Name of Claimant YOSHIDA, Kanichiro (Kamekichi Yoshida Dec'd) Case 437

Custodian File 4593 & 13726

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	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
					1485		679.33				679.33

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	
95.50	72.00	21.60	75.39%	105.00	79.16			100.76

TOTAL RECOMMENDATION	780.09

1540

CASE NO: 437

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C.

June 25, 1948

IN THE MATTER OF THE CLAIM OF

KANICHIRO YOSHIDA

PROCEEDINGS AT HEARING

Original

CASE NO: 437

IN THE MATTER OF THE "INQUIRIES ACT."

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

10

June 25, 1948

New Denver, B.C.

IN THE MATTER OF THE CLAIM OF

KANICHIRO YOSHIDA

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,	appearing for the Dominion Government
A.E. COBUS, Esq.,	appearing for the Claimant.

W.J. STURGEON, Esq.,	Secretary to New Denver Sub-Commission
G.N.R. UPTON, Esq.,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter.

30

MR. COBUS: The claim of Kanichiro Yoshida which is No. 69, your honour, on the Secretary's list.

KANICHIRO YOSHIDA, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: I would ask leave, your honour, to amend the claim with respect to real estate by showing a value for land and buildings at $3000.00 even, and a credit to the Custodian of $1485,00, leaving a net realty claim of $1515.00. With respect to the claim for personal property under 5)e), we will be filing a revised list, and now show on the claim form a total chattel claim of $253.00, less credit to the Custodian of $71.60, a net personal claim of $181.40; therefore a total claim under 5 (f) of $1696.40.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, you have a brother, have you not?

A: Yes.

Q: What is his name?

A: Chiyozo.

Q: Where is your brother Chiyozo now?

A: In New Denver Sanitarium.

Q: In the New Denver Sanitarium. For how long has your brother been suffering from tuberculosis?

A: Fourteen years.

Q: When did you father die, if he is deceased.

A: Seventeen years ago.

Q: Seventeen years ago. That would make it 1931.

A: Yes.

Q: Your mother is deceased, too, I understand.

A: Yes.

Q: When did she die?

A: 1942.

Q: What part of the year of '42 did she die?

A: February.

Q: In February. Were there any other children in your father and mother's family?

A: No.

Q: There were just the four of you?

A: Chiyozo and me.

Q: When you father died, who administered his estate?

A: I did.

Q: Did you take out Letters of Administration for your father's estate? A: My father was sick for about seven years with rheumatism, and about two months prior to his death he had some ailment in his head which made him temporarily deranged, as a result there were no documents prepared or nothing in the form of a will at the time of his death.

Q: Yes. Witness, those are circumstances surrounding, perhaps, your father's death, but that isn't what I asked you. I want to know, since your father died intestate, who administered your father's estate? Someone obviously took out Letters of Administration, and I suggest to you that it was --

THE COMMISSIONER: Ask him what happened to his father's property after he died; maybe that would get it.

A: When my father died, I assumed charge of the estate and paid the taxes.

MR. COBUS: Has my friend any information on his file with respect to the administration of the father's estate? My friend will refer, perhaps, to the Certificate of Encumbrance covering the real es-
10 tate which is the subject matter of this claim; that may indicate from whom this property was --

MR. MACDONALD: There isn't a certificate of encumbrance here, your honour.

MR. COBUS: Then, your honour, I think perhaps we will have to eventually make it clear that the father's estate was administered by Samuel Moore, the Official Administrator.

THE COMMISSIONER: You can lead him on that.

MR. COBUS: Thank you, your honour.

20 Q: Do you remember a Samuel Moore? Did you ever get any letters from Samuel Moore after your father died?

THE COMMISSIONER: Tell him he was the official administrator in Vancouver.

A: I don't know anything about such a matter.

THE COMMISSIONER: I think, Mr. Cobus, under the circumstances it would be better to leave this claim to be dealt with later, until you can establish what happened to the estate. You could put in
30 what evidence you have with reference to the

claim, that is, with reference to the house and so on.

MR. COBUS: But with respect to the interest that this claimant has, I am sure we will have to establish his interest as well as that of other people.

I will proceed with the claim on the basis that we shall undertake to establish, before the Commission in Vancouver, just what interest this present claimant has in the real estate.

10 THE COMMISSIONER: I think you should just deal with whatever you can deal with while this man is a witness, and then leave the other material to be dealt with in Vancouver, where this man wouldn't be required.

MR. COBUS: Yes, your honour.

Q: Witness, I produce to you a statement concerning the farm land for which you have submitted a claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

20 A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the farm land statement, your honour.

THE COMMISSIONER: That will be Exhibit 1.

