clay loam on gravel, but all this land is still in bush and there is very little of it cleared. There is still some 2nd growth fir and a few cedar poles on it, plenty of timber suitable for fire-wood - one of the reasons I have placed \$5.00 an acre on the bush land.

Property is rented to Mr. and Mrs. W.H. Munson for \$8.00 a month, they are shortly leaving, having purchased the 10 acres adjoining for \$800.00 with no down payment, and monthly payments of \$12.00 a month. Mr. Munson is employed by the Victoria Lumber and Manufacturing Co. at Chemainus.

(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

.20 ac. clear, used for garden vegetables \$
3.0 " pt. clear, gravelly land \$
49.8 " bush, logged off land. \$

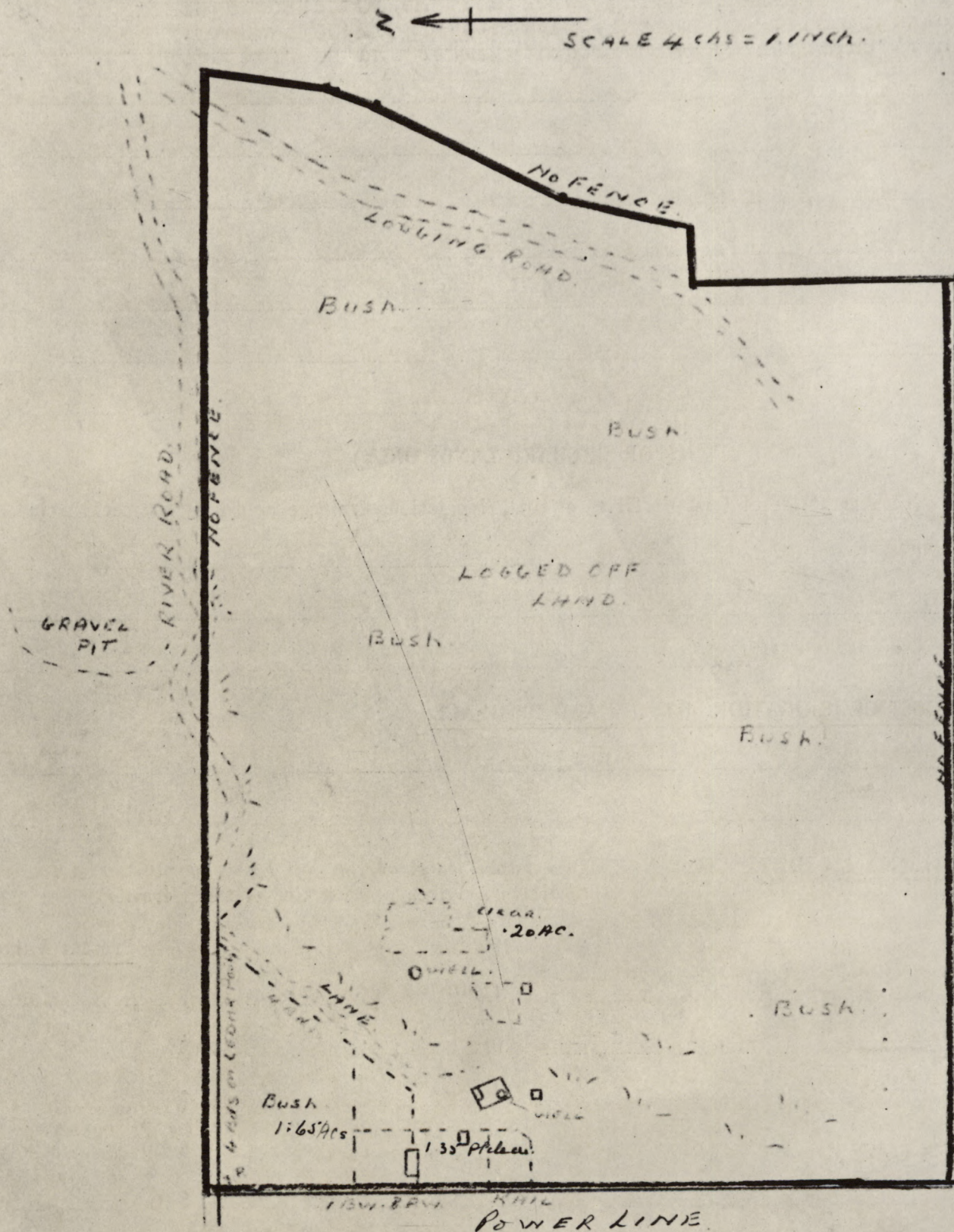
53.0 \$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

