Name of Claimant YUKAWA, Yonekichi Case 493

Custodian File 4928

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	
					993.00						3007.00

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	
922.50	93.50	28.05	10.13%	639.50	64.78			92.83

TOTAL RECOMMENDATION	3099.83

CASE NO: 493.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
April 1st, 1948.

IN THE MATTER OF THE CLAIM OF
YONEKICHI YUKAWA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 493.

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 1st, 1948.

IN THE MATTER OF THE CLAIM OF

YONEKICHI YUKAWA.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

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

THE COMMISSIONER: Which is your first claim, Mr. Turcotte?

MR. TURCOTTE: Yonekichi Yukawa, my lord, No. 40 on the list.

THE COMMISSIONER: Very well. We will proceed with it.

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

MR. TURCOTTE: My lord, there is just a slight change in the claim, a reduction on the buildings to $9545.00 instead of $9655.00, and on the chattel claim there is no record of the amount received from the Custodian which is $93.50. That should be taken off $2314.00.

THE COMMISSIONER: Yes.

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Yukawa, I am showing you a paper in regard to your real estate. Was that prepared by me from information which you gave to me?

A Yes.

Q That has been read over to you with the assistance of an Interpreter? A: Yes.

Q And that is your signature on the back?

A Yes.

Q And all the information in that form is true to the best of your belief?

A Yes.

MR. TURCOTTE: That is the real property statement, my lord.

Q I am showing you two statements in reference to your personal property. Is that your signature?

A Yes.

Q And are the statements contained in those two documents true to the best of your information?

A To the best of my knowledge it is true.

MR. TURCOTTE: This is the personal property claim, my lord. I couldn't get it all on one sheet.

(STATEMENT MARKED EXHIBIT NO. 2).

Q I am showing you a photograph. Of what is that a picture? The whole thing, what is it?

A This is a general photo of my farm and the buildings thereon, and he says there is further land owned by himself to the right.

Q This is a picture of the buildings on your farm?

A He says there are currants in front there.

Q Now I am pointing to the building with the ventilators on top somewhat in the centre of the picture. What is that? Just keep to that one building, that is all. A: That is a chicken house.

Q That is one of the chicken houses?

A Yes.

Q Is that the one that you describe as 270 feet by twenty? A: No, this is it (indicating).

Q It is the one on the left? A: Yes.

Q I see. Now I note that there is a difference between what you say in regard to the size of these buildings and what the appraiser says. Why is

that? A: The Government surveyor has merely taken the top part of the building, whereas I have measured it from the ground up.

Q Does he mean that there are two storeys in some of the buildings and he has taken the total floor space? A: Yes.

MR. TURCOTTE: Would you mark that, please, as Exhibit 3?

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HUNTER: I wonder, my lord, if we could find out when the photograph was taken.

MR. TURCOTTE: Yes, I am sorry.

Q When was that picture taken? A: Some time in 1940.

Q 1940? A: Yes, I think.

Q I mean, are you quite sure of it? I think you have it on your form as 1941. Was it a year before you left the Coast or two years before you left the Coast? A: Either 1940 or 1941, but I think 1940.

Q The strawberry, raspberry, currants and fruit trees, were you getting revenue or money from the sale of the berries and the crops off of these bushes and plants? A: There were about twenty trees, apple and cherry, which I used for my own family, but the balance I sold and got some revenue from.

Q That is from the strawberries, raspberries and currants you sold the crop?

A Yes.

Q Were they good or bad?

A Yes, they were good.

Q And you operated a large chicken -- I don't know what they call them out there, my lord --

THE COMMISSIONER: Ranch.

MR. TURCOTTE: Q: --ranch? A: Yes.

Q Do I understand this to be the picture then that you started there in 1928 and built this place up to what it was in 1941 from what you made off the place? A: Yes.

Q You didn't bring money in from the outside, that is from somewhere else?

A I started on my own and gradually increased it.

MR. TURCOTTE: I will file, Mr. Hunter, the analysis.

MR. HUNTER: Possibly I had better file the appraisal first. I will file that as the next exhibit, if I may.

(APPRAISAL MARKED EXHIBIT NO. 4).

(ANALYSIS MARKED EXHIBIT NO. 5).

MR. TURCOTTE: Q: Now in your claim for personal property, you show two trunks, three bicycles and some carpenters' tools? A: Yes.

THE COMMISSIONER: You are examining on the Custodian's analysis now, are you?

MR. TURCOTTE: Yes, my lord. Those are the three items under the "no record at any time" column, my lord.

Q Now the Custodian says that they never found those at all. There is no record of them at all. Can he tell us where he left those three bicycles?

A I either left them in the feed house or in the incubator house.

MR. HUNTER: My lord, there is a mistake in the carpenters' tools. They were obviously declared and they should be in the column "declared but not found". They are shown as "no record at any time", but that is not so. They were declared but not found. It should be the next column to the left.

MR. TURCOTTE: "Declared and not found".

MR. HUNTER: Yes.

MR. TURCOTTE: Q: Is he sure they were there when he left? A: I am certain of it.

Q Now these two trunks, where did you leave those?

THE COMMISSIONER: You might indicate where they are.

MR. TURCOTTE: They are the fifth item.

THE COMMISSIONER: What is the value, $150.00?

MR. TURCOTTE: $150.00.

A I put them in one room in the house with a number of other articles.

Q Now then, can he tell me why he puts such a high value on two trunks, $150.00?

A They were clothing, female and male clothing, and with the trunks I considered that the value was $150.00.

Q Oh, I see. You say they were full of clothes?

A They were full of clothes.

Q It isn't just the trunks alone?

A No, they were full of clothes.

Q You have another item --

THE COMMISSIONER: Before you leave that last item, you might ascertain how it is he did not declare these two trunks in his J.P. form.

MR. TURCOTTE: Well, my lord, he does declare household furniture.

THE COMMISSIONER: Have you the J.P. form?

MR. TURCOTTE: It is on the left there. He says household furniture, carpenters' tools and farm implements.

THE COMMISSIONER: Would you call clothing household furniture? I do not think I would.

MR. TURCOTTE: I would presume if that is as far as he went in the J.P. form, it would pretty well include what was in the house. That is a matter of opinion, of course.