MR. COBUS: In Exhibit 1, your honour, the claimant sets out that the parcel of real estate for which he is claiming was four and a quarter acres in area,

30 of which two and three quarter acres were culti-

vated and not planted, and the remaining 1½ acres were in crop, there being one acre of strawberries, and a half an acre of loganberries. It was purchased in 1913 by his father from a Mr. Hunter, the father paying $950.00 per acre, a total of $4037.00 for the parcel. At the time of purchase there were no improvements on the land, and the claimant estimates the value at the date of sale to be $3000.00. He gives the address of the property as 122 Steveston Highway, Steveston, B.C.

With respect to improvements other than buildings, he has listed the planting of 28 fruit trees of mixed varieties from 1935 on, at a cost of about $40.00 in all.

With respect to buildings which were erected after the date of purchase of the land by the father, he has listed a bungalow with an addition and a bath house, a smaller bungalow and addition, a chicken house and a garage. The total cost of the buildings amounts to $2225.00, I make it, roughly.

MR. MACDONALD: Your honour, I believe I have the wrong file here. What file is this you have?

MR. COBUS: Kanichiro Yoshida.

MR. MACDONALD: I had better take another look. There may be some of those things you were asking for.

MR. COBUS: There should be something in there, your honour.

MR. MACDONALD: It seemed strange to me there would be

nothing from the Official Administrator.

THE COMMISSIONER: We will adjourn for five minutes while you check over the file.

(PROCEEDINGS RESUMED AFTER A SHORT RECESS)

MR. COBUS: Your honour, my friend is now able to produce the Certificate of Encumbrance on this property, and it is a Certificate of Encumbrance from the Land Registry Office, New Westminster, B.C., dated the 6th of November, 1942, concerning Lot 14 of Section 2, Block 3, North Range 7, Map 963, Municipality of Richmond in the District of New Westminster. The registered owner is shown as Kamekichi Yoshida who was the father of the present claimant. The title number is 30099E, and the registered charges are shown as dyking charges, and the certificate of vesting in the Custodian filed as No. 24954. It is signed by the Registrar, and bears the Land Registry seal.

THE COMMISSIONER: That will be Exhibit 2.

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 2)

MR. COBUS: I shall read the statement which the claimant has made on Exhibit 1.

"I am entitled to a one third interest in this land under intestate succession to the estate of my late father (Samuel Moore, Administrator). My late mother Chika Yoshida, who died after my father (Moore, Administrator) was entitled to a one third interest as was also my brother Chiyozo Yoshida. My brother Chiyozo and myself are the heirs at law under my mother. My brother Chiyozo

assigned to me his full interest in and to the estates of our father and mother. I understand that the Custodian is holding funds (representing sale of assets of my father's estate) to the extent of the interest of my late mother therein and to the extent of the interest of my brother therein for application on account of a claim of Tranquille Sanatorium for maintenance of my brother Chiyozo (a "long time" patient there), of some $10,500.00. I further understand that the Custodian asserts (or rather the hospital has asserted) a guarantee by my late mother of this debt and that, as a consequence, the one third interest of my mother's estate, and the one third interest of my brother -- under my father's estate (both of which interests are vested in me by operation of the assignment of my brother aforementioned), have been or will be paid over by the Custodian for application on account of this hospital debt. If this is the legal position and such application is made, I am advised that my interest in this real estate claim will be to the extent only of one third of the total estimated value of $3000.00; but that otherwise the whole claim for $3000.00 would be my exclusive interest.

"I believe that at the time of sale by the Custodian this property (sold for $1485.00) would be worth at least $3000.00 at a fair market value. The land is all cleared, the cultivation was very good and the location most convenient and on No. 9

highway."

Q: Witness, after your father died, who carried on the farm? A: I did.

Q: And was your brother able to assist you in the management of the farm?

A: No, my brother went to Toronto for purposes of education and came back afterwards and became ill.

MR. COBUS: Would my friend produce the agreement which
10 purports to be an assignment of interest of Chiyozo to the claimant, that is, the interest, whatever it may be, in the father's realty.

(Handed to Mr. Cobus)

MR. COBUS: I have had produced, your honour, a memorandum of agreement dated the 30th of March, 1943.

Q: Witness, I produce to you a memorandum of agreement between Chiyozo Yoshida and Kanichiro Yoshida. It is signed and sealed by Kanichiro
20 Yoshida and Chiyozo Yoshida, witnessed and sealed. Is that your signature?

A: Yes.

Q: And is that the signature of your Brother Chiyozo? A: Yes.

MR. COBUS: This is the assignment referred to in the statement, your honour.

