

<u>REAL PROPERTY</u>									
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	Sale Price	Total Award 125% of all Sale Prices: % of Total	
					381.00		414.06		414.06
<u>PERSONAL PROPERTY</u>									
Motor Vehicles			Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
<u>NETS</u>									
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 Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price		
<u>MISCELLANEOUS CHATTELS</u>									
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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
			46%	146.00		67.16			67.16
TOTAL RECOMMENDATION									481.22

CASE NO. 775.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
October 8th, 1948.

IN THE MATTER OF THE CLAIM OF

YASUGORO TOKUYASU.

PROCEEDINGS AT HEARING.

Original

CASE NO. 774.

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

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(HIS HONOUR JUDGE L. H. STACK, SUB-COMMISSIONER)

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Lethbridge, Alberta,

October 8th, 1948.

IN THE MATTER OF THE CLAIM OF
YASUGORO TOKUYASU.

PROCEEDINGS AT HEARING.

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APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

W.S. RUSSELL, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

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Y. Tokuyasu,
In Chief.

THE SECRETARY: Case No. 774, Yasugoro Tokuyasu.

YASUGORO TOKUYASU, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Is this your summary of evidence in support of claim?

A Yes.

Q You supplied the materials and gave the instructions
for the preparation of this document?

10 A Yes.

Q Is this your signature? A: Yes.

Q The information is true to the best of your
knowledge, information and belief?

A Yes.

MR. RUSSELL: I will tender that as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: Well, I will let my learned friend bring
out anything he wants to in his cross-examination.

MR. RICE: I am submitting, your Honour, that the real
estate was sold for its fair market value.

20

I submit that there are certain items in
this claim that there is no record of at any
time and the Custodian is not responsible for the
same. I am submitting if the Custodian is respons-
ible for any articles that have been lost, stolen
or missing, the claim made to the same is exorbitant.

I submit as an exhibit the following documents:
Farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

30 MR. RICE: 1943 assessment of the Corporation of the

Y. Tokuyasu,
Cross Exam.

District of Maple Ridge, assessing the improvements at \$650.00 and the land \$500.00.

(ASSESSMENT MARKED EXHIBIT NO. 3).

MR. RICE: A real property summary and a summary relative to the claim showing the appraisal made on the land and the sale.

(SUMMARIES MARKED EXHIBIT NO. 4).

MR. RICE: An analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 5).

10 MR. RICE: A personal property summary.

(SUMMARY MARKED EXHIBIT NO. 6).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form dated the 13th of April, 1942 (indicating); will you look at that document and tell me if you completed the same, and if that is your signature that is on it?

A Yes.

MR. RICE: I tender the J.P. form as an exhibit.

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

MR. RICE: Q: What kind of axes are you claiming that you say cost you \$4.00 each?

A They were very good quality axes.

Q Well, what were they, a single bit or a double bit, or what kind were they? A; They were all double bit. They were double bit axes, some were felling axes and others were for chopping after the tree was felled.

Q When did you buy them? A: I can't remember exactly when I bought them.

Y. Tokayasu,
Cross Exam.

Q Do you know when you bought your beds, the claim for \$70.00 here? A: I don't remember the exact dates, but they were somewhere around four or five years before I left.

Q You had used them for four or five years?

A Yes.

Q Well, these beds that cost you \$84.00 then depreciated about \$2.00 apiece over a period of four or five years, according to your estimate of value? A: Well, I think they

10

have that much value still.

Q And the stove which cost you \$30.00 when you bought it, and after using it for five years you say it depreciated only five dollars in value, \$1.00 a year? A: Yes, I think it

has that value.

Q All right.

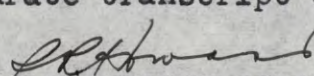
THE SUB-COMMISSIONER: That is all, thank you.

(Witness aside)

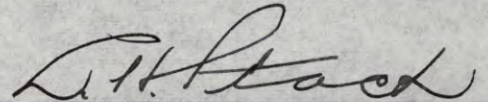
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(PROCEEDINGS ADJOURNED SINE DIE)

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


"S.R. HOWARD" Official Reporter.