THE COMMISSIONER: Suppose you ask him why he did not include this in his J.P. form, or if you prefer it, I will.

MR. TURCOTTE: I will ask him. I wonder if I could have the J.P. form and I will show it to him and ask him. If my learned friend is putting it in, he can put it in now and have it marked.

THE COMMISSIONER: I would ask that he do put it in.

MR. TURCOTTE: Q: Would he tell us why he didn't --

THE COMMISSIONER: First of all have him identify the form.

MR. TURCOTTE: Q: Is that your signature?

A Yes.

Q And you signed that just before you left the Coast, is that correct, in 1942?

A Yes.

Q Now there is nothing there in the statement of personal property about two trunks or clothing.

THE COMMISSIONER: Just one moment. I do not want your question to be leading. Ask him directly why he did not show in that statement the two trunks which contained clothing. Put the question as coming from me.

A I can't speak English and don't read English and I think that there are other things that I omitted from here. There are other things, too, which I have omitted.

THE COMMISSIONER: Q: Now, let us be sure we are being fair to the man. Explain to him that he has declared in his J.P. form household furniture, carpenter's tools, farm implements, and a quantity of articles relating to the operation of the chicken ranch? A: I forgot that.

THE COMMISSIONER: All right.

MR. TURCOTTE: Q: You have another large item in the claim, Mr. Yukawa, for $300.00, 50 bundles of various articles, and the Custodian says that there was a large quantity of cloth and clothing and that when they took it over, it was rags and valueless, just a rats' nest. Would you tell us briefly why you are making such a large claim for those 50 bundles?

A What was the value?

Q $300.00. A: They were useless, the Custodian said?

Q He said they were valueless.

THE COMMISSIONER: It is the same thing.

MR. TURCOTTE: Q: Rags and a rats' nest.

A Bowls, small kitchen utensils, and a lot of small articles.

Q Has he any reason or explanation of why he values them at $300.00? A: I put those down from my memory, and there were about twenty bowls which are quite expensive.

MR. TURCOTTE: My lord, has there been any evidence in any of these cases on the Japanese custom of bowls?

THE COMMISSIONER: Yes.

MR. TURCOTTE: You have that?

THE COMMISSIONER: We have had it up quite frequently.

MR. TURCOTTE: There is no reason for me to go into it then.

THE COMMISSIONER: No. I understand what they are.

MR. TURCOTTE: Q: Now there is another item of which the Custodian has no account, and that is 70 electric brooders which you claim are worth $315.00.

THE COMMISSIONER: Those were stolen. That is the "no account, theft" column.

MR. TURCOTTE: I wondered whether you wished any evidence as to the value of those.

THE COMMISSIONER: Yes, I would like some.

MR. TURCOTTE: Q: When did you buy those brooders, Mr. Yukawa, that is the electric brooders?

A The price?

Q When? A: 1938 and 1940.

Q And were they new or used when you bought them?

A They were all new.

Q All new. Do you remember what you paid for each of them?-what they cost? A: $50.00 each.

Q So that the 7 would cost altogether $350.00?

A Yes.

Q Now what condition werethey in when you were evacuated? A: They were all first class.

MR. TURCOTTE: My lord, I notice in the analysis of personal property claim that there are two comments which I don't think are quite correct. In reference to the five milk cans which is shown on the first line in the fifth section --

THE COMMISSIONER: $7.50.

MR. TURCOTTE: --it says, "reported sold by Yukawa before evacuation". You will note that those five milk cans are on the inventory taken by the Custodian on July 7, 1942. It is the sixth line from the bottom on his inventory.

THE COMMISSIONER: Yes.

MR. TURCOTTE: And the other item of $10.00 in reference to the hand cultivator, it states, "Tenant states not on property when he rented". That item is also shown in the inventory.

THE COMMISSIONER: Yes, I see it.

MR. TURCOTTE: Very well, my lord.

THE COMMISSIONER: Those are shown as stolen.

MR. TURCOTTE: Yes, although these comments are alongside.

THE COMMISSIONER: I would suggest that you ascertain from the witness just what the facts are in regard

to the milk cans. Was there a sale by him before evacuation?

MR. TURCOTTE: Q: You are claiming for five milk cans?

A He says I have forgotten it.

Q Does he remember the milkcans?

A Yes, I remember them.

Q Did he make any deal about the milkcans with any person before he left the Coast?

A No.

Q Did he sell them to anybody or give them to anybody?

A No.

THE COMMISSIONER: You better put the direct question to him; "The Custodian reports that you did sell these cans to someone before evacuation; what have you to say?"

MR. TURCOTTE: Q: The Custodian has reported that you sold these milkcans to someone before you were evacuated. What have you to say about that?

A I didn't sell anything and I don't know anything about it.

Q I believe you rented your farm to someone before you left, is that correct? A: Yes.

Q A man named Rooke, was it? A: I don't know his name very well.

Q Is that his signature on that paper (producing)?

A Yes.

Q And that is the paper you signed when you rented your farm to Rooke, is it?

A Yes.

Q And was that list of chattels on the lease when you

rented it? A:· The negotiations were gone into by the manager of the B. & K. and myself and Rooke, and it was attached by the B. & K. manager.

Q That list was attached? A: I think so. I am not certain, but I think so.

MR. TURCOTTE: Now, possibly I should have that lease marked, my lord.

THE COMMISSIONER: Yes, I think you should.

(LEASE MARKED EXHIBIT NO. 7).

MR. TURCOTTE: Q: That list on your lease, did that contain all your chattels or not?

MR. HUNTER: Obviously not, my lord, from the inventory.

MR. TURCOTTE: Well tell him the Custodian says not, so I won't proceed with that. Yes, Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the chattels sold were sold for their fair market values. It is submitted that the claim made for chattels for which there is no record, which were abandoned or which have been lost, destroyed or stolen, is exeessive. Refrence is made, my lord, to Exhibit 5.

THE COMMISSIONER: Is that the claims analysis?

MR. H UNTER: The claims analysis, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q Now, Mr. Yukawa, you claim $300.00 for kitchen utensils. How large a family did you have?

A Eight.

Q Your wife and six children? A: There

were four children and my wife and myself.

Q That is six. A: My son's wife and his child.

