Name of Claimant YUKAWA, Yoshiaki (decd) 8642 Case 508

Custodian File " Hatsue 4906

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1355		986.01				986.01

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	
300.	75.00							75.00

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	
			46%	385.50	177.33			177.33

TOTAL RECOMMENDATION 1238.34

CASE NO: 508.

6

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

April 5th, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIAKI YUKAWA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 508.

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

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

Lethbridge, Alberta,

April 5th, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIAKI YUKAWA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
L.S. TURCOTTE, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. TURCOTTE: My lord, I would like to proceed with the case of Yoshiaki Yukawa, No. 51 on the list.

I might explain in this case that Yoshiaki Yukawa died in 1945. There have been no letters of administration so far as I can ascertain, there being no reason for it.

THE COMMISSIONER: Yes.

MR. TURCOTTE: The widow is living in Ontario with two of the children -- no, one of the children, and the other two children are with the grandfather here, that is the deceased's father, and I am asking your Lordship's permission to call the father who assisted in building this property. It was a new property and he is well acquainted with the facts necessary. I suppose at a later date it will be necessary to administer the estate in case there is any award made.

THE COMMISSIONER: That seems satisfactory. Mr. Hunter, have you any objection to hearing from the father of the deceased?

MR. HUNTER: No, my lord. I presume anything resulting from a recommendation, if any, would be made to the dedeased's estate and they would furnish evidence to the Government of administration.

MR. TURCOTTE: We don't wish to go to that expense unless there is something to be gained. I will call Mr. Yukawa.

YONEKICHI YUKAWA, a witness on behalf of the Claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Are you the father of Yoshiaki Yukawa?

A Yes.

Q Q Did he die in June of 1945?

A Yes.

Q And his widow's name is Hatsu Yukawa?

A Yes.

Q And she is in St. Catherine's, Ontario, now?

A Yes.

Q There are three children?

A Yes. One is over in St. Catherine's, and he has two here.

Q That is the witness has taken care of two?

A Yes.

Q Now how far away from where you lived did your son establish his chicken farm?

A He was on Wilson Road, about three-quarters of a mile away.

Q With whom did his son and family or wife live with when he was building the buildings?

A At his house.

Q At the witness' house? A: Yes.

Q And did the witness help the son with the building?

A Yes.

Q Now I am showing you a statement of real estate. Is that your signature?

A Yes, I signed it.

Q And was that prepared by me from information which

you gave to me? A: Yes, he explained it all to you.

Q And is everything in there true to the best of his memory? A: Yes.

Q And are all the facts in there within his knowledge?

A Yes. Generally speaking I understand it all.

(STATEMENT MARKED EXHIBIT NO. 1).

Q I am showing you another document, a statement of personal chattels. Is that his signature on that?

A Yes.

Q And wasthat prepared by me from information which he gave to me? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. TURCOTTE: Would my learnedfriend file the analysis of the claim.

(ANALYSIS MARKED EXHIBIT NO. 3).

THE COMMISSIONER: All these buildings were built in 1941, were they?

MR. TURCOTTE: Yes.

Q How long had your son lived in that house? How many months had your son lived in the new house?

A About two months.

MR. TURCOTTE: About two months, my lord. It was a brand new proposition.

THE COMMISSIONER: Just let me make sure I have your claim correct. You show the estimated value at date of sale at $1175.00. Does that relate to land alone?

MR. TURCOTTE: Land alone. That is the way I have shown all my claims.

THE COMMISSIONER: Yes.

MR. TURCOTTE: I probably should have added it up.

Q This was going to be used as a chicken farm, is that correct? A: Yes.

Q Now the Custodian says that the stove owned by your son was sent or shipped to him?

A Yes. I don't know anything about it, but I didn't receive it.

MR. TURCOTTE: I think there is a mix-up in these stoves. There is a letter showing that the stove was shipped to this man, that it was his stove. I think they have them mixed up. He didn't claim for his stove. He was here last week. I think there is something in the file. I think there is a mistake, sir. The stove that was shipped really belonged to this man, and not to the son.

MR. HUNTER: Are you referring to the kitchen stove?

MR. TURCOTTE: Yes. There is a letter from this man about his own stove in that file. My lord, I would like to offer these as exhibits. The first is signed by Anderson who was an agent of the Custodian. I understand chattels belonging to Yonekichi Yukawa --

THE COMMISSIONER: Yes, that is this man.

MR. TURCOTTE: --it shows "outstanding articles missing, hand cultivator", and then it says, "Heater (was shipped to the Japanese last fall.)" and "Range (was shipped to the Japanese last fall.)" And then it refers to 6 milk cans, sold by Yukawa. You remember we discussed it last week, my lord.

THE COMMISSIONER: Well, I do not.

MR. TURCOTTE: In any event, theyhave this in this estate file, and as a result of that I suppose at leaste they have put it on the analysis of this e estate that the stove that was shipped belonged to the estate, whereas the stove is clearly shown as belonging to this man, unless the Custodian has some other evidence. I have examined the file very carefully and I can't find it.