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


SUB-COMMISSIONER.

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2975
ACKNOWLEDGED

P. 70 Case No. 774.

NOV 27 1947

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Leth

1. Name of Claimant in full:

Yasugoro Tokuyasu

Registration No. 13508

2. Claimant's address at the time of his evacuation from the protected area:

31st Ave Whonock, B.C.

3. Claimant's present address:

c/o Bert Foster, Picture Butte, Alta.

4. Claim relating to real property:

(a) Street address of real property: 31st Ave., Whonock, B.C.

(b) Legal description of property:

Lot 4 of part of the S.E. 1/4, Sec. 8 Twp. 15
Map 2798 District of New Westminster COFE 50413

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

1 5-room Building 32x24

1 Shack 20x20

1 Garage 12x18

(Mixed Fruit Farming)

3 Sheds 16x24, 16x30, 12x24.

(d) Title or interest held by Claimant in the real property:

Title was lost at time of evacuation.

(e) Fair market value of real property at date of sale:

(I) Land— \$ 1570

(II) Buildings— \$ 2035

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$ 3224

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

Whonock, B.C.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Stored in the house of the Claimant located on 31st Ave.

Whonock, B.C.

(c) In whose care was property left by the Claimant at date of evacuation?

In the care of the Custodian.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

7 Beds	\$70.00
1 Bench	7.50
1 Range	25.00
2 Wood Heater	6.00
1 Gramophone and 80 Records	25.00
3 Axe	10.00
4 Rakes	4.00
2 Shovel	2.50

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

\$140.00

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will.....be required.

DATED this

13th

^{Nov} day of October, A.D. 1947.

Y. Tokuyasu per.

N. Tokuyasu

S. Keimada
Witness to Signature of Claimant.

Signature of Claimant.

STATUTORY DECLARATION

I, Yasugoro Tokuyasu
(Full Name of Claimant)

of c/o Bert Foster, Picture Butte, Alta. Beet Worker
(Present Address) (Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:
\$381.00 for the sale of my property.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Picture Butte
 in the Province of Alberta,
 this 13th day of November Y. Tokuyasu per
 A.D. 1947. R. Tokuyasu
Roscoe D. Gull
 A Commissioner for Oaths in and for
 the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors
Lethbridge, Alberta

STATUTORY DECLARATION

IN THE MATTER OF Order-in-Council
P.C. 1810, as amended by Order-in-Council
P.C. 3737; and

(Full Name of Claimant)

IN THE MATTER OF "THE INQUIRIES
ACT" being Chapted 99 of the Revised
Statutes of Canada, 1927, and

(Occupation)

IN THE MATTER OF a Commission
appointed to inquire into and report upon
the claims of persons of the Japanese Race
under said Orders-in-Council.

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than

Proof of Claim

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at
in the Province of Alberta,
this day of
A.D. 1947.

A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 136

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Yasugoro TOKUYASU

2. Registration Number: 13508

3. Present Address: c/o Bert Foster, Picture Butte, Alta.

4. Address Prior To Evacuation: 31st Ave. Whonock, B.C.

EXHIBIT NO. 774-1
DATE October 8/48
FILED BY W. S. Parrell

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

**Lot four (4) of Part South East Quarter Section 8
Township 15 Map 2798, in the District of
New Westminster.**

- (a) Nearest Post Office adjacent to land. **Whonock, B.C.**
- (b) Number of acres: **8.27**
- (c) When purchased: **1935**
- (d) Condition when purchased: Give improvements and values in detail as of date of purchase)

**Partly cleared
1 5 room house**

(e) Purchase Price\$ **1000.00**

6. IMPROVEMENTS:

- (a) Clearing.....**4**.....acres at \$**175.00**...per acre \$ **700.00**
- (b) Fencing \$
- (d) Drainage) **450' 3 to 5 deep** \$ **390.00**
- (c) Tillage **6 acres** \$ **300.00**
- (e) Weed Eradication **6 acres** \$ **150.00**
- (f) Planting **1 ac. raspberries (4000 plants)** \$ **200.00**
- (g) **5 ac. strawberries (~~3000~~)** \$ **280.00**
- (h) \$ _____