Q Now tell us just what you had there that was so valuable. That is a rather high price for kitchen utensils. Explain to us what the nature of them was. A: It is 5 or 7 years ago and I can't tell exactly now.

Q How do you arrive at the sum of $300.00?

A He says I put everything together, pans, and knives and forks, and all kitchen table utensils together.

Q And how did you arrive at the sum of $300.00?

A I did it from memory.

Q It is just a very rough estimate, is it?

A Yes, it was a rough estimate.

Q Now tell me about the three incubators for which you are asking $210.00? A: They were each 500-egg incubators.

Q I think your memory is a little bad, isn't it? You say 600 eggs in your claim.

A It will take more than 500. It will go from 500 to 550.

Q I see. Now you bought them from 1933 to 1936. Did you use each one each year thereafter?

A Yes, I used them all each year.

Q You bought the first one in 1933, now when did you buy the second one?

A About two or three years after.

Q Yes, and the third one -- 1936?

A I bought one in 1933 and the other two, two or three years following.

Q I see, were they oil incubators or electric?

A Oil, yes. Charter make.

Q I beg your pardon? A: Charter, that is the manufacturer.

THE COMMISSIONER: Q: What is the new cost of such a machine? A: $95.00, my lord.

MR. HUNTER: For my learned friend's benefit, my lord, we propose to adduce evidence later to show that this type of incubator is almost out of date and unsaleable.

MR. TURCOTTE: That is due to electricity?

MR. HUNTER: Yes, due to greater consistency of heat, with electricity.

MR. TURCOTTE: In a place where electricity wasn't available, wouldn't they still be used?

MR. HUNTER: If you were chicken farming, yes.

MR. TURCOTTE: As I say, I don't know anything about the chicken business.

THE COMMISSIONER: Before we get through we will all probably learn about it.

MR. HUNTER: We had a very large number of these on hand, my lord.

THE COMMISSIONER: Yes, I can appreciate you would.

MR. HUNTER: The summary at the bottom of Exhibit 5, my lord, indicates fairly well what happened. Goods valued by the claimant at $1022.50 were sold at auction for $93.50. The next one will have to be changed to goods valued by the claimant at $250.00 -- I am not sure yet whether it should

be declared and not found or not found because there were some tools found as will be seen in the inventory here. There is a monkey wrench and a hand saw and then once in a while we see an odd tool in there, but no collection of carpenter's tools.

Q These carpenter's tools of yours, were they in a separate box? A: Yes, they were in a box.

MR. HUNTER: Well, unless the box had been broken open, my lord, these would be odd tools hanging around.

THE COMMISSIONER: Yes. It would appear from the analysis that someone got there earlier than the Custodian did.

MR. HUNTER: Out on the islands that quite often happens.

THE COMMISSIONER: Where was this man's establishment?

MR. HUNTER: This one was quite close, 5½ miles from New Westminster, my lord, out near Kennedy.

THE COMMISSIONER: The vicinity of Kennedy.

MR. HUNTER: Yes. The rural areas are naturally harder to carry.

THE COMMISSIONER: Is that all, Mr. Hunter?

MR. HUNTER: That is all.

THE COMMISSIONER: Any re-examination, Mr. Turcotte?

MR. TURCOTTE: No, my lord. It is in my statement, the assessed value.

THE COMMISSIONER: Yes, I have noted that.

MR. HUNTER: Did I give you the sale price, my lord?

THE COMMISSIONER: I do not think you did.

MR. HUNTER: The sale price was $993.00.

THE COMMISSIONER: That was a V.L.A. transaction?

MR. HUNTER: Yes, my lord.

(PROCEEDINGS ADJOURNED SINE DIE)
Certified a true and accurate transcript.

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 493. 4928 NOV 22 1946.

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

Letter

40

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

(1) NAME YUKAWA (Print) Surname YONEKICHI Given Name (RCMP) Reg. No. I2482

(2) Pre-Evacuation Address I3I8 Gibson Rd. R.R.# I, NEW WESTMINSTER, B.C.

(3) Present Address NOBLEFORD, ALBERTA

(4) REAL ESTATE

(a) Street Address (if any) I3I8 Gibson Rd. R.R.# I, NEW WESTMINSTER, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot No. 72 part of Lot 440, Group 2 Map II33 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~~
(iv) Any other type of property (describe)

Type of business

(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 - - - - - - - - $ I390.00
(ii) Buildings - - - - - - - - - - - - - - - $ ~~9655.00~~ 9545.
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ ~~II045.00~~
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ II045.00
(v) Amount at which Custodian sold property and credited your account - - $ 985.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ I0060.00

b

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
I3I8 Gibson Rd. R.R. # I, NEW WESTMINSTER

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

(c) How stored or packed at time of evacuation some packed and some 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 Custodians care

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

1. _____ Estimated Value $_____
2. SEE CHATTELS 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 $_____

TOTAL CLAIM FOR PROPERTY LOSS $ ~~2454.00~~ 2314.00

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) - $ ~~12514.00~~ 12374.00

(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, YONEKICHI YUKAWA of the 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 21 day of November)
A.D. 1947. L E Huckvale)

Y. Yukawa

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.

NOV 22 1947

SUPPLEMENT YONEKICHI YUKAWA

LAND:				
Cleared;	4½ acres	@ 300.00	I350.00	
	½ acres	@ 80.00	40.00	
			I390.00	I390.00
BUILDINGS:				
Dwelling	22x36		I500.00	
Watch house	I6x20		I80.00	
Wood shed	9x22		I50.00	
Chicken houses	20x270		2700.00	
	20x200		2000.00	
	20x36		360.00	
	20x80		800.00	
	20xII0		II00.00	
	I2x20		I50.00	
	I0x20		I20.00	
	6x20		80.00	
	6xI2		50.00	
Feed house	20x20		270.00	
Incubator house	I4xI6		I70.00	
Garage	I0x20		25.00	
			9655.00	9655.00

CHATTELS :