(ASSIGNMENT MARKED EXHIBIT NO. 3)

MR. COBUS: Would my friend produce the Farm Appraisal Report?

30 (Handed to Mr. Cobus)

MR. COBUS: The Farm Appraisal Report is filed on behalf of the Crown, your honour.

(APPRAISAL MARKED EXHIBIT NO. 4)

MR. COBUS: Q: Now, witness, I produce to you a statement concerning the personal chattels for which you have submitted a claim. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature? A: Yes.

Q: In your statement you make reference to a list of chattels attached. I produce to you a list of chattels. Is that the list to which your statement makes reference? A: Yes.

Q: Is the information contained in your statement and list true to the best of your knowledge and recollection? A: Yes.

Q: Witness, are you the sole owner of the chattels?

A: Yes.

(STATEMENT MARKED EXHIBIT NO. 5)

MR.COBUS: Referring to the statement marked Exhibit No. 5, your honour, the witness and claimant says that these goods were left in his house, his household articles, and in the shed were left his farm articles, etc., located on his property at 122 Steveston Highway, Steveston, B.C. He says that none of the articles for which he is claiming were shipped to him or received by him and that he has allowed for depreciation.

Would my friend produce the Analysis of Personal Property Claim?

(Handed to Mr. Cobus)

MR. COBUS: The Analysis is filed on behalf of the Crown, your honour.

(ANALYSIS MARKED EXHIBIT NO. 6)

MR. COBUS: I might read into the record how we arrived at the credits as against the items claimed. For kitchen utensils we credit the Custodian with $26.25, for seven kitchen chairs $3.50, for a desk, $3.00, for two couches, $9.50, for a bed and spring, $6.50, for a bi-
10 cycle, $19.00, and for a lawn mower, $3.25; a total credit of $71.00 as shown on the amended claim.

Your witness.

MR. MACDONALD: I submit, your honour, that the real property was sold at its fair market value and that the personal property that was sold was sold at its fair market value, and that the personal property claimed is claimed for at an exhorbitant value.

20 I should like to file the J.P. form in this matter, your honour.

CROSS EXAMINATION BY MR. MACDONALD:

Q: Is that your signature?

A: Yes.

MR. MACDONALD: I would like to file that, your honour.

THE COMMISSIONER: That will be Exhibit 7.

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

MR. MACDONALD: Q: Now, in this J.P. form you state
30 that "Upon evacuation Mr. W.J. Morical, 119

Steveston Highway, will be left in charge of property. He will try and rent land for Mr. Yoshida." You gave that information at the time you made this J.P. form out, did you?

A: My intention there was solely to have Mr. Morical look after the property so that there was no theft or pilferage.

Q: Now, did you at any time authorize Mr. Morical to remove any of the goods to his own place?

10 A: There were about three or four items which I told him he could take to his house, a bed and a bicycle, but I am not quite sure as to the details.

Q: That was by letter, was it?

A: That was by word of mouth.

Q: Well, my information here is that, acting on a letter received from you -- is that right, was he acting on a letter received from you?

A: I think it was by word of mouth.

20 MR. MACDONALD: Your honour will note on the Analysis Sheet that a considerable number of these articles were sold by auction, and, under the heading of "remarks" an explanation is given of some that were discarded, some that were shipped, and so on. I don't think there is anything further that I can add to that.

As regards the real property, there is nothing that I can add to what is set out in the appraisal report. It was appraised at $1500.00

30 and the property was sold to the Veterans Land

Act for $1485.00.

As to the disposition of the monies, according to a memorandum I have here, all the monies are being held, presumably. It is stated this way: "The funds are now being held pending completion of the affairs of the estate." There is a notation that I should like to read into the record here: "On June 16, 1946 Kanichiro was written to by the Custodian to make an application to a solicitor or the Official Administrator for the administration of his father's estate. It was suggested if he did not the Custodian would act and appoint an administrator for him. A covering letter was sent to the Department of Labour, Japanese Division, at the same time requesting Kanichiro to be interviewed at the earliest possible moment. On January 23, 1946 a letter was received by the Custodian from the Department of Labour, Japanese Division, stating that Chiyozo Yoshida was now in the New Denver Sanitarium and Kanichiro Yoshida was in hospital at Tashme and too sick to be interviewed. The funds are now being held pending completion of the estate." And it sets out the amount of money that is being held. That, I think, explains it.

There is also a matter that my learned friend referred to in his statement, the matter of $10,537.00 that was owing to the Sanitarium at Tranquille and which was guaranteed by the

mother who is now deceased, but nothing further is mentioned about that. These funds are being held now until an official administrator is appointed.