Total	\$ 1720.00	\$ 1720.00
Carried Forward	\$	\$ 2720.00

Brought forward

\$ 2720.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			\$	\$	\$
House	20x20	1938	220.00	350.00	570.00
Woodshed	16x30	1936	180.00	274.00	454.00
Shed	16x24	1937	220.00	330.00	550.00
Shed	16x24	1936	77.00	150.00	227.00
Garage	12x18	1936	60.00	60.00	120.00
Dwelling house	24x32	(on land I purchased)			

Total Cost of Buildings 1921 1921.00

Total Cost of Land and All Improvements \$ 4641.00

Fair Market Value Land \$1570 Buildings \$2035 \$ 3605.00

Sold by Custodian for \$ 381.00

Loss Claimed on Parcel 1 \$ 3224.00

8. Assessment for 1942:

Land \$ 500.00

Improvements \$ 650.00

Total \$ 1150.00

9. Appraisal or Valuation (by Custodian):

Lands	\$	288.00
Improvements	\$	<u>100.00</u>
Total	\$	<u><u>388.00</u></u>

10. Rental Value per Year: \$ 420.00

11. Fire Insurance on Buildings:

(List amount on each building):

..... <u>NIL</u>	\$
.....	\$
.....	\$
.....	\$

12. Documents in Support:

(a) Photographs: **of Buildings**

(b) Deeds

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1\$ 3224.00

Parcel 2\$

Parcel 3\$

Parcel 4\$

TOTAL:

\$ 3224.00

PERSONAL PROPERTY:

Item	Year Purchased	Price Paid \$	Value \$	Remarks
7 beds	1933	12. each	70.00	
1 lounge	1939	10.00	7.50	
1 range	1937	30.00	25.00	
2 wood heaters	1932	13.50	6.00	cheaper because it has been used a number of years.
	1932	6.00		
1 gramophone & 80 records	1938	25.00	25.00	
3 axes		4. each	10.00	
4 rakes		1.50 "	4.00	
2 shovels		1.35 "	<u>2.50</u>	
		TOTAL	\$ 150.00	

(Add additional page if necessary)

(If claim for vessel describe on separate sheet numbered 6A)

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

Item: Year: Month: Amount.

Total: \$ NIL

Total Claim for Personal Property \$ 150.00
Deduct Payments from Custodian \$ NIL
Net Loss on Personal Property \$ 150.00

I Certify the above to be True and Correct.

.....
Witness

Y. Jaksyasaer
.....
Signature of Claimant.

BC-784-P

Farm Appraisal Report

File No. JL-379

Land Description Lot 4 of Pt. of SE $\frac{1}{4}$, Sec. 8, Tp. 15, Map 2798.

Containing 8.27 Acres

Owner's Name TOKUYASU, Yasugoro Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock - C.P.R. Distance 1 $\frac{1}{2}$ miles

Market Town Haney - 8 miles; New Westminster - - Distance 28 "

Church (give denomination) C. of E., & Presbyterian Distance 1 "

Nearest School Whonnock Public Distance 1 "

State how property was identified: From the Hewston property adjoining on East.

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

Yes. Municipal Road - fair. Actual trail is now in use - is East of Road.

Is this district a good one? This particular locality is backward.

Employment opportunity Limited. Haney would be nearest - Cannery; Brickyard; Mill.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Nil-of use.

EXHIBIT NO. 774-2
DATE October 8/46 Value \$

Water supply: Good well and small creek.

VALUED BY W. R. King Value \$
2925

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 16	Frame	9'	Shgl.	25	Wood	V. Poor	100.00
(Packing & Pickers	16 x 20	Rough Lbr.					Good	
(BARN Shed	18 x 40	part frame	9'	Shke.	3	Wood	for type.	75.00
BARN	X							
Car Shed	X	Not assessable.						
GRANARY	X							
2 old Wood sheds at East	- not assessable.							
	X							
	X	Buildings in S.E. corner erected by white man just about time last War started.						
	X							

No electric light nearer than $\frac{1}{2}$ mile.