3 beds	40.00
7 pc. dining set	30.00
2 cabinets	40.00
2 chests of drawers	35.00
2 trunks	I50.00
kitchen utensils	300.00
3 bicycles	I00.00
I baby bed	I3.00
I high chair	3.00
I baby carriage	35.00
Gramaphone	20.00
50 bundles of various articles	300.00
I½ case window glass	II.50
Feed chopper	5.00
Feed box & poultry founts	I50.00
Electric wire	I5.00
7 elec. brooders	3I5.00
5 cross cut saws	40.00
5 milk cans	7.50
I round table	5.00
I0 galv. pails	5.00
I 6' step ladder	2.50
3 incubators (Charter)	2I0.00
Electric heater	5.00
Garden tools	I00.00
2 peaveys	I0.00
2 picks	3.00
heater	I0.00
2 hand sprayers	I2.50
hand cultivator	I0.00
Car chain	I0.00
Monkey wrench	2.00
Hand saws	20.00
Bed stead	I2.00
Flour can (I00lbs)	2.00
Canary cage (large)	5.00
Carpenter tools	200.00
	23I4.00

Received from Custom 93 50

222950

23I4.00

NOV 22 1947

SPECIAL SUPPLEMENT YONEKICHI YUKAWA

CROP ON LAND:

Strawberries	I acre	6000 plants @ .05	300.00	
Black Currants	"		300.00	
Red "	¼ "		80.00	
Raspberries	½ "		I50.00	
Fruit trees	20 trees		20.00	
			850.00	850.00

FORCED SALE OF CHICKENS:

5I00	Value @ I.75	8925.00	
Selling price	.50	2550.00	
LOSS		6375.00	6375.00
		TOTAL CLAIM	7225.00

NOT COVERED BY THE TERMS OF REFERENCE

YUKAWA, YONEKICHI
(Claimant's Name)

REAL ESTATE
(Farm Land)

12482
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 Rough, Cleared	1/2	October 1928	Ellen Porter	370.00	Uncleared	none	1390.00
Cultivated not planted							
Cultivated and not in crop							
List Crops							
Strawberry	1						
Raspberry	1/2						
Black Currant	3/4						
Red Currant	1/4						
House, Yard, Poultry Area	2						
Total	5						

EXHIBIT No. 493-1
DATE 1 Apl 1948
FILED BY mw Turcotte

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

Description	When Made	Cost
Land cleared, Rocks picked, Roots dug out, Ploughed.	Year to year 4½ acres @ $300.	1350.00
5 wells (medium depth) 3 year round	2 (1928)	100.00
	3 (1928-34)	750.00
Strawberries (6000 @ 5¢ = 300.00) Raspberries 150.00	Black Currants 300.00	100.00
Red Currants 80.00 Fruit trees 20.00		2300.00

BUILDINGS

	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
1.	Dwelling	22x36	#1 3ir siding over shiplap and tar paper	Jan. 1929	950.00	200.00	350.00	Rising value of all buildings overrides any allowance for depreciation.	1500.00
2.	Pickers watchhouse	20x16	siding over shiplap	1934	100.00		80.00		180.00
3.	Woodshed & Bath house	22x9	shiplap	1929	100.00		50.00		150.00
									2700.00
X4	Chicken house with basement	270x20	siding over shiplap, flooring, glass frontage and electricity	1929-1930	1900.00	350.00	450.00		2000.00
X5	Chicken house with basement	200x20	same as above	1931	1350.00	300.00	350.00		350.00
6.	Chicken house	20x36	" " "	1937	200.00		150.00		800.00
7.	Chicken house	20x80	" " "	1933	450.00	100.00	250.00		1000.00
X8.	Chicken house	20x100	" " "	1935	650.00	100.00	250.00		150.00
9.	Chicken house	10x20	" " "	1934	100.00		50.00		120.00
10	Chicken house	10x20	" " "	1936	80.00		40.00		
									80.00
11.	Chicken house	6x20	" " "	1931	55.00		25.00		50.00
12.	Chicken house (bant.)	6x12	" " "	1931	25.00		25.00		
13.	Feed house	20x20	" " "	1940	145.00	50.00	75.00		270.00
14.	Incubator house	14x16	siding over shiplap	1935	120.00		50.00		170.00
15.	Garage	10x20	shiplap	1934	15.00		10.00		25.00
									9545.00

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

Signature

Comments re Appraisers's Report:

Building # 4 had two stories in part. The basement was 70x20 and the top floor 200x20 making a total floor space of 270x20.

Building # 5 had two stories in part. The basement was 40x20 and the top floor 160x20 making a total floor space of 200x20.

Building # 8 had two stories in part. The basement was 20x20 and the top floor 80x20 making a total floor space of 100x20.

I have shown the size of these three buildings on the basis of total floor space which accounts for the difference between my description of their size and the appraiser's description.

The property was assessed in 1943 by the Municipality of Delta at #261.00 for land and #2500.00 for buildings or a total of #2761.00 and the appraiser says it is only worth #1011.50. I had the dwellings insured for #1200.00.

I am producing a large photograph of my buildings. This photograph was taken in the spring of 1941 and shows clearly that my buildings were of a substantial nature and were in an excellent state of repair. All my chicken houses were supplied with electricity.

I submit that the appraiser's report of my property is not borne out by the record of my achievement on this farm in a space of 13 years. Starting with uncleared land, I was able in 13 years to build up the following assets:

Clearing the land	1350.00
Buildings	9565.00
Chattels	2314.00
5100 Chickens	8925.00
	#22,154.00

Yonekichi Fukuda

Signature.

YUKAWA, YONEKICHI
(Claimant's Name)

PERSONAL CHATTELS

12482
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
3 double beds (with springs)	1931	new	75.00	Good	40.00
7 piece dining set (Table, chairs)	1930	new	50.00	"	30.00
2 cabinets	1930	new	40.00	"	40.00
2 large trunks (filled with clothes)	1928	new	Trunks 50.00 Clothes 100.00	"	150.00
Kitchen utensils	Every year	new	400.00	"	300.00
50 bundles various articles; valued possessions, antiques, valuable dolls and many household articles	Every year	new	400.00	"	300.00
Feed troughs, water fountains	Year to year	new (some made)	200.00	"	150.00
7 Electric Brooders	1938 - 1940	new (7 x #50.)	350.00	"	315.00
5 Crosscut Saws (6 x 7 ft)	1929 - 1940	new (5 x #12.)	60.00	"	40.00
3 Charter Incubators (600 eggs)	1933 - 1936	new (3 x #95.)	285.00	"	210.00
Heater (used in brooder)	1940	new	17.00	"	10.00
Carpenter's tools (complete set, also boat building tools)	Year to year	new	230.00	"	200.00
Hand cultivator	1936	new	15.00	"	10.00

Description of Storage of Goods:

General Statement as to Chattels not Described above:

Total claim for Chattels 2314.00
Sold by custodian 93.50
Net claim #2220.50

EXHIBIT No. 493-2
DATE 1 Apl 1948
FILED BY [illegible]

Additional Comments, if any:

Yonekichi Yukawa
Signature

YUKAWA, YONEKICHI
(Claimant's Name)

PERSONAL CHATTELS

12482
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

Description of Storage of Goods: Small chattels were packed in boxes and stored in one room of house, which lessee was not to use. All other household goods were also stored in this room. The farm implements and poultry chattels were stored in 20x20 feed storage house and in the incubator house. All other tools were also stored in these buildings.