MR. COBUS: Q: Witness, did this Mr. Morical, whom you mentioned in your J.P. form, assume any responsibility for your goods?

A: No. It was just by an oral agreement.

MR. COBUS: With reference to Exhibit 7, the J.P. form, your honour, I would point out that this again is a J.P. form which contains the red statement by the declarant that "I, the un dersigned, 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."

Would my friend admit the assessed value of the real estate in this claim was, in 1942, $1183.00 for land and $1100.00 for improvements, a total of $2283.00?

MR. MACDONALD: Yes, your honour.

MR. COBUS: No further questions, your honour.

THE COMMISSIONER: That is all, thank you, Mr. Yoshida.

(Witness aside)

(Proceedings adjourned sine die)

Certified correct and true transcript.
Gordon Hambleton
G. Hambleton, Official Reporter.

I hereby certify that the foregoing transcript purports to be a true and accurate transcript of the evidence adduced before me.

H.W. Colgan
Sub-Commissioner.

437

NOV 25 1947

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

ACKNOWLEDGED

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

File 45-93

New Denver
Nelson

69

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

(1) NAME YOSHIDA (Print) Surname Kanichiro Given Name (RCMP) Reg. No. 05012

(2) Pre-Evacuation Address 122 Steveton Highway. Steveston. B.C.

(3) Present Address House #170 Orchard New Denver. B.C.

(4) REAL ESTATE

(a) Street Address (if any) 122 Steveston Highway. City or Municipality, Steveston. B.C. Province

(b) Legal description (lot number, block number, section number, etc.)
LOT (14) Section (2) Block 3 North
Range 7W Map 963

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business Farm Residence
(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 - 4¼ Acres @$500, an acres - - - $ 2.215.00
(ii) Buildings (2) Buildings $700. & 250.00 - - $ 950.00
(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) - $ 3.075.00 $3000
(v) Amount at which Custodian sold property and credited your account - - $ 1.336.61
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1.738. 39 $1515

(5) PERSONAL PROPERTY

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

(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 Packed in Wooden Boxes.

(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") _____

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

1.	(4) Beds (3)Double (1) Single	Estimated Value $ 50. 00
2.	(1) Bycle (Red Wine)	Estimated Value $ 25. 00
3.	Furniture,Burea,Bookcase,Desk. (16)Chairs	Estimated Value $ 75. 00
4.	Kitchen Utilities.(China,Pots and Pans etc)	Estimated Value $ 35. 00
5.	Farming Utilities (Scale-Shovel.Hoes etc.etc.	Estimated Value $ 75. 00
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ $260.00 $253.

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) - $ 3.335.00 $1696.40

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

(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)
of)
TO WIT:)

I, Kanichiro YOSHIDA of the Village
of New Denver. 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 Village)
of New Denver)
in the Province of British Columbia)
this 22nd day of November)
A.D. 1947. Frank Broughton)
Commissioner for Taking Affidavits within British Columbia)

K. Yoshida
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.

_____

K. Yoshida
(Claimant's Name)

REAL ESTATE
— (Farm Land) —

05012
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 none							
Cultivated not planted 2 3/4 ac	4 1/4 ac	1913	Mr Hunter	Father paid 950.00 per acre = 4037.00	all	nil	$3000.00
Cultivated and not in crop		by father					
List Crops 1 ac strawberries, 1/2 ac loganberries		— I operated the farm from fathers death in Jun 1931 —					
Total 1 1/2 ac							

EXHIBIT No. 437-1
DATE June 25/48
FILED BY Colina

[Property is known as # 122 Steveston Highway, Steveston BC]

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

Description	When Made	Cost
Planted 28 fruit trees (mixed) —	from 1935 on	— cost @ 1.50 each. about 40.00 in all

BUILDINGS erected after purchase by father.

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value cost
Bungalow	24×28	— Frame on cedar blocks						
addition	18×18 (kitchen)	— no basement — shingle roof			1913 — part own + part hired labour and bought materials		—	$1250.00
out house	9×12	— V-joint inside — fir floors						
Smaller bungalow	15×24	5-rooms — Frame on cedar blocks —						
addition	9×24	— no basement — shingle roof			1932 — own labour and bought materials		—	$500.00
		— ship lap inside — ship lap floors						
chicken house	18×50	— Frame on cedar blocks — shingle roof	1922 —		"	"	—	400.00
garage	10×20	— Frame on timber sills — shingle roof	1935 —		"	"	—	75.00

(Shed 15×24 not listed as not considered of any value)