Total present day value \$ 175.00

Total Value Buildings add to farm \$ 100.00

Is dwelling habitable without repairs? Hardly. If not what is your approximate estimate of cost to make it habitable? In my opinion it is not worth spending any money on. Crude shiplap walls - 1x6 flooring badly worn. \$

Describe the basement and chimneys: No basement; stove pipe chimney.

No. rooms downstairs? 3 and pantry. Upstairs? - How finished Shiplap.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Quite close on South and East - 100 feet.

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
4.30	Gentle fall to South. <i>x-30</i>	Sandy & clay loam - good. 10" - 1'	Clay	Mostly strawberries; small patch raspberries.	60.00	58.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
3.	Gentle fall South <i>3.00</i>	Good sdy. loam - 10"-1'	Clay	Clear logged off land. Some good alder.	150.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
est. .97	<i>.97</i> <i>8.27</i>					

Total value of Land \$ 288.00

Total added by buildings to value of farm \$ 100.00

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

Total value of farm \$ 388.00

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

Owners have been gone more than a month. Weed situation fairly well controlled. White pickers now in.

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

Small fruits.

Noxious weeds:

Canada thistle in plenty - fairly well hoed down.

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

Maple Ridge - \$23.70.

Date: 26th June 1942.

Place: New Westminster, B.C.

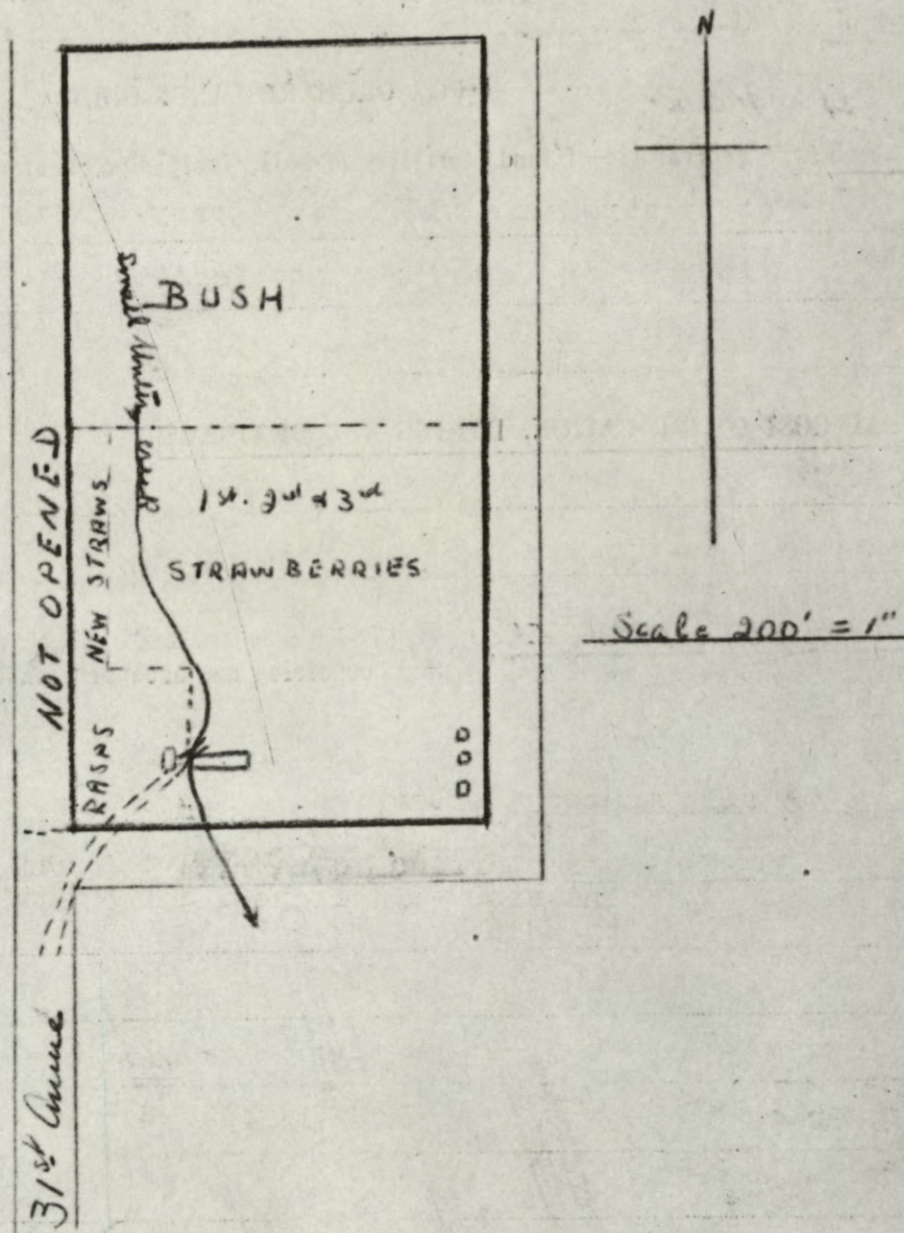
I certify that the above report is based on a personal examination of the whole farm made on the 25th day of June 1942.