General Statement as to Chattels not Described above: All other chattels are estimated for their real value at time of evacuation and to my best knowledge and belief are a very fair estimate.

Additional Comments, if any: In September 1942 custodian sent me a list of chattels. I couldn't read English. My daughter checked the list over and told me it was about right. I signed it and sent it back to the custodian. Although many of my chattels are several years old, the value at the time of purchase and the value at the time of evacuation differs greatly because the prices of these chattels had gone up

Signature

(OVER)

and though they were of varying ages, I believe they were of the value as estimated by me.

It is true that I signed a lease in favour of Charles L. Rooke which included part of my chattels. However I submit that the custodian took over these chattels when he made an inventory of them on July 7, 1942.

Yonekichi Yokowa

Signature.



EXHIBIT No. 493-3
DATE 1 apl. 1948
FILED BY
J. D. Turcotte.

Yonekichi Yukawa
1318 Gibson Road
New Westminster
B.C

BC-432-P
BC-2167-A

BC/432-P
BC/2167-A

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

Farm Appraisal Report

File No. J.L.709

Land Description Lot 72, D.L.440, Gp.2, Map 1133.
1318 Gibson Road.

Containing 4.75 Acres

Owner's Name Y. Yukawa Post Office Address R.R.1, New Westminster, B.C.

Nearest Rail Point Kennedy, B.C.E.R. Distance 1 mile

Market Town New Westminster, B.C. Distance 5½ miles

Church (give denomination) Roman Catholic (Scott Road) Distance 1 mile

Nearest School Kennedy Distance 3/4 mile

State how property was identified: Survey post, map, roads & local inquiry.

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

At 1318 Gibson Road about 1 mile west of Scott Road. Gravel, fair.

Is this district a good one? Not a good farming district, soil gravelly, suitable for poultry.

Employment opportunity Seasonal on farms. Established industries along the Fraser River about 4 miles distant.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Picket fence around part of ppty. Value $

Water supply: 3 wells on property. They usually go dry in a dry year. Value $

4928

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 26	frame	8'	shgl	15 ys	cedar blks	poor	200.00
	10 x 18							
Shack	14 x 21	"	7'	"	20 "	" "	"	25.00
Chicken house	20 x 200	"	6'	"	10 "	" "	fair	600.00
Colony house	12 x 20	"	4'	"	10 "	" "	"	15.00
Woodshed & bath	10 x 40	"	6'	"	10 "	on grnd	"	25.00
Incubator room	14 x 16	"	7'	"	10"	" "	"	25.00
Shed	16 x 20	"	9'	"	15 "	posts	poor	no value
Shed	12 x 20	"	9'	"	15 "	"	"	" "
Chicken house	20 x 35	"	6'	"	10 "	cdr blks	fair	100.00
" "	20 x 80	"	6'	"	5 "	" "	good	300.00
" "	20 x 80	"	6'	"	5 "	" "	"	300.00
" "	20 x 156	"	6'	"	3 "	" "	"	600.00
Granary	20 x 20	"	10'	"	2 "	" "	good	100.00
Chicken house	10 x 20	"	8'	"	2 "	" "	"	

Electricity in buildings.

Total present day value $2290.00

Total Value Buildings add to farm $ 800.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Habitable but not in good condition - Poor construction.

$

Describe the basement and chimneys: No basement, Brick chimney on bracket.

No. rooms downstairs? 5 Upstairs? nil How finished Boarded

493 - 4

Are buildings painted? No Condition of paint - 1 apl 1948

EXHIBIT No.
DATE
FILED BY

Distance from nearest bush 30 yards.

J. W. F. Rowles

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.1	Level	Sandy & gravelly loam 12" - 24"	Gravel Hard Pan	Rasps & black currants fair to good. Straws poor, weedy. Cultivated land and building sites.	50.00	205.00

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
.15	Level	sandy & gravelly loam. 12"-24"	Gravel Hard pan	Clearing second growth and some stumps.	100.00	10.00	6.50

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 $ 211.50

Total added by buildings to value of farm $ 800.00

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

Total value of farm $1011.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm in very poor state of cultivation - very weedy.
Rented to C. L. Rooke from June 12 - Dec.31st, 1942 for $300, of which $136.00 has been paid. Tenant has option to re-lease at $20.00 per month.

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

Noxious weeds: Thistles, etc. Property very weedy.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Taxes $24.55
Corporation of Delta.

Date: July 31st, 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 28 day of July 1942.

Inspector's Signature "R. W. BROWN"

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

Farm Appraisal Report

Remarks: Property is located at 1318 Gibson Road about 3/4 mile west of Scott Road. The soil is a sandy and gravelly loam best suited to poultry raising, although with cover cropping and manure strawberries would do quite well. The cultivated acreage is in a poor state of cultivation and is very weedy. Very little work has been done on the place this year. The raspberries are good and the black currants fair but the straws. are poor and it is difficult to find them for weeds. The acreage not cultivated has been slashed but there is now quite a strong second growth and the stumps are still there. The dwelling is in poor shape but the chicken houses are in fair to good condition. There is some old rail fencing on part of Lot but it is in poor shape. Water is obtained from a well but wells in this area usually go dry in a dry year. There is electricity in the buildings.