Comments re Appraiser's report not covered by above information: — I consider the appraisal at $1512.50 — to be very much below a fair value

comment I am entitled to a 1/3 interest in this land under intestate succession to the estate of my late father (Samuel Moore, administrator). My late mother Chiyo Yoshida, who died after my father (Moore, also administrator) was entitled to a 1/3 interest as was also my brother Chiyozo Yoshida. My brother Chiyozo and myself are the heirs at law under my mother. My brother Chiyozo assigned to me his full interest in and to the estates of our father and mother. I understand that the custodian is holding funds (representing sale of assets of my fathers estate) to the extent of the interest of my late mother plus and to the extent of the interest of my brother therein. for app-

K Yoshida
SIGNATURE

lication on account of a claim of Franquelli Sanatorium for maintenance of my brother Chiyozo (a "long time" patient there) of some 10,500.00. I further understand that the Custodian asserts (or rather the hospital has asserted) a guarantee by my late mother of this debt and that, as a consequence, the 1/3 interest of my mothers estate and the 1/3 interest of my brother — under my fathers estate (both of which interests are vested in me by operation of the assignment of my brother above-mentioned), have been or will be ~~applied~~ paid over by the Custodian for application on account of this hospital debt. If this is the legal position and such application is made, I am advised that my interest in this real estate claim will be to the extent only of ~~a~~ 1/3 of the total estimated value of 3000.00; ~~although~~ but that otherwise the whole claim for 3000.00 would be my exclusive interest.

I believe that at the time of sale by the Custodian this property (sold for 1485.00) roundly lie worth at least 3000.00 at a fair market value. The lands are cleared, the cultivation was very good and the location most convenient and on No 9 Highway.

EXHIBIT No. 437 - 2
DATE June 25/48
FILED BY Crown

The Government of the
Province of British Columbia

No. 50463

Your file No. 4593

CERTIFICATE OF ENCUMBRANCE "R. P. 1"
Land Registry Office

"Yoshida, Kenichiro" New Westminster, B. C.
"(1)"
- - - minutes 10 o'clock 6th day of November , 1942

I HEREBY CERTIFY that the following is the state of the title to- - - - - - - - - - -

Lot 14 of Section 2 Block 3 North Range 7 West Map 963 Municipality of Richmond in the District of New Westminster

"Reg # 05012 "

Registered Owner: KAMEKICHI YOSHIDA viz.: "A"

Register of Indefeasible Fees Folio No. 30099E

Registered Charges: Dyking Charge

Certificate of Vesting in the Custodian Filed No. 24954

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"Seal"

"E. S. Stokes."
Registrar.

To Office of the Custodian

4

616 ~~213~~

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

E Robertson

September 24, 1948.

EXHIBIT No.
DATE June 25/48
FILED BY Crown

MEMORANDUM OF AGREEMENT

Made this 30 day of March 1943

BETWEEN

Chiyozo YOSHIDA hereinafter called Chiyozo of the first part

AND

Kanichiro YOSHIDA hereinafter called Kanichiro of the second part

WITNESSETH

WHEREAS the father of the parties to this Agreement Kamekichi YOSHIDA died on or about 18 day of November 1932 intestate leaving registered in his name these lands described as Lot 14 of Section 2, Block 3 North, Range 7 West, Map 963, District of New Westminster and no other estate of any description

AND WHEREAS the said Kamekichi YOSHIDA left surviving him as the sole beneficiaries entitled to share in his estate his wife, Chika YOSHIDA, and the parties to this Agreement his only children

AND WHEREAS no grant of Letters of Aministration of the Estate of the said Kamekichi YOSHIDA was made and none has been sought

AND WHEREAS the widow of the said Kamekichi YOSHIDA died on or about the 12th day of February 1942 intestate leaving surviving her only the parties to this Agreement her two sons

AND WHEREAS Kanichiro before and after the death of the said Kamekichi YOSHIDA contributed towards the purchasing of the said lands both by personal labour and by contribution of his personal monies to the amount of the purchase price of the said lands and it was and is now acknowledged to be the desire of the father of the parties to this Agreement that Kanichiro should after the death of their said father have and hold the said lands for himself to his own use absolutely

AND WHEREAS the mother of the parties hereto, Chika YOSHIDA, died intestate and no grant of Letters of Administration to her estate was made or sought

AND WHEREAS the said Chika YOSHIDA left no estate other than the share of the estate of the father of the parties hereto her husband Kamekichi which to her devolved by law

AND WHEREAS it was the desire of the said Chika YOSHIDA that Kanichiro should derive the whole benefit in and to the said lands to hold the same to his own use absolutely