Inspector's Signature

"T. GODFREY"

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

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 300.00

Date 27th June 1942

"I. T. BARNET"
District Superintendent.

EXHIBIT No. 774 - 3

DATE Oct. 8/48

FILED BY

G. E. A. Rice

NOTICE OF ASSESSMENT, 1943.

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land	
								Exclusive of Improved	Wild
3354	4	S.E.	8	15	2798	8.27	\$650—	\$500—	\$

TAKE NOTICE that the above property is assessed as above for the year 1943. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10:30 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B. C.

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

Nov. 26, 1948

L. W. Hawkins

EXHIBIT No. _____
 DATE _____ Oct. 8/48
 FILED BY _____ G. E. A. Rice

REAL PROPERTY SUMMARY

File 2925

V. L. A. B.C. 184-P

JAPANESE NAME: Yasugoro TOKUYASU - - Reg. No. 13508

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

PROPERTY ADDRESS: 31st Ave., and 9th Road, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 4 of part of the South East quarter of Section 8 Township 15
 Map 2798 Municipality of Maple Ridge, D. N. W.

TITLE: In name of Yasugoro TOKUYASU

ENCUMBRANCE: Vesting in Custodian 24874, 3rd. November, 1942.

ASSESSED VALUE: 1942 - 8.27 acres.
 Land \$500.00
 Improvements \$650.00 Total \$1150.00 Taxes \$23.70

CLASSIFICATION: Strawberry farm with dwelling. No inspection report on file.
 Owner declared a 1 storey frame 5 room house, 1 packing house, 1 picker's house, woodshed, garage and bath house. Claimed 6½ acres of farm cleared, with 5 acres of strawberries and 1 acre raspberries and some fruit trees.

HISTORY OF ADMINISTRATION: Leased by the Custodian to Clifford Garrow as from May 12th, 1942 to December 31st 1942 on a half crop basis, which amounted to \$83.42, received by the Custodian through the Pacific Co-operative Union, less \$71.32 owing by Garrow to the Pacific Co-operative Union, leaving a net return of \$12.10.

Property leased by the Custodian from 15th March to 31st December 1943 to William Glendinning at a rental of \$100.00, received by the Custodian and allowed to The Director, the Veterans' Land Act as accrued rental.

There was no insurance on the buildings during this term of administration.

SOLD: To the Director, the Veterans' Land Act for \$381.00 as at Jan. 1st 1943. Approval of Advisory committee 1st June 1943.

FUNDS: Released to the credit of Y. Tokuyasu - Sale price \$381.00, less Certificate of Encumbrance \$1.00, Registration Fee \$3.00, taxes \$27.11, legal fee \$15.00 total debits \$46.11. Net amount released \$334.89.