THE COMMISSIONER: What is the date of the letter?

MR. TURCOTTE: It isn't dated, my lord, it is a report.

(REPORT MARKED EXHIBIT NO. 4).

MR. TURCOTTE: Now then, I would also like to put in a letter from a man named Rooke.

THE COMMISSIONER: Is this a letter or a report?

MR. TURCOTTE: This is a certification letter,

"This is to certify that I have taken the heater stove from the Wilson Road property owned by Yoshiaki Yukawa to the Gibson Rodd property owned by Yonekichi Yukawa.

"This was done on the authority of Y. Yukawa in a letter to the Custodian."

I merely want to put that letter in to show that there can be no connection between Yoshiaki's heater and Yonekichi's heater, because clearly the heater was taken by Rooke, whereas this letter shows the heater being shipped which was this man's heater, not Yoshiaki's.

THE COMMISSIONER: What is the date of the letter?

MR. TURCOTTE: It was received by the Custodian on the 26th of September, 1942.

Y. Yukawa,
In Chief.

(LETTER MARKED EXHIBIT NO. 5).

MR. TURCOTTE: My lord, in regard to the truck, I have made a check of the serial number as shown on the Custodian's report, and it starts with "6". I therefore presume that is the 1936 truck, and therefore our value is much too high, and I reduced that to $600.00 instead of a thousand dollars. I have reduced it, I think, on your form.

THE COMMISSIONER: It shows on Exhibit 2 as $1100.00.

MR. TURCOTTE: That is the new price. In his claim he claimed a thousand dollars which I think should be reduced to $600.00 at least. It appears to me to be more reasonable.

Now there is a comment on the analysis in regard to the cooking utensils, $50.00, and it says that it was "shipped, see letter July 24, 1942, B.C. Security Commission". Now that letter asks that they be shipped, as I remember it, but there is no particular proof that they were shipped. Now I haven't had an opportunity to write to Mrs. Yukawa to see whether she received any utensils or not, but I would like that question left open, that is unless Mr. Hunter has some other evidence.

MR. HUNTER: No, I have none, my lord.

MR. TURCOTTE: I think he will agree that the letter merely asks for it. There was no evidence it was actually shipped.

MR. HUNTER: On the strength of the information in the file the way it should have read is, "may have been shipped", my lord.

THE COMMISSIONER: Well, I am making that change in Exhibit 3, Mr. Hunter.

MR. HUNTER: Very good, my lord.

MR. TURCOTTE: I would like my learned friend to produce a report of Mr. Anderson. I think there is a report in there to the effect that the place was ransacked, and everything was stolen. This is a report, my lord, dated June 12th, 1945, from R.M. Anderson re Yoshiaki Yukawa, "The house on this property is standing wide open and evidently has not been lived in for a long time.

"We found nothing that would warrant moving. The stove that was moved by Mrs. Rooke to the Gibson Road, is of no consequence, and certainly not worth moving."

I tender that, my lord, as an exhibit.

(REPORT MARKED EXHIBIT NO. 6).

Q Now, how old on the average were these chattels that were owned by your son? When did he buy them?

A The kitchen utensils were bought in 1941.

Q What about the stoves and beds and all that sort of thing? A: They were bought in 1941.

Q 1941, I see. Some new and some used?

A He said the sofa was an old one.

Q The sofa was an old one. What about the other things? A: All the rest were new.

Q Except for the sofa, everything else was new, is that correct? A: Yes.

Q And are the prices that you have placed on these

chattels the purchase price, or what? How did you arrive at the prices? A: They were notx important things, but all the new things, I think, generally speaking, they were based on the purchase price.

Q On the purchase price; I see. That is all.

MR. HUNTER: It is submitted, my lord, that the real property was sold for itw fair market value. It is submitted the vehicle was sold for its fair market value. It is submitted that the prices claimed for items not sold by the Custodian are exorbitant. I would file the Soldier Settlement Board appraisal. That will be Exhibit 7.

(APPRAISAL MARKED EXHIBIT NO. 7).

MR. HUNTER: The vehicle was appraised by McDermott Motors at $300.00 and was sold at that price, my lord. The R.C.M.P. report shows the mileage at over six million miles, but I think the figure is misplaced. I think it is 25,019, my lord, the next figure.

THE COMMISSIONER: Have you the R.C.M.P. report?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: I think perhaps you had better put it in.

(REPORT MARKED EXHIBIT NO. 8).

MR. HUNTER: As to the condition it says, "it appears good. Extra equipment, none." It is dated March 9th, 1942.

MR. TURCOTTE: There has been no evidence, I presume, taken on automobilex values at the Coast as yet.

THE COMMISSIONER: No. Do counsel recall when ceiling prices were fixed on motorcars?

MR. HUNTER: I don't think it was at that time, my lord.

THE COMMISSIONER: No, I do not think the ceilings came on until after 1942.

MR. HUNTER: I think that is right. We will have some evidence on that, but I think it was after 1942, my lord.