NOW THEREFORE this Agreement witnesseth that the said Chiyozo YOSHIDA doth hereby assign unto the said Kanichiro the whole of his share or shares and interest and interests in and to the estates of the said Kamekichi YOSHIDA and the said Chika YOSHIDA for himself for his own use absolutely

FURTHER the said Chiyozo doth hereby waive in favour of Kanichiro all right to apply to any Court in the Province of British Columbia or elsewhere for grant or grants of Letters of Administration to the Estates of the said Kamekichi YOSHIDA and of the said Chika YOSHIDA and FURTHER the said Chiyozo doth hereby authorize the said Kanichiro upon obtaining such grant or grants of Letters of Administration to the Estate or Estates of Kamekichi YOSHIDA and Chika YOSHIDA to transfer to himself all benefit to arise thereunder to hold the same for himself for his own use absolutely

AND IN PARTICULAR and not in any way to restrict the generality of the foregoing words the said Chiyozo transfers and surrenders and quits claim to Kanichiro all his interest in and to and his right and title to any benefit in or interest howsoever to arise whether divided or undivided in those lands described as Lot 14 of Section 2, Block 3 North, Range 7 West, Map 963, District of New Westminster.

IN WITNESS WHEREOF the said parties to these presents have hereunto set their hands and seals.

SIGNED SEALED & DELIVERED)
In the presence of)
)
"Walter Hartley")
Supervisor Tashme B.C.)
March 20-1943)
as to Kanchiro)
Yoshida

"Kanichiro Yoshida" "Seal"

"Chiyozo Yoshida" "Seal"

Signed before me at Tranquillo
Province of B.C. on April 5/43
(Chiyozo only)
"K.S.Stalker"

A Commissioner for taking Affidavits
within the Province of British Columbia

"SEAL"

DATED:

Kenichiro YOSHIDA

and

Chiyozo YOSHIDA

MEMORANDUM OF AGREEMENT

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

September 24, 1948

BC-656-P

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

COPY

Farm Appraisal Report

R.P.J.

File No. J.L.660

Land Description Lot 14 of Pt. of Sec. 2, Blk. 3N, Rge. 7W, Map 963, N.W.D.
House #122

Containing 4.25 Acres

Owner's Name Kamekichi YOSHIDA Post Office Address R.R.#1, Steveston, B.C.

Nearest Rail Point Branscombe Station - B.C.E.R. Distance ¼ mile

Market Town VANCOUVER - 10 miles; NEW WESTMINSTER Distance 10 miles

Church (give denomination) All Denominations Distance - 1-3 miles

Nearest School Steveston Public School ~~High School, Bridgeport (tram)~~ Distance ½ mile

State how property was identified: One corner post located and map and road check.

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

Property fronts on No.9 Road - paved

Is this district a good one? Yes. Small holdings and dairy farm.

Employment opportunity Fair at Eburne and Marpole industrial plants & peat plants in season, also cannery.

Predominating Nationality and religion: British; Protestant.

Describe Fencing and its condition: No fencing Value $

Water supply: City water installed $2.00 per month for domestic use. Value $

EXHIBIT No. 437-4
DATE June 23/48
FILED BY Brown

4593

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
#122 HOUSE	24 x 24	Frame	10'	Shingle	25 yrs.	Cedar Blocks	Poor	$ 400.00
Addition	12 x 22	"	8'	"	"	" "	"	
Addn. Bath Hse.	9 x 12	"	8'	"	15 "	" "	"	
~~BARN~~ Shack	15 x 24	"	8'	"	15 "	" "	Fair	100.00
Leanto	9 x 24	"	8'	"	" "	" "	"	
BARN	x							
Henhouse	18 x 45	"	8'	"	" "	" "	"	100.00
GRANARY	x							
Garage	10 x 20	"	8'	"	20 "	Mud sills	Poor	-
Shed	15 x 24	"	8'	"	15 "	" "	"	-
	x							
	x							

Total present day value $ 600.00

Total Value Buildings add to farm House & shack & henhouse $ 450.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? House needs extensive repairs & cleaning inside. Consider it would not pay to expend money on repairs. $

Describe the basement and chimneys: 1 brick on bracket - no basement.

No. rooms downstairs? 5 Upstairs? nil How finished Wood lined

Are buildings painted? Yes Condition of paint Poor

Distance from nearest bush Unexposed

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.25	Level 4.25 acres	12" to 18" clay loam	Clay	Oats, strawberries and orchard, etc.	$250	$ 1062.50

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 1062.50

Total added by buildings to value of farm $ 450.00

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

Total value of farm $ 1512.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property leased by owner before leaving for two years to W.J.Morrical at $10.00 per acre with certain provisions; see remarks. A good piece of land and in fair tilth.