(FOR ORCHARD LANDS ONLY)

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

There are a few fruit trees on the Lot but of no commercial value.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

	Present Value
Approximate acreage in small fruits:	$
.35 ac. Rasps.	$
.45 " Black currants.	$
There are a few straws. but they are old and poor and it	$
is difficult to find them for weeds. There is some	$
garden and the balance of cleared land is taken up with	$
chicken runs, buildings, and weeds.	$
	$
	$
Total	$

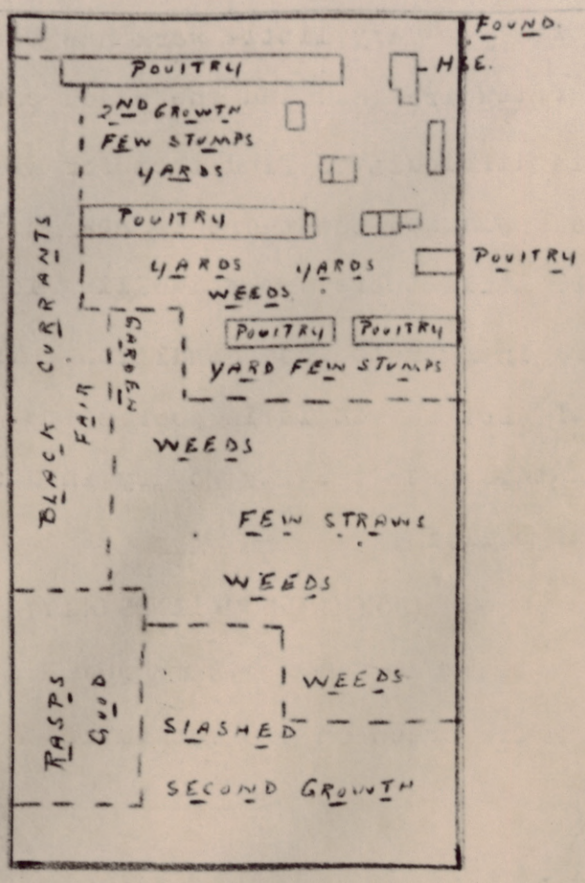
Amount fruit trees add to value of farm $

Diagram of Property

SCALE 2CH = 1"

N

GIBSON ROAD



LOT 22. D.L. 440. GP 2 MAP 1133 - 4.25 AC

R.W. BROWN

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

Date 1st August, 1942.

(SIGNED) I. T. Barnet
District Superintendent.

#30

I

File: 4928 February 24, 1948.

REAL PROPERTY MEMORANDUM

JAPANESE NAME: Yonekichi YUKAWA Reg. No. 12482

VETERANS' LAND ACT TRANSACTION

One Real Property, being:

Lot 72 of part of Lot 440 Group 2 Map 1133 Municipality of Delta in the District of New Westminster.

SOLD FOR: $993.00

ASSESSMENT: Land.....$261.00
Improvements.2500.00

Total.$2761.00

EXHIBIT No. 493-5
DATE 1 apl. 1948
FILED BY J. W. G. Munster

ATTACHED HERETO:

1. Appraisal Report
2. Certificate of Encumbrance
3. Statement of Sale to V.L.A.
4. Statement of Custodian Account
5. Real Property Summary
6. Assessment Notice
7. Lease dated June 12, 1942.
8. JP Declaration Form - April 18, 1942.

W. Johnston.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 4928 EXHIBIT No.

NAME YUKAWA, Yonekichi REG. No. 12482

DATE
DECLARATION April 18/42
EVACUATION June 9, 1942

INVENTORY
TAKEN BY Custodian Representatives: H.J Logan & J.Moryson.
DATE July 7, 1942

DETAILS OF CLAIM

SALES — AUCTION / TENDER &c

SOLD WITH REAL PROP.

DECL NOT FOUN

JP DECLARATION

Household furniture
Carpenter tools
Farm implements
Electric Brooder Incubator
Poultry founts
Chick troughs
2 sprayers
Milk Barrel (10)
5 chick feeders
1 tin 30" x 9' in the house at R.R. No.1 New Westminster, B.C. Key will be left in care of---- don't know.

INVENTORY OF CHATTELS LEFT ON PROPERTY.

In house downstairs -
Kitchen range
Bed
Dresser
Gramaphone
2 chests of drawers
Bed couch
Baby crib
Kitchen cabinet
5 kitchen chairs
Dining table
6 dining chairs
High chair
Heater
Kitchen utensils & dishes (few)

In attic -
50 bdles.(approx.) tied up.(contents unknown)

In house -
Dresser
Baby crib
High chair
Baby carriage

In chicken houses -
Bdle. of garden tools
1½ cases of window glass
Feed chopper

In Picker house -
2 beds
Gramaphone (out of order)
Heater

In Incubator house -
3 Incubators (Charters)
Electric heater
Bdle. of garden tools
2 Peavies
2 picks
Heater
Hand cultivator
Hand sprayer
Car chains
Monkey wrench
Hand saw
Bedstead
Flour tin (100#)
Shake splitter
Canary cage (large)

In Feed shed -
7 electric brooders
5 crosscut saws
5 milk cans (large)
24 chicken drinking fountains
Round table
10 galvanized pails
6' stepladder

3 beds	40.00	F	(2)	18.00
7 pc. dining set	30.00	F		3.25
2 cabinets	40.00	F		10.50
2 chests of drawers	35.00	F	(2)	6.00
2 trunks	150.00			
Kitchen Utensils	X 300.00	K		11.00
3 bicycles	100.00			
1 baby bed	13.00)	F		8.00
1 high chair	3.00)			
1 baby carriage	35.00			
Gramaphone	20.00	F		4.00
50 bdles. of various articles	300.00			
1½ case window glass	11.50	M		1.00
Feed chopper	5.00			
Feed box & poultry founts	150.00	M	(5)	8.00
Electric wire	15.00	M		.25
7 elec. brooders	315.00			
5 crosscut saws	40.00			
5 milk cans	7.50			
1 round table	5.00	F	(2)	1.00
10 galv. pails	5.00			
1 6' stepladder	2.50	M		3.00
3 incubators (Charter)	✱ 210.00	M	(2)	5.50
Electric heater	5.00	F		1.25
Garden tools	100.00	M		5.50
2 peavies	10.00			
2 picks	3.00			
Heater	10.00	F		3.75
2 hand sprayers	12.50	T	(1)	2.50
Hand cultivator	10.00			
Car chain	10.00			
Monkey wrench	2.00			
Hand saws	20.00	T	(4)	1.00
Bedstead	12.00			
Flour can (100 lbs.)	2.00			
Canary cage (large)	5.00			
Carpenter tools	200.00			

200

TOTAL — $ 2234.00 ✱

✱ Amount shewn on claim as $2,314.00 is incorrect.