MR. TURCOTTE: I know here we had what were called "used car lists".

THE COMMISSIONER: I fancy they had them there, too. I am pretty sure they had.

MR. TURCOTTE: It will give a pretty fair idea of fair market price.

MR. HUNTER: The real property, my lord, is entirely a question of value. The chattels, with the exception of those which may have been shipped and the heater stove, which was abandoned as valueless, were all apparently stolen, and it is entirely a question of value to be determined by your Lordship. I am sorry that we can't be of more assistance on that, but actually nothing was sold and we can't even give a comparison on figures except for the vehicle, perhaps.

THE COMMISSIONER: I appreciate that.

MR. HUNTER: There are a couple of questions I would like to clear up with this man.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Yukawa, these prices which you have shown in

your personal property statement, those are just estimated prices, is that correct?

A I didn't put down these prices. They were the prices which were put down by my son and his wife, and I can't answer it.

Q Where did they put these prices down? Your son is dead, and his wife is in St. Catherine's. When and where didthey put these prices down?

A Before my boy's wife went to St. Catherine's, she had written down these particulars and left them with me.

Q And do you know whether these prices she shows were taken by her from memory or from written records which she had? A: I am not in a position to say; I don't know.

Q But these, anyway, are figures which were supplied to you by your daughter-in-law?

A Yes.

Q And the estimated value, that was also supplied by your daughter-in-law? A: Yes.

Q I see. You have no personal knowledge of the prices paid or the estimated value?

A My knowledge is merely from information which has been given to me.

Q You have no personal knowledge?

A Yes.

Q You mean no. A: I only know them from personal knowledge.

THE INTERPRETER: Would you repeat the question? Maybe I have it muddled up.

THE COMMISSIONER: I think you have it already, Mr. Hunter.

MR. HUNTER: I think it is clear, but for the purpose of the record, I would like to have it correct, my lord. I wouldn't want that in there if it was wrong.

THE COMMISSIONER: Put your question again.

MR. HUNTER: Q: You have no personal knowledge of prices or estimated value? A: I have no personal knowledge.

MR. HUNTER: Yes. That is all, my lord.

MR. TURCOTTE: My lord, that is not very satisfactory. I was just wondering whether I should get in touch with Mrs. Yukawa.

THE COMMISSIONER: I think you would be safer to arrange that she be called, say, in Toronto, because there is not very much proof of these values at the moment.

MR. TURCOTTE: I will do that. I will get him to write to her and I will write to the Toronto firm of solicitors.

THE COMMISSIONER: Yes, I think it would be wise to do that, and she had better be called before me when I am in Toronto. I will be there for all the month of May. So if you will, instruct your Toronto agent to apply to have her evidence taken there and I will hear it at that time. That is all, thank you, Mr. Yukawa.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Toronto, Ontario,

May 26th, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. BREWIN: We might deal with Mrs. Yukawa, my lord.

THE COMMISSIONER: The number?

MR. BREWIN: It is added to the list. Your Lordship will remember that was a claim that was heard in Lethbridge.

THE COMMISSIONER: Oh yes, the Yukawa claim which was heard at Lethbridge. Mr. Secretary, would you mind letting me have the Lethbridge number?

THE SECRETARY: Case 508 at Lethbridge.

THE COMMISSIONER: You have the transcriptx, have you, Mr. Brewin?

MR. BREWIN: No, but I have seen my friend's copy of the transcript.

HATSUE YUKAWA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

Direct EXAMINATION BY MR. BREWIN:

Q Mrs. Yukawa, you are the widow of the late Yoshiaki Yukawa? A: Yes.

Q Your husband, I believe, died in June of 1945?

A Yes.

Q And I believe in Lethbridge your father-in-law, Mr. Yonekichi Yukawa, gave evidence in respect to the claim for the estate of your late husband?

A Mes.

Q And have you had an opportunity to read over the

evidence which he gave? A: Yes.

Q And is the evidence given there correct?

A Yes.

Q I notice that he says that a good deal of the information he gave had been supplied by you, is that correct? A: Yes.

Q And I have here copies of claim forms that were put in, one is in regard to and it is headed "Real Estate form farm land", and that is a copy of information that was filed by your father-in-law, Have you read that over?

A Yes.

Q Is the information set out there correct?

A Yes.

MR. BREWIN: I don't know whether this should be marked as an exhibit, my lord.

THE COMMISSIONER: Is this something in addition to that which was filed?

MR. BREWIN: No, my lord, this is an exact copy of what was filed.

THE COMMISSIONER: I can tell you what the exhibits were. The statement of the real property relating to 6¾ acres on Wilson Road, New Westminster, was filed as Exhibit 1.

MR. BREWIN: Yes, my lord. This is a copy I have had sent to me by Mr. Turcotte.

THE COMMISSIONER: We will say that it verifies the contents of Exhibit 1.

MR. BREWIN: Yes. Perhaps my friend could tell me what number is the personal chattels claim form.

MR. HUNTER: It is Exhibit 2.