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

Small fruit and poultry.

Noxious weeds:

Some Canadian Thistle - not bad.

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

The Corporation of the Township of Richmond
Land assessed at - $1183.00
Improvements " - $1100.00
$2283.00 - 1942 taxes ~~$29.74~~ $44.48 Correction amending error in Appraisal Report 8.8.42
including dyke & drainage.

Date: 14th 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 11th day of July 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 well located on No.9 Road, has electric light and city water. The house is old and the only information I could obtain from neighbours was that it was over 25 years old, and it is in need of extensive repairs. The other outbuildings are of little value.

Mr.W.J.Morrical has it leased for 2 years, paying $10.00 an acre for two years, and in addition has to plow the strawberry patch of 1.12 acres and manure it and seed it down next spring.

There is a good crop of logans and weeds have been controlled, and the oats are a good stand.

(FOR ORCHARD LANDS ONLY)

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

30 mixed fruit trees badly need pruning.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Property subject to dyke and drainage charges.

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
.40 acres	logans	$
1.12 "	strawberries, 3rd year, to be plowed under.	$
1.95 "	oats belonging to tenant.	$
.25 "	orchard	$
.53 "	buildings and orchard trees	$
4.25 "		$
		$
		$
		$
		$
	Total	$

Amount fruit trees add to value of farm $

Diagram of Property

~~FUJINOSUKE TERANISHI.~~
K. Yoshida

LOT ~~13~~ 14 of Pt of SEC 2 BLK 3. N. RGE 7 W. MAP 963. N.W.D.
4.25 ACRES.

Following careful review of this appraisal report, it is my opinion that the present value is $ 1500

Date 15th July 1942.

"I.T.BARNET"
District Superintendent.

K Yoshida
(Claimant's Name)

EXHIBIT No. 437-5
DATE June 25/48
FILED BY Tobus

PERSONAL CHATTELS

05012
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
See list of all articles claimed attached hereto - Total estimated value —					$253.00

Description of Storage of Goods: These goods were left in my house (household articles) and in the shed (farm articles &c) on my property 122 Steveston Highway, Steveston, BC

General Statement as to Chattels not Described above:
all articles claimed are shown on list attached

Additional Comments, if any: None of the articles for which I am claiming were shipped to me or received by me. I have allowed for depreciation

K. Yoshida
SIGNATURE

KANACHIRO YOSHIDA
Claimant's Name

PERSONA L CHATTELS

05012
Reg. No.

ITEMS	PURCHASED DATE	NEW OR USED	PRICE	CONDITION	ESTIMATED VALUE
3 Double beds	1930	New	$60.00	Good	$24.00
Single bed	1935	"	25.00	"	12.50
16 Wooden chairs	1935	"	24.00	"	16.00
2 Couches	1932	"	40.00	"	15.00
Desk	1930	"	15.00	"	7.50
Bureau	1920	"	20.00	"	7.50
Chime mantel clock	1928	"	16.00	"	10.00
Bookcase (glass doors)			35.00	"	17.50
Bab y carriage	1928	"	30.00	Fair	10.00
Kitchen stove	1935	Used	25.00	"	15.00
Bicycle	1939	"	25.00	Good	20.00
Kitchen utensils--dishes , cutlery, pots and pans.	Time to time	New	70.00	"	35.00
1200# of wire (steel)	1935		24.00	Fair	12.00
Cross-cut Saw	1930	"	10.00	Good	5.00
Lawn Mower	1940	Used	5.00	Fair	3.00
3 Hay forks	1934	New	4.50	Good	3.00
2 Axes	1935	"	5.00	"	2.00
Chicken Incuba tor (500)	1930	Used	45.00	Fair	25.00
Chicken Incubator	1925	New	30.00	"	10.00
Electric brooder	1925	"	7.50	"	3.00
				TOTAL	$253.00

PERSONAL PROPERTY

Reg. No:

Location	Gross Turnover 1941	Average Mark Up	Net Income 1941	Estimated Value of Goodwill

Whether prices mentioned are wholesale or retail:

I PURCHASED THE BUSINESS

Date of Purchase	Price	Value Stock Date of purchase	Value of Furniture equipment & Fixtures at date of purchase:	Value of Goodwill at date of purchase:

ixtures acquired after purchases:

e Acquired	New or Used at Date Acquired	Price Paid	Condition when Evacuated:	Estimated value at date of Evacuation:

ble and Accounts collected by Custodian Attached:

rangements made at time of evacuation:

any:

SIGNATURE

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4593 EXHIBIT No.