RECAP:

Furniture	F	55.75
Kitchenware	K	11.00
Machinery	M	23.25
Tools	T	3.50
TOTAL		$93.50

Chattels valued by Claimant at $1022.50 sold at Auction for $93.50.
Chattels valued by Claimant at $250.00 were not recorded at any time.
Chattels valued by Claimant at $ 422.00 were abandoned -all but a few things
Chattels valued by Claimant at $ 439.50 were shewn as "No ac count, theft etc

TOTAL CLAIM --- $2334.00

No 4928 EXHIBIT No. I CASE No.

No. 12482 VENUE Lethbridge

SALES TION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
18.00								
3.25								Table and 10 chairs-1 chair abandoned.
10.50								
6.00				150.00 X				No record
11.00								
				100.00 X				
8.00								
						35.00		
4.00								Out of order.
					X 300.00	large quantity of cloth,clothing,rags valueless-just rats' nest.		
1.00								
						5.00		
8.00								
.25								
				X		315.00		
						40.00		
						X 7.50		Reported sold by YUKAWA before Evacuation.
1.00								1 Table was round
					5.00			Valueless - old.
3.00								
5.50								
1.25								
5.50					100.00			only a few - balance valueless.
						10.00		
						3.00		
3.75								
2.50								
						X 10.00		Tenant states not on property when he rented.
					10.00			Valueless
						2.00		
1.00								
						12.00		
					2.00			Valueless
					5.00			Valueless
200				~~300.00~~				Only those shewn in Inventory
				~~$450.00~~	$422.00	$439.50		
				#250				
55.75								
11.00								
23.25								
3.50								
$93.50								

old at Auction for $93.50.
ere not recorded at any time.
ere abandoned -all but a few things which sold for $5.50 and included in above amount.
ere shewn as "No ac count, theft etc."

W. Johnston.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 4928 EXHIBIT No.

NAME YUKAWA, Yonekichi

REG. No. 12482

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration April 18/42 Evacuation June 9, 1942.	Taken by Custodian representatives: H.J.Logan & J.Moryson. Date July 7, 1942.		AUCTION	TENDER &c		
See Page 1.	CHATTELS INCLUDED IN LEASE, June 12/42, between Yonekichi YUKAWA and C.L.Rooke -	Practically the same as Inventoried on Page one.				
	3 incubators 2 stoves 1 canary cage (large) 1 sprayer 1 Ro-Ho Gardener 3 potato hooks 1 pitch fork 3 scrapers 2 peavies 1 egg tester 1 pick 3 mattocks 1 pr. truck chains 2 wrenches 1 tree pruner 7 electric brooders 5 saws 18 drinking founts (large) 6 drinking founts (small) 12 jars 21 chick feeders 1 shovel 55 troughs 5 wash troughs 15 pail 2 brush 6 milk cans (empty) 24 glass jars 52 bundles upstairs 1 baby carriage 1 bed 1 baby bed and mattress 1 stove 2 tables 4 dressers 1 couch 11 chairs 1 wedge 7 kitchen equipment					
NOTE	(All above goods were confirmed by Yonekichi YUKAWA, Sept.5/42, as representing all his chattels remaining in any protected area of B.C.					

No 4928

No. 12482

EXHIBIT No. I

CASE No.

VENUE Lethbridge

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
ON	TENDER &c								

FORM "JP" FILE No.

STRAWBERRY HILL

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: YUKAWA, Yonekichi

HOME ADDRESS: R.R. No. 1. New Westminster, BC 1318 Gibson Rd.

REGISTRATION NUMBER 12482 SEX: Male AGE: 55

OCCUPATION: Chicken 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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Katsue

ADDRESS OF WIFE OR HUSBAND: R.R. No. 1, New Westminster, BC

NAMES OF ANY LIVING CHILDREN: Riseko (F) Katsumi (M)

ADDRESS OF CHILDREN: R.R. No. 1, New Westminster, BC

AGE OF CHILDREN: 14 years 9 years

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

1. LOCATION AND DESCRIPTION: 5 acres Sec No. 72 District of New Westminster, BC

2. BUILDINGS AND OTHER IMPROVEMENTS: Five-room frame dwelling house. garage; woodshed, 9 chicken houses, watch house, incubator house, storage house, packing house

3. INSURANCE (Give particulars; state where policies are) $1500 in the North West Fire Ins. Co. on the dwelling house and furniture

4. TAXES (Amount and where payable) $27.01 per year payable at Ladner.

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

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

493 - 6
EXHIBIT No.
1 Apr 1948
DATE
FILED BY
J.W.G. Hunter

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home

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

9. IF FARM LAND STATE CROPS SOWN strawberries, black currants, red currants, raspberries, and 20 fruit trees

---

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS: Myself

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, carpenter tools, farm implements, electric brooder incubator, poultry founts, chick troughs, 2 sprayers, milk barrel (10) 5 chick feeders, 1 tin 30" x 9' in the house at R.R. No.1. New Westminster, BC, Key will be left in care of----- don't know.

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

1 cat

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: See Page 1, No. 3

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)

Four-$5. War Savings Certificates belonging to my son Katsumi in my possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 18th day of April 1942

(Signature) Y. YUKAWA

F.I. Williams
Witness

FOR DEPARTMENTAL USE

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

May 6/48

M.A. Macdonald

Y. Yokawa

3	Incubator
2	Stoves
1	Canary Cage (large)
1	Sprayer
1	Ko-Ho Gardener
3	Potatoe Hook
1	Pitch Fork
3	Scraper
2	Pee Pee
1	Egg Tester
1	Pick
3	Mateki
1 Pair	Truck Chain
2	Wrench
1	Tree Pruner
7	Electric brooder
5	Saw
18	Drinking founts (large)
6	Drinking " (small)
12	Jar "
21	Chick Feeder
55	Troughs.
1	Shovel.
5	Mash Troughs
15	Pail
2	Brush
6	Milk can (empty)
24	Glass jars
22	bundles upstairs
1	Baby carrage
1	Bed
1	Baby bed + Mattress
1	Stove
2	Tables
4	Dressers
1	Couch
11	Chair
1	Wedge.
7	Kitchen equipments

Yonekichi Yokawa

Form No. 8. Statutory Lease. 9-41. The Clarke & Stuart Co. Limited, Law Printers and Stationers, Vancouver, B.C.