MR. BREWIN: Q: Exhibit 2 was the claim form in respect to personal chattels which your father-in-law filed. Have you read that over?

A Yes.

Q And are all the facts set out there correct to your knowledge? A: As far as I know, yes.

Q Well you do know about them, do you?

A Yes.

Q You supplied all the facts that went into it?

A Yes.

Q What year were you married? A: 1941, I believe it was.

Q And you moved on to this farm with your husband?

A Yes.

Q And most of the things you had in there were new? You were recently married, I suppose, is that correct?

A Yes.

Q And you have read over the evidence? I have asked you that before, the evidence given by your father-in-law? A: Yes.

Q And it is all correct, is it? A: Yes.

Q I don't think I need ask you in detail about these matters. There is one thing I should ask about and that is the Custodian filed an analysis of personal property claim which I suppose was marked as an exhibit, my lord.

THE COMMISSIONER: Yes, Exhibit 3.

MR. BREWIN: Q: On this document which the Custodian prepared, it says that a stove for which you are

claiming $180.00 was shipped. That implies it was shipped to you.

MR. HUNTER: No, to the husband.

MR. BREWIN: The husband died. What is the date of shipment? It says, "See July 5th, 1942, British Columbia Security Commission".

THE COMMISSIONER: The husband died in 1945.

MR. BREWIN: Q: Your husband died in 1945?

A In 1945.

Q It says it was shipped to your husband. Was that stove for which you are claiming ever shipped to your husband? A: No, it wasn't shipped to us.

Q You would know, I suppose. You were living with your husband and I suppose you would be using the stove if it had been shipped?

THE COMMISSIONER: Well she said it was not shipped. That is the end of it, is it not?

MR. BREWIN: Well she might have been away or something.

Q Apparently there is also stated in the analysis of personal property claim that cooking utensils for which you are claiming $50.00 were shipped, in a letter of July 24th, presumably the same letter as referred to. Were the kitchen utensils shipped? Did you ever receive them?

A No, we didn't receive them.

Q Now these prices that you have put on these chattels, are they what you paid for them or what you estimate to be the value? A: Well they were the estimated value of them.

Q Most of them were fairly new, at any rate, I think?

A Yes.

THE COMMISSIONER: Q: Now your father-in-law has said that the prices shown are the cost prices in 1941. Is that not correct? A: Yes.

THE COMMISSIONER: That is correct, is it?

A Yes.

MR. HUNTER: It showsboth, my lord.

THE COMMISSIONER: It showed both, did it?

MR. HUNTER: Under prices paid and estimated value at date of evacuation.

MR. BREWIN: That is all, thank you.

THE COMMISSIONER: Any recross-examination, Mr. Hunter?

CROSS-EXAMINATION BY MR. HUNTER:

Q This stove, I notice, was purchased in 1942. Was it used? A: Yes, it was used.

Q By you, I presume? A:. Yes.

Q And I notice the claim you are making is at cost price. Why do you do that? A: Well, my husband bought the stove before I had come over when I was married, and he apparently estimated the value to be still worth that price with the use it had.

Q I see. He didn't allow anything for it being a used article. A: No.

Q And the heater the same? A: Yes.

Q And apparently the gasoline lantern the same? That was a Coleman lantern, I presume, was it?

A Yes.

Q I don't think there is anything else. You are thoroughly familiar with these articles, are you?

A Yes, I am.

Q And the prices given are as indicated, your estimated value? A: Yes.

THE COMMISSIONER: Mrs. Yukawa, these articles were bought in what year, 1940?

A 1941, I believe.

Q 1941? A: Yes.

Q And they were used by your husband and yourself for how long? A: Only a periodof two or three months, I think.

MR. HUNTER: They vary, my lord. Some are in 1941 and some in 1942. It is shown on Exhibit 2.

THE COMMISSIONER: Shown on Exhibit 2?

MR. HUNTER: It shows the approximate date of purchase.

THE COMMISSIONER: That is all, is it?

MR. BREWIN: Yes, I think so.

THE COMMISSIONER: Thank you, Mrs. Yukawa. That is all we require.

MR. HUNTER: That retains the same number, I presume.

THE COMMISSIONER: It will retain the same number.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 508

DEC - 2 1947

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

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

ACKNOWLEDGED

8642

1 of 4

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

(1) NAME Yukawa YOSHIAKI (RCMP) Reg. No. 12484
(Print) Surname Given Name

(2) Pre-Evacuation Address ~~XXXXXXXXXXXXXXXXXXXXXX~~ WILSON RD. NEW WESTMINSTER, B.C.

(3) Present Address NOBLEFORD, ALBERTA

(4) REAL ESTATE

(a) Street Address (if any) ~~XXXXXX~~ WILSON RD. NEW WESTMINSTER, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot No 9 of the N.E. quarter of Section 36, township 4, map II86, in the District of New Westminster, B.C.