NAME Kanichiro YOSHIDA REG. No. 05012

DATE	INVENTORY	DETAILS OF CLAIM			SALES		SOLD WITH REAL PROP.	DEC NO FOU
Declaration 21/4/42 Evacuation 25/9/42	Taken by Date				Auction	Tender &c		
Furniture, kitchen-ware, chinaware, bedding, dining rm suite, tables & chairs located at 122 Steveston Highway. TO BE LEFT IN HOUSE -- MR. MORRICAL, 119 Steveston Highway TO BE IN CHARGE	A storage list taken on 28 Sep 44 has not been inscribed hereon due to the fact that all items on the list were all sold at auction.	4 BEDS: (3 Double (1 Single	50	--	16			A)
		Furniture, Bureau, Bookcase, Desk (16) chairs	75	--	12 65			B)
		1 Bicycle (Red Wing)	25	--	19 40			
		KITCHEN UTILITIES: China, pots and pans etc	35	--	26 85			C
		FARMING UTILITIES: Scale, Shovel, Hoes etc	75	--	12 55			
		CLAIMED	260	--	87.45			D
				M	12 45			E
					Total 99 90			F

EXHIBIT No. 437-b
DATE June 25/48
FILED BY Crown

Everything Sold - Date

260 - 9990

No. 4593 EXHIBIT No. CASE No.

No. 05012 VENUE

SALES ON	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
			A)	1 Set of Scales sold to W.J. Morical by Yoshida 30/5/42					See Ref#1
65			B)	1 Kitchen Stove 1 Heater 4 Homemade TABLES 2 old beds 1 old Dresser	Misc. junk 2 photo & frame 1 temple several boxes Festival dolls				DISCARDED
40									See Ref#2
85			C)	SHIPPED TO YOSHIDA 1943 BY J.W. Morical 2 boxes Tools 1 box Wooden bowls 1 Trunk Clothing 1 box Rice Bowls 1 box Tea Cups 2 Hoes, 1 shovel, 1 mattock, 1 fork.					See Ref#3
55									
7.45			D)	Bal. of chattels removed to Storage 28 Sep 44					See Ref#4
45			E)	Stored articles auctioned					See Ref#5
90			F)	Inventory and disposition of articles found in a trunk on the premises.					See Ref#6

990

FORM "JP"

STEVESTON BRANCH

FILE No. 4593

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

EXHIBIT No. 437 - 7

DATE June 25/48

FILED BY Crown

NAME: YOSHIDA, Kanichiro

HOME ADDRESS: 122 Steveston Highway, Steveston, B. C.

REGISTRATION NUMBER 05012 SEX: Male AGE: 45

OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yoshie

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: Masumi (M) Etsuyo (F) Sumiyo (F) Koya (M) Makio (M) Teruyo (F)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 16, 14, 11, 5, 2 yrs. and 8 months

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

1. LOCATION AND DESCRIPTION: Lot 14, Sec. 2, Block North 3, Range West 7, "Block" Map 963, Certificate of title #30099E, in the district of New Westminster, B. C. Location - 122 Steveston Highway, Steveston, B. C. "(in name of Kamekichi Yoshida, #13726"

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room frame, shingle roof, 1 barn, 3 room shack, 1 wood shed, 1 garage

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

4. TAXES (Amount and where payable) $29.00 paid for 1941, payable at Town Hall, Brigehouse, B. C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Upon evacuation MR. W. J. MORICAL/Steveston Highway, will be left in charge of property. He will try and rent land for MR. YOSHIDA.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In safety deposit box

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN 1¼ A. strawberry, ½ A. loganberry,

---

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Rents 4 acres of land. ~~NXXX~~ Adjoines own property at 122 Steveston Highway, Steveston, B. C.

2. LANDLORD'S NAME AND ADDRESS: ~~NXXX~~

MRS. S. BRANSCOMBE, corner Railway Ave. & Steveston Highway, Steveston, B. C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

$60 per yr paidfor 1941 ~~NXXX~~

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: 1½ A. loganberr

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Furniture, kitchenware, chinaware, bedding, dining room suite, tables and chairs located at 122 Steveston Highway. To be left in house — MR. MORICAL, 119 Steveston Highway, to be in charge

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

FORM "JP"

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

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

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: (1) Sun Life Policy #2183877, beneficiary wife YOSHIE, in own possession. Vancouver Branch, $1,000.
(2) Sun Life, Policy #2201016, beneficiary wife YOSHIE, in own possession. Vancouver Branch, $1,000

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: Royal Bank, Steveston Branch

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 21st day of April 1942

(Signature) "K. Yoshida"

"A. G. McArthur"
Witness

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

FOR DEPARTMENTAL USE

Sept. 25, 1948

C. McClughan