This Indenture,

Made in duplicate the 12th. day of June in the year of Our Lord one thousand nine hundred and forty two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

YONEKICHI YUKAWA of the Municipality of Delta, Farmer

Insert full Names, Addresses and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

Charles L. Rooke, of 950 East 28th. Avenue, in the City of Vancouver, Riveter,

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, **All and Singular** that certain parcel or tract of land and premises situate, lying and being in the

Municipality of Delta, and described as Lot 72, D.L. 440, Group 2, Map 1133.

EXHIBIT No. 493-7
DATE 1 apl 1948
FILED BY J. S. Turcotte.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the 12th day of June one thousand nine hundred and forty two for the term of ending December 31st. 1942. ~~thence ensuing.~~

Yielding during the said term therefor the rent of Three Hundred Dollars,

of lawful money of Canada, payable on the following days and times that is to say:

$300.00 to be paid on the exection of this lease

~~the first payment to be made on the day of , 194~~

That the said Lessee covenants with the said Lessor to pay rent; ~~and to pay taxes~~; and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

The said Lessee may have the use of all tools, equipment as per attached lists. Same to be kept in good condition (reasonable wear and tear excepted)

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

The said Lessee may have the option of renewing this lease for a further period of twelve months at a rental of $20.00 per monthpayable in advance as from January 1st. 1943.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness Hollis M Leard
Street Address 1155 E. 17 ave
City or Town Vancouver B.C.
Occupation Sales Mgr.
B & L Milling Co Ltd.

Yonekichi Ichikawa
Charles L. Rooke

Dated June 12th. 1942.

YOUEKICHI YUKAWA

—TO—

CHARLES L. ROOKE

Statutory Lease

SHORT FORM

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 8

Mean Clemens Appraisal

EXHIBIT No. 493-8.
DATE Jan. 30-1950
FILED BY L. J. McMaster

Ex 8.

W.J.

January 25, 1950

Y. YUKAWA B.C. 432-P CASE NO. 493

A poultry farm located at 1318 Gibson Road in the Municipality of Delta. Identification of this property was made by use of the legal description, the house number and the sketch-map appearing with the Farm Appraisal Report photostat.

This holding is primarily a poultry producing unit with some diversity in strawberries, raspberries and currants. The site was well selected on a south westerly exposure, is apparently a sand and gravel soil quite suitable for the purpose intended. The water supply is reported unsatisfactory during the dry season.

The buildings indicate that a complete cycle of the poultry business was carried on these premises. The presence of an incubator house and the fact that most houses are wired for lights, dimmers and brooders suggests that a well-planned skilful production system was in operation. The natural slope of the property being quite sharp from east down to west lends itself to increased use of the western end of three of the buildings. The original operator has in effect made double deck houses out of those which are on the steepest slope. The use of the lower level has increased the housing capacity of the buildings and we have in our appraisal made allowance for it. The placing of the buildings makes it necessary to use a cat-walk to service the pens over the double-deck sections. We have made allowance in our appraisal for the decreased convenience and increased labour involved in the use of the cat-walks.

We confirm the dimensions of 20' x 156' as shown on the photostat for one of the houses. It is double-deck for 40 feet on its western end. Two hundred (200) birds can be accommodated in this section. The house described as being 20' x 200' is double-deck for 70 feet on its western end. This space will accommodate three hundred and fifty (350) birds. The house described as being 20' x 80' is double-decked for 20 feet on its western end. This area might have been used for poultry

but no additional value is given to it. The building is on strong cedar posts but is beginning to sag. Total capacity of this holding amounts to about 3500 birds.

The method used in appraising poultry accommodation is described and set out in our report on Case No. 827, submitted January 25, 1950. Using the base $2.05 as set out in Case 827 we have valued each of the houses according to its apparent comparison with the average, making due allowance for the cat-walks and conditions above outlined. Table 2 lists the values assigned.

Table 2

UNIT	DIMENSION	AGE	S.S.B. PRESENT DAY VALUE	CLEMENT VALUE PER BIRD	CLEMENT VALUE PER UNIT
House	22 x 26	15	$ 200.00		$ 200.00
House	10 x 18				
Shack	14 x 21	20	25.00		25.00
Chicken House 70' DD	20 x 200	10	600.00	$1.20	1620.00
Colony House	12 x 20	10	15.00		60.00
Woodshed, bath	10 x 40	10	25.00		25.00
Incubator Room	14 x 16	10	25.00		50.00
Shed	16 x 20	15	Nil		
Shed	12 x 20	15	Nil		
Chicken House	20 x 35	10	100.00	1.00	175.00
Chicken House	20 x 80	5	300.00	1.20	480.00
Chicken House 20'DD	20 x 80	5	300.00	1.20	480.00
Chicken House 40'DD	20 x 156	3	600.00	1.00	980.00
Granary	20 x 20	2	100.00	1.00	100.00
Chicken House	10 x 20	2		1.50	75.00
		Total	$2290.00		$4270.00

The photostat notes fractional acreages of raspberries, strawberries and currants. We confirm the presence of the raspberries and currants and allow $100.00 value for them in the total appraisal.

The total worth of $211.50 for the land itself is accepted as described on the photostat.

The layout and appearance of this holding indicates that it was a farm which had been developed over a period of years by an operator who was able to plan his future management. The buildings lack something in convenience of operation but they are suitable for the purpose for which they were intended.

A purchaser should be a competent poultryman with some knowledge of small fruits.

We appraise the holding as follows:

Land	$ 211.50
Small fruits	100.00
Buildings	4270.00
	$4581.50

In our opinion a man with the skills and ability to operate this holding should have been willing to pay our appraised figure of $4600.00 for the property in 1943.