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Residence~~
(iii) ~~Business~~ Type of 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 - - SEE SUPPLEMENT - - - - - - $ II75.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 2670.00
(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) - $ 3845.00
(v) Amount at which Custodian sold property and credited your account - - $ SEE FINAL
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ FIGURES

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
WILSON RD. NEW WESTMINSTER, 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 AS WAS

(over)

(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 THE CUSTODIAN'S CARE

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

1. _____ Estimated Value $_____
2. SEE SUPPLEMENT Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $ 1405.50

TOTAL Received from Custodian. TOTAL CLAIM FOR PROPERTY LOSS $ 1602.00

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 3648.50

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

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

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

DOMINION OF CANADA)
PROVINCE of ALBERTA)
TO WIT:)

I, Halene Yukawa. of the XXXXXXXXXX DISTRICT
of NOBLEFORD in the PROVINCE OF ALBERTA
DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the CITY)
of LETHBRIDGE)
in the PROVINCE of ALBERTA)
this day of)
A.D. 1947.)

Not declared

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.

_____

_____

_____

_____

SUPPLEMENT YOSHIAKI YUKAWA

LAND:

Cleared:	$2\frac{1}{2}$ acres	@ 300.00	750.00	
Non cleared	$4\frac{1}{4}$ acres	@ I00.00	425.00	
			II75.00	~~xII75.00x~~ II75.00

BUILDINGS:

Dwelling	24x24	600.00	
Bath house	I0xI2	70.00	
Chicken house	20x200.	2000.00	
		2670.00	2670.00

CHATTELS:

heater	20.00	
stove	I80.00	
bed	30.00	
sofa	I5.00	
7 kitchen chairs	I0.00	
spring for baby's bed	3.00	
Ironing board	2.00	
gasoline lantern	I0.00	
cooking utensils	50.00	
kitchen cabinet	I5.00	
lumber	50.00	
2 shovels	3.00	
2 wedges	I.50	
mattock	I.00	
2 hammers	2.00	
water pail	I.50	
2 linoleums on floor	5.00	
round table	2.00	
hand saw	3.00	
stool	I.50	
	405.50	~~405x50~~
truck $\frac{1}{2}$ton	~~I000.00~~ 600 – ~~I405.50~~ 1005 50	~~I000x00~~ I405.50

amend. apr 5.48

YUKAWA, YOSHIAKI (DECEASED JUNE 1945)
(Claimant's Name)

REAL ESTATE
(Farm Land)

12484
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	4	1941	W.A. McDairmid	$675.00	Uncleared	Nil	$1175.00
Cultivated not planted							
Cultivated and not in crop							
List Crops							
Building & garden site	2.5						
Total	6.5						

EXHIBIT No. 508-1
DATE 5 apl 1948
FILED BY L. D. Turcotte.

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

Description	When Made	Cost
2.5 acres cleared	1941 to date of evacuation	$750.00 — $300.00 per acre.

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling (Basement dug)	24x24	Tar siding over shiplap	1941	400.00	100.00	150.00	Brand new	600.00
Bath house	10x12	shiplap	1941	50.00		25.00	" "	70.00
Chicken house 2 stories	20x100	siding over shiplap flooring	1941	1200.00	300.00	500.00	" "	2000.00
								3845

Comments re Appraiser's report not covered by above information: The deceased purchased the property in 1941. He had cleared 2.5 acres and had nearly finished chicken house and dwelling house. Family had lived in house for about 2 months. Electricity had not been installed but was available from line about 200 yards away.

As deceased paid $675.00 for uncleared land, it is felt that appraisers value of $150.20 did not represent the true market value. It was impossible to build a 2 story 20x100 chicken house in 1941 for $850.00

(OVER)

Signature

The heirs of Yoshiaki Yukawa are as follows:

Hatsue Yukawa - St. Catherine, Ontario (widow) with father's family K. Ueyda.
Metsuyo Yukawa - " " " (child) Age 4.
Kimeyo Yukawa - Nobleford, Alberta (child) Age 5.
Kazuyo Yukawa - " " (child) Age 7.

Yonekichi Yukawa

Signature

YUKAWA, YOSHIAKI (DECEASED JUNE 1945)
(Claimant's Name)

PERSONAL CHATTELS

12484
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Heater	1942	new	20 00	new	20 00
Kitchen range	1942	"	180 00	new	180 00
Double bed (spring + mattress)	1942	"	35 00	"	30 00
Sofa	1942	used	20 00	good	15 00
7 kitchen chairs	1942	new and used	15 00	"	10 00
Gasoline lantern	1941	new	10 00	"	10 00
Cooking utensils (pots, pans, bowls, cutlery)	1941	new	60 00	"	50 00
Lumber (shiplap, shingles, 1200 ft. lumber and siding	1941	new	60 00	"	50 00
Automobile (Chevrolet Pickup)		new	~~400 00~~ 1100	good	

Description of Storage of Goods:

EXHIBIT NO. 508-2
DATE 5 April 1948
FILED BY L. J. Truscott

General Statement as to Chattels not Described above:

Additional Comments, if any: The deceased had just married and moved in so that all his chattels were practically new. The real property was sold to V.L.A. as at January 1st 1943 but apparently the first effort made by the custodian to take possession of the chattels was on June 12, 1945 when R. M. Anderson reported that the house was standing wide open and he found nothing worth moving. This claim for chattels is based on list of chattels which are contained in enventory of custodian dated

Signature

(OVER)

July 6th 1942.