CHIYOKI YOSHIDA
RICH SEC 15 RGE 546 T14P 2117
CHEMUNUS DIST.
53.00 ACS.



Following careful review of this appraisal report, it is my opinion that the present value is \$900.00

Date.....25th August,.....19...42.

"I. T. BARNET"
District Superintendent.

Articles	When Bought	Cost Price	Condition	Est. Value
<u>CARPENTERS TOOLS.</u>				
6 handsaws (DIXON-12)	1930 - 41	\$ 30	Good	\$ 20
6 Jap. Saws	1930 - 41	\$ 30	"	20
5 Jap. planes	—	15	Good	10
7 molding planes	—	14	Good	10
#55 plane - 1	—	25	Good	20
auger bit 1-set	—	7	Good	5
1 Yankee - Brace	1937	14	Good	12
1 Yankee drill	1937	7	Good	6
20 Chisel - $\frac{1}{8}$ - 3 in.	1925 - 41	30	Good	20
12 Jap. Chisel	1925 - 41	12	Good	8
1 square	—	4	Good	2.50
1 Automatic push drill - (Yankee)	—	5	Good	3
2 level wood end cast steel	1934	7	Good	5
1 combination square	—	1.50	Good	1
1 Sliding T Bevel	—	1.50	Good	.25
2 Screwdrivers 1 - Yankee Automatic	—	5	Good	3
1 Steel tape 1 ft plain	1940	5	Good	4
2 pair door vice	1939	5	Good	4
3 nail hammer	1937	5	Good	3
				\$ 156.15

Articles

When Bought Cost Price Condition Est Value

MILLWRIGHTS TOOLS					
1 electric drill	1937	\$ 25	Good.	\$ 20	
1 set high speed drill set	1930-40	10	Good	8	
1 screw jack	1938	5	Good.	4	
4 Jackle blocks.	1939	8	Good.	6	
300ft. Manila Rope $\frac{1}{2}$ in.	1939	9	Good	5	
5 crescent wrench - 6, 8, 10-12, 14.	1930-40	12.50	Good.	10	
2 pipe wrench	1938	8	Good.	7	
4 calipers	1937	12	Good.	10	
1 Pliers	1929	3.75	Good.	2.75	
10 Cold chisels	—	3	Good.	2	
1 Hack Saw	—	2.95	Good.	2	
1 set Socket Wrench	—	20.	Good	10	
1 speed indicator	1938	3	Good.	2	
1 Linners Shears	—	3	Good.	2.50	
3 Mechanic hammers	—	3	Good.	2.50	
1 blow torch	—	8	Good.	5	
				\$ 108.75	

Articles	When Bought	Cost Price	Condition	Est. Value
----------	-------------	------------	-----------	------------

FARM TOOLS (Equipments)				
4 shovel.	1938-40	\$ 5	Good	3
1 rake	1938	1.50	Good	1
1 spade	1938	1.25	Good	
3 garden hoes	1938	3	Good.	1.75
1 pick	1937	1.25	Good	1
1 mattock	1938	1.45	Good.	1
2 poultry water can	1940	2.50	Good.	2
75ft garden hose	1939	4.50	Good.	3.50
2 peavey	1938	4.	Good	3.
2 cross cut saw	1938	25.	Good.	15.
1 garden water spray	1938	1.50	Good.	1
2 double axes	1938	3.	Good.	2
				~~\$34.75~~

FURNITURE (collected in JP)				
1 Sofa	1936	\$ 20	Fair	10
2 tables	1937	25	Good.	15
9 chair	1939	15	Fair.	10
4 wash-tube + boards	1938	7.	Good.	
pictures + mirrors.	1939	10	Good	5
				~~\$40~~

Articles	When bought	Cost Price	Conditions	Est. Value
Lumber - 2000'	1940	\$40	Good	\$40
Linoleum 1-6' x 30'	1938	20	Good	\$10

TOTAL VALUE OF \$389.75

C YOSHIDA

(Claimant's Name)

PERSONAL CHATTELS

08764

Reg. No.