TITLE: Included in C. of T. 169070-E and payment of consideration included in cheque to Custodian dated 21st March 1944.

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

DATED: December 12th, 1945.

"Ian Macpherson"

IM:ML

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

Nov. 26, 1948

C. McCullough

Attached to 774 - 4

File No. 2925

SUMMARY RELATIVE TO CLAIM OF
Yasugoro TOKUYASU - Regn. No. 13508

May 29/48

REAL PROPERTY

Lot 4 of part of SE $\frac{1}{4}$ of Sec. 8, Tp. 15, Map 2798, Municipality
of Maple Ridge, D. N. W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V. L. A. Purchase</u>	<u>Claimant's Valuation</u>	
Land:	\$ 500.00	\$288.00		\$1570.00	8.27 acres
Improvements:	<u>650.00</u>	<u>100.00</u>	<u> </u>	<u>2035.00</u>	
	\$1150.00	\$388.00	\$381.00	\$3605.00	
		Less sale price		<u>381.00</u>	
		Amount of claim		<u>\$3224.00</u>	

Claimant values land at \$190.00 per acre.

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

Nov. 26, 1948

L. McHughan
d.f.

MLB

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2925

EXHIBIT No. _____

NAME Yasugoro TOKUYASU

REG. No. 13508

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 13/42</u>	TAKEN BY <u>J. Moryson</u>					
EVACUATION <u>Apr. 16/42</u>	DATE <u>Sept. 16/42</u>					
1 kitchen stove		1. 7 beds				
2 camp stoves		2. 1 bench				
1 sofa		3. 1 range				
5 blinds		4. 2 wood heaters				
1 gramophone		5. 1 gramophone & 80 records				
80 records		6. 3 axes				(1) 3
8 double beds		7. 4 rakes				
7 mattresses		8. 2 shovels				2
2 auto sprayers						
1 crank						5
1 Planet Jr. cultivator						
3 peaveys						
5 hoes						
4 shovels						
2 mattocks						
2 spring boards						
3 axes						
1 sledge hammer						
Splitting wedge						
2 falling wedges						
1 steel handled shovel for blastings						
1 cleaver						
2 40-gal. barrels						
4 bundles straw						
300 sacks						
3 ladders						
487 strawberry crates						
Fertilizer						
1 sack nitrate soda						
3 tables						
60 lbs. bone meal						

TEMPORARY PERSONAL PROPERTY SUMMARY

File No. 2925

13th November, 1946.

Re: Yasugoro TOKUYASU - Reg. No. 13508

CHATTELS: The above Japanese registered with this office on the 13th April, 1942, and declared leaving household goods farm implements etc., on his property at Whonnock. He was evacuated on the 16th April, 1942, and his property was leased in May to Mr. G. Garrow. In August, Mr. Garrow advised he was leaving the property and gave us a list of goods left. Our fieldmen inventoried the property on the 16th Sept. 1942, and many articles were missing from both Mr. Garrow's and TOKUYASU's list. A copy of the inventory was sent to TOKUYASU who signed a further list of missing articles. The property was re-checked in November but only a few small articles of no sale value were found. Our fieldmen's list shows the inventory of goods being of little value and probably not worth the expense of handling. No funds from sale of goods have been credited to TOKUYASU's account.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: The Pacific Co-operative Union forwarded to this office the sum of \$35.26, being crop returns and adjustment on crates, but of this sum \$23.16 was paid to the tenant, Mr. Garrow, being in settlement of his share of the crop adjustments.

BONDS & INVESTMENTS: TOKUYASU declared owning a \$50.00 Victory Bond and some War Savings Certificates but these were not brought under control by the Custodian.

Although TOKUYASU did not declare so, according to the Pacific Co-operative Union records he was the owner of 24 non-redeemable shares and the following redeemable shares:-

2 shs. issued in 1937	redeemed March 19, 1943	\$20.00
1 sh. " " 1938	" " 21, 1945	10.00
3 shs. " " 1939	" " 21, 1945	30.00
1 sh. " " 1940	" Jan. 10, 1946	10.00
7 shs. " " 1941	to be redeemed early in 1947	

He was also the holder of one United Farmers Exchange share which was sold for \$65.00. Interest on these shares has been credited to TOKUYASU's account from time to time. Certificates covering these shares have been received at this office.