The custodian claims that the stove and heater were shipped to the deceased. This is apparently incorrect as the file of the custodian shows that the heater and stove shipped to Alberta belonged to Yonekichi Yukawa who is another claimant and who admits having received his stove and heater. There is the further evidence in the file of the custodian that the heater was removed from the premises by C.L. Rooke. The custodian says that cooking utensils were shipped to deceased and quotes letter from B.C. Security Commission dated July 24, 1942. This letter merely quotes a letter asking that five pots and 2 frying pans be shipped. There is nothing in file to show that they were shipped and these articles in any event were only a very small part of the kitchen utensils, dishes and cutlery.

Yonekichi Yukawa

Signature.
for Estate of Yonekichi Yukawa

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8642 EXHIBIT No.

NAME Hatsue YUKAWA Claiming for the Estate of Yoshiaki YUKAWA REG. No. 12484

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration May 7/42	Taken by J. Moryson			AUCTION	TENDER &c		
Evacuation 9/6/42	Date July 6/42						
Left in house at R.R.#1, Wilson Rd., New Westminster, B.C.	In House:	Heater	20. 00				
1 Stove	Heater	Stove	180. 00				
2 Beds	Bed	Bed	30. 00				
1 Sofa	Sofa	Sofa	15. 00				
1 Pantry	Spring for baby's bed	7 Kitchen Chairs	10. 00				
1 Baby bed	7 Kitchen chairs	Spring for Baby's Bed	3. 00				
	Ironing board	Ironing board	2. 00				
	Gasoline lantern	Gasoline Lantern	10. 00				
	Cooking utensils	Cooking utensils	50. 00				
	Kitchen Cabinet (containing dishes)	Kitchen cabinet	15. 00				
	Lumber (small quantity new)	Lumber	50. 00				
	2 Shovels	2 shovels	3. 00				
	2 wedges	2 wedges	1. 50				
	mattock	mattock	1. 00				
	2 hammers	2 hammers	2. 00				
	Water Pail	Water Pail	1. 50				
	2 Linoleum Rugs (on floor)	2 Linoleums on floor	5. 00				
	Round Table	Round Table	2. 00				
	Stool	Hand Saw	3. 00				
	Hand Saw	Stool	1. 50				
	Round Table	Truck ½ ton	1000. 00		300.00		
	Stool		$1405.50		300.00		
	Hand Saw						

8642

EXHIBIT No.

CASE No.

12484

VENUE LETHBRIDGE

ALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	Shipped	REMARKS
				20.00				(Moved to 1318 Gibsons Road, New Westminster, (with approval of Yukawa & abandoned (see letter Sept.26,1942, Rooke & Report June 12
							180.00	Shipped, see Letter July 24/42 B.C.Sec. Comm.
					30.00			
					15.00			
					10.00			
					3.00			
					2.00			
					10.00			may have been.
							50.00	Shipped, see letter July 24/42 B.C.Sec. Comm.
					15.00			
					50.00			
					3.00			
					1.50			
					1.00			
					2.00			
					1.50			
					5.00			
					2.00			
					3.00			
					1.50			
300.00								Valuation $300.00 (appraisal on file)
300.00				20.00	105.00		230.00	

EXHIBIT No. 508-3
DATE 5 apl 1948
FILED BY J. W. G. Hunter.

CHA TTELS BELONGING TO YUKAWA, Yonekichi

Reg. No #12482

1318 Gibson Rd. Delta B.C.

Outstanding articles missing----

✓Hand cultivator (tenant claimes that it was not on the place at time of their moving on.)

✓H eater (Was shipped to the Japanese last fall.)

✓Range. (" " " " " " ")

✓6 Milk cans . (Sold by Yukawa.)

Signed. R.M. Anderson

EXHIBIT No. 508-4
DATE 5 apl 1948
FILED BY
L. S. Turcotte

FORM NO. I. 15M. 7-42.

ESTABLISHED 1878 INCORPORATED 1899

C

THE BRACKMAN-KER MILLING CO. LIMITED

TRADE MARK B&K REGISTERED

BRANCHES AT
NEW WESTMINSTER, VANCOUVER, VICTORIA, CHILLIWACK, ROSEDALE, SARDIS, ABBOTSFORD, LANGLEY PRAIRIE, CLOVERDALE, HANEY, COQUITLAM, LADNER, BRIGHOUSE, NANAIMO, COURTENAY, PORT ALBERNI, NELSON, ROSSLAND.

CABLE ADDRESS: "BRACKMAN"
DOWLING'S GRAIN CODE
BENTLEY'S CODE

HEAD OFFICE:
P. O. BOX 920
NEW WESTMINSTER, B.C.