EXHIBIT No.

DATE

FILED BY

Estimated value

at Date of Evacuation

Description of Major Items
(and particularly of goods
lost, stolen or destroyed)Approximate
Date PurchaseNew or Used
When Purchased

Price Paid

Condition when
Evacuated4 steel beds complete
with springs +
mattresses

3 - in 1937

new

120.00

good

75.00

1 - in 1941

new

40.00

very good

30.00

(all the other articles for which I am claiming are set out on
lists attached hereto, with estimated values)

Description of Storage of Goods:

Left in house and buildings on property on River Road,
Chenamus BC, except dishes contained in 3 boxes, which were
left at Japanese Community Hall in Chenamus, under protection
of the BC P.P.

General Statement as to Chattels not Described above:

n/a

Additional Comments, if any:

I have allowed for depreciation on all used articles claimed.
Items have been put in at cost prices to me. None of the costs
for which I am claiming were included in the
shipment sent home by the custodian in
Dec 1942.

SIGNATURE

C Yoshida

CLAIM FOR REAL AND PERSONAL PROPERTY

Claimant: Chiyoki YOSHIDA.

EXHIBIT No. 122-4
DATE MAY 14 1948
FILED BY mm
File 5201.

	<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>VLA Appr.</u>	<u>VLA Price</u>
(1)	\$4,800.68	Real Property (Dwelling and Outhouses on 53 acres), Chemainus, B. C.	\$5,700.00	\$2,070.00	\$964.00	\$947.25
(2)	\$ 300.00	Carpenter Tools				
(3)	\$ 200.00	Millwright Tools				
(4)	\$ 160.00	Beds (4)				
(5)	\$ 100.00	Furniture				
(6)	\$ 25.00	Blinds				
(7)	\$ 50.00	Carpets				
(8)	\$ 25.00	Kitchen Utensils				
(9)	\$ 50.00	Farm Tools				
	<u>\$5,710.68</u>	Amount of Claim				

(1) This property, situated about 1 mi. from Chemainus, V.I., consisted of a Dwelling and outhouses, all about 5 years old, on 53 acres of logged-off Land, about 50 acres of which was still in Bush at time of sale. Our agent on the spot found difficulty in keeping it rented (@ \$8.00 per month).

(2) 3 Boxes Tools weighing 470 lbs. were shipped to owner Dec. 2/42, and have been assumed to have included all tools of any value on premises. Way Bill attached.

(4) (5) (6) (7) (8) & (9) We have no record of any inventory having been made and with the exception of the Blinds (6) and (7) Carpets (?Linoleum rugs) which could have been treated as fixtures and included in sale of real property, these goods are unaccounted for. All chattels in the Chemainus area were moved by our Chattels Department's Nanaimo agent and placed in the Japanese Community Hall at Nanaimo for convenience of sale by auction. This Hall was broken into and ransacked on numerous occasions, which probably accounts for nothing identified as Chiyoki YOSHIDA'S property appearing in auction returns.

Vancouver, B. C., January 30th, 1948.

RGB/P.

[Handwritten signature]

EXHIBIT No. 121-5DATE MAY 14 1948FILED BY Mr. Cuthbert

Chemainus, B. C.