LIFE INSURANCE: TOKUYASU declared owning three Life Insurance Policies in the Sun Life. We were advised the the Sun Life in October, 1943, that two of these policies matured 1st November, 1943, and the maturity value amounting to \$719.39 in favour of Yasugoro TOKUYASU and \$766.90 in favour of his wife Nobu, were sent to the Japanese through this office. We were also advised in September, 1945, that Yasugoro TOKUYASU had asked for the cash surrender value of the third policy. As we had no objection to this being sent to him, the Insurance Company was advised to remit the sum of \$135.91 direct.

SAFETY DEPOSIT BOX: TOKUYASU declared having a safety deposit box at the Canadian Bank of Commerce, Mission. This was not brought under control by the Custodian.

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

WEA:HA

"W. E. Anderson"

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

Nov. 26, 1948

C. McLaughlin
S. J.

OFFICE OF THE CUSTODIAN

DATE FILED BY Oct. 8/48

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: TOKUYASU Yasugoro -- (correct)

(TOKUTASU)

HOME ADDRESS: P. O. Box 181, Whonock, B. C. (31st Ave. 9th Rd.)

REGISTRATION NUMBER 13508 SEX: M AGE: 49

OCCUPATION: Strawberry Grower

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Nobu

ADDRESS OF WIFE OR HUSBAND: P. O. Box 181, Whonock, B. C.

ITAYA

NAMES OF ANY LIVING CHILDREN: Masako (F) Shizue (F) Mitsuye (F)

ITAYA -- Fusaye (F)

ADDRESS OF CHILDREN: P. O. Box 181, Whonock, B. C.

AGE OF CHILDREN: 16, 12, 10, 9 yrs.

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

1. LOCATION AND DESCRIPTION: No. of Title deed -- 134069 E.

P. O. Box 181, Whonock, 10 acres, Municipality of Maple Ridge.

Sub. div. 4, S. W., Sec. Lot 8, Twp. 15, Located in Whonock, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 storeyed, 5 roomed wooden frame

dwelling house. 1 Packing house, 1 Wood shed, 1 garage, 1 bath house.

(tool room)

1 Picker's house (dwelling house) 1 shack.

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

4. TAXES (Amount and where payable) \$21.67 paid up Aug. 1941. Municipality of

Maple Ridge, B. C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Commerce, Missien, B. C.

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

9. IF FARM LAND STATE CROPS SOWN 6 1/2 acres cleared, 5 acres strawberry

1 acre raspberry, Fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Same

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

P. O. Box 181, Whonock B. C.: 1. Kitchen stove, 2. camp stove, 1. sofa, 5. blinds, 1 gramophone 80 records, 8 double bed, 7 mattress, 2. auto sprayer, 1. crank, 1 "Planet Jr." cultivator, 3. peve, 5 hoes, 4. chovel, 2 mattock, 2 spring board, "(also: 6 cords firewood)" 3. axes, 1 sledge hammer, s. splitting wedge, 2. falling wedge, 1 steel handled shovel for blastings, 1. clover, 2. 40 gal. barrels, 4 bundles of straw, 300 sacks, 3 ladder, 487 strawberry crates, fertilizer, 1 sack Nitrate Soda, 3. tables, 600 lb. bone meal.

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY. None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) One \$50.00 Victory Bond (1941) in owner's possession. Two \$4.00 War Savings Certificates in owner's possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: For details; see attached page.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: Can. Bank of Commerce, Mission, B. C. No. unknown.

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 13th day of April 1942

(Signature) "Y. Tokuyasu"

"F. T. Williams"

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 Nov. 26, 1948.

Signature of official

URES,
TS:
blinds,
matress,
cultivater "
ring board,
e, 2
blastings,
s of straw,
s, fertilizer,
he meal.

N, OR