DISTRIBUTORS OF
PURITY FLOUR

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 26 1942

Sept 20th 1942

This is to certify that I have taken the Heater Stove from the Wilson Road property owned by J. OSHIAKI Jukawa to the Gibson Road property owned by J. ONEKICHI Jukawa.

This was done on the authority of J. Jukawa in a letter to the Custodian.

Witness
W. Page

Charles L. Rooke
Lessee.

EXHIBIT No. 508-5
DATE 5 apl 1948
FILED BY
L. S. Turcotte

R E P O R T

File No. 8642 June 12/45.

TO: The File

FROM: R. M. Anderson

RE: Yoshiaki YUKAWA, #12484
Wilson Road, Delta, B.C.

The house on this property is standing wide open and evidently has not been lived in for a long time.

We found nothing that would warrant moving. The stove that was moved by Mrs. Rooke to the Gibson Road, is of no consequence, and certainly not worth moving.

RMA:LBM

R. M. Anderson

EXHIBIT No. 508-b
DATE 5 apl 1978
FILED BY
L. J. Lucotte.

BC-614-P
BC-2103-B

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

Farm Appraisal Report

File No. JL-554

Land Description Lot 9 of S/Div. of Sec.36, Tp.4, Map 1186.

Containing 6.51 Acres

Owner's Name YUKAWA, Yoshiaki Post Office Address R.R.1, New Westminster, B.C

Nearest Rail Point Kennedy Distance ¼ mile

Market Town New Westminster Distance 3½ "

Church (give denomination) United Distance ¼ "

Nearest School Kennedy Distance ½ "

State how property was identified: Map, L.R.O. sketch and surveyed road.

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

Is on Wilson Rd.100 yards North of Horel Rd. Grav.trail to Horel;grav. to ~~Scott Rd. Road North as an outlet is now under construction,& will shorten~~ the distance to town by ¼ mile.

Is this district a good one? Yes.

Employment opportunity Full industrial in area.

Predominating Nationality and religion: British. None predominating.

Describe Fencing and its condition: None. Value $

Water supply: Not developed, though available at reasonable cost. Value $

8642

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 24	Lumber	8'	Shgl.	new	Posts	Unfin. new.	)
Add'n	14 x 16	"	8'	"	"	"	"	) 350.00
Wash-house	8 x 12	"	7'	"	"	"	"	30.00
BARN	x							
Henhse-2 st.	20 x 100	"	14'	"	"	"	Unfin. new.	
BARN	x	(Est. $150.00 to complete)						850.00
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

(No electricity yet established. Dom. power 200 yards from henhouse on Horel Road).

Total present day value $ 1230.00

Total Value Buildings add to farm $ 1230.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Bare shiplap outside, which is the only finishing required on walls. $

Describe the basement and chimneys: No basement; no chimney.

No. rooms downstairs? 3 Upstairs? none How finished Bare shiplap

Are buildings painted? No. Condition of paint

Distance from nearest bush Close by.

EXHIBIT No. 508-7
DATE 5 apl 1948
FILED BY J.W.G. Hunter

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

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
1.	Undulating	6"coarse sdy.loam	Gravel	Stumps & debris to remove	50.00	40.00	40.00
5.51	"	Same as above, but impr.slightly in depth toward East.		Heavy clearing. (fuel value inc.)	200.00	20.00	110.00

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 $ 150.20

Total added by buildings to value of farm $ 1230.00

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

Total value of farm $ 1380.00

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

No cultivation of any sort. Set up only as a chicken farm and has as yet not been occupied as such, though buildings now completed to a point where they can be occupied. House has been occupied for short time, but untenanted when visit made, though some furniture still there.

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

Poultry, and later small fruits, combined with adjacent industrial opportunity.

Noxious weeds:

None.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Municipal and School - $6.84.

Delta Municipality, Ladner, B.C.

Date: 20th July 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 18 day of July 19 42.

Inspector's Signature "B.C. WORMWORTH"

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

JL-554 - Y. YUKAWA

Farm Appraisal Report

Remarks: This place was in process of being established as a chicken farm. The henhouse is almost finished, requiring only roosts and dropping boards to complete, when it can be occupied. It is fairly well constructed. The house is not sided outside, and inner walls are bare shiplap, but both are new and fit for occupation at once.

I consider that these buildings add their full value to the farm

Soil is poor at the building site, but does improve slightly as it follows the slight slope to the eastward. Clearing is heavy but there is some fuel value of the bush covering as a partial offset to the expense of clearing.

Location is in proximity to full industrial opportunity of various sorts, including the newly developed peat industry in the delta.