April 16th, 1942

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 18 1942

Dear Sirs:

I hereby wish to hand over to your department's care the following items on the property of Chiyoki Yoshida, located on the Chemainus River's Road, Section A. Map 2117. Land assessed at \$ 670.00 Assessed value of improvements \$ 1400.00

In the house on this property I have the following things stored:

3 Boxes of Carpenters' Tools -- valued at -- \$ 153.50

Farmer's gardening tools ----- 33.30

1 only - Sofa - value \$ 5.00 4 Beds - value - \$ 150.00

2 Table ----- 15.00 9 Chairs ----- 15.00

2 Tubs of Japanese sauce \$ 12.00 Wash-board, wash-tubs- \$ 7.00

Picture mirror ----- 10.00 Kitchen kitchen ///// \$ 5.00

Floor Covering ----- 50.00 Lumber in woodshed ----- 35.00

The total value of the above items are \$565.80

The following items are left at the Japanese Community Hall, under the protection of the Local B.C. P.P.

Marked # 1. # 2 & # 3. Each paper box containing dishes.

Each box valued at ----- \$ 9.00

Total \$577.80
Yours very truly,

Chiyoki Yoshida
per (Mrs.) *C. Yoshida.*

OFFICE OF THE CUSTODIAN

EXHIBIT No.

MAY 14 1948

JAPANESE SECTION

DATE

FILED BY

MAY 14 1948

FILED BY

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: YOSHIDA, Chiyoki

HOME ADDRESS: Chemainus, B. C.

REGISTRATION NUMBER

SEX:

(M)

AGE:

OCCUPATION:

(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: unknown

MARRIED? Yes

NAME OF WIFE OR HUSBAND: unknown

ADDRESS OF WIFE OR HUSBAND: Chemainus, B. C.

NAMES OF ANY LIVING CHILDREN: unknown

ADDRESS OF CHILDREN: unknown

AGE OF CHILDREN: unknown

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

1. LOCATION AND DESCRIPTION: Located on the Chemainus River's Road, Section A.

Map 2117. Land assessed at \$670.00

Improvements assessed at \$1,400.00

2. BUILDINGS AND OTHER IMPROVEMENTS: House

3. INSURANCE (Give particulars; state where policies are)

unknown

4. TAXES (Amount and where payable) unknown

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

unknown

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

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: unknown
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: unknown
- 9. IF FARM LAND STATE CROPS SOWN: unknown

- 4. INSURANCE CARRI
- 5. MORTGAGES, LIEN
- OTHERS:

STATEMENT OF REAL PROPERTY OCCUPIED

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

- 6. MONEYS OWING T
- 7. BONDS, DEBENTUR
- 8. BANK ACCOUNTS:
- 9. LIFE INSURANCE:
- 10. INTEREST IN ANY
- 11. SAFETY DEPOSIT

LIABILITIES:

- 1. PERSONAL DEBTS
- 2. TRADE DEBTS:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Following items left on the property of Chiyoki Yoshida, located on the Chemainus River's Road, Section A. Map 2117. Land assessed at \$670.00 Improvements \$1,400.00 3 boxes of carpenter's tools, Farmer's gardening tools, 1 sofa, 4 beds, 2 tables, 9 chairs, 2 tubs of Japanese sauce, Wash-board, wash-tubs, Picture mirror, Kitchen utensils Floor covering, lumber in woodshed. Total value of above items - \$ 565.80 Following items left at Japanese Community Hall, under protection of the B.C.P.P. marked #1, 2 and 3. Each paper box containing dishes. each valued at \$9.00

- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: unknown
- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: unknown

I, the undersigned, h area as set out above, ex or other securities, if any

I certify that the abo every description in any and indirect.

Dated this 20th

FOR DEPARTMENTAL

4. INSURANCE CARRIED ON ABOVE PROPERTY:

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

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

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS.

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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 20th day of April 1942.

(Signature)

Declarant left before signature
could be obtained.

Witness.

FOR DEPARTMENTAL USE See letter from Chiyoki Yoshida, per Mrs. Yoshida, of
April 16th, 1942, from Chemainus, B. C.

wn

known

unknown

PAID:

e paid)

FURNITURE, FIXTURES,
PERSONAL EFFECTS:

located on the Chemainus
.00 Improvements \$1,400.00
sofa, 4 beds, 2 tables, 9
Picture mirror, Kitchen utensils
items - \$ 565.80
protection of the B.C.P.P.
ch valued at \$9.00

PETS

ANY INTEREST IN, OR