(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 $

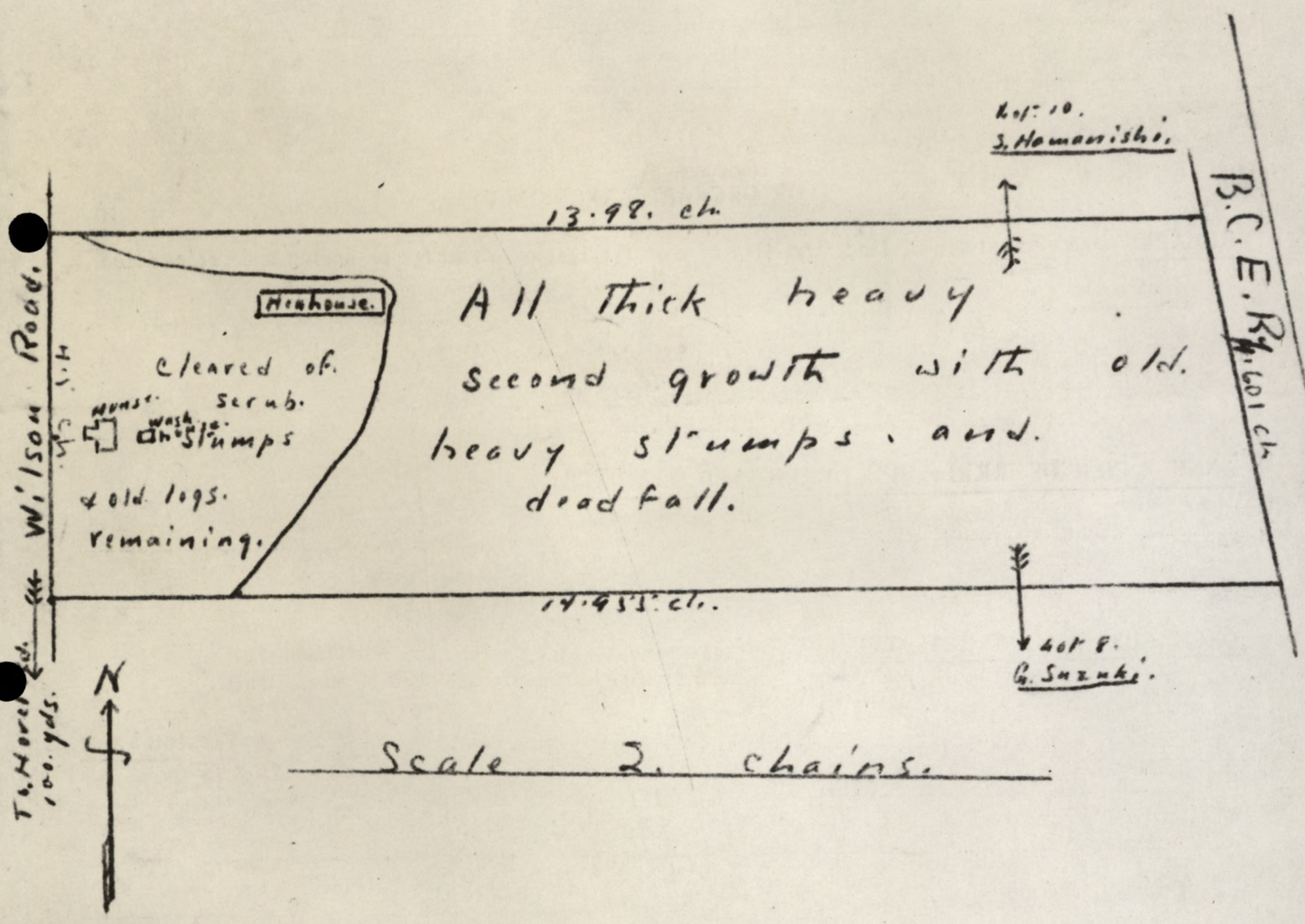
Amount fruit trees add to value of farm $

Diagram of Property

Yoshiaki. Yukawa.

Lot 9. S½ of. NE. 36 - Tp. 4. Map 1186.

6.51 ac.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1000.00

Date 22nd July 19 42.

"I.T. BARNET"

District Superintendent.

1840 Q 138.1

Form 246

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment
Seizure No. T 59
FOR USE WHEN APPLICABLE

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

Detachment
Sub-Division
Division
Date 19

RE:- YUKAWA, Yoshiaki , RR 1 New Westminster, B.C.
NAME OF FILE

On March 9th 1942 , I H.F. Price RCMP
MEMBER'S NAME

Came into possession of the following goods by:-

EXHIBIT No. 508-8
DATE 5 apl 1948
FILED BY J.W.G. Hunter

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

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL

LICENSE NO. TIRE NUMBERS
MAKE & MODEL(42) CX 277 5
SERIAL NO. 36Chev. light delivery
ENGINE NO. 6150305267
SPEEDOMETER READING 6414333
CONDITION 25019

appears good

R163776

EXTRA EQUIPMENT

none

2775 #

DESCRIPTION & CONDITION
VERIFIED

~~Signature of Owner~~ #12484
Japanese Registration No.

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

[signature]
March 9th/42

DATE:

[signature]
SIGNATURE OF MEMBER SUBMITTING REPORT

C x 277

Chev	1503	6414333	163776
Pickup Util	2775	6150305267	1.9.36