Name of Claimant YAKASHIRO, Takekuma Case 779

Custodian File 5451

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% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					1487.		1781.58				1781.58

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	
619.75	217.55	65.26	35.09%	300.00	105.27			170.53

TOTAL RECOMMENDATION	1952.11

1540

CASE NO. 779.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
October 12th, 1948.

IN THE MATTER OF THE CLAIM OF
TAKEKUMA YAKASHIRO.

PROCEEDINGS AT HEARING.

Original

CASE NO. 779.

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 R. M. EDMANSON, SUB-COMMISSIONER)

10 Lethbridge, Alberta,

October 12th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKEKUMA YAKASHIRO.

PROCEEDINGS AT HEARING.

20 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.
D.J. HAndFORD, Esq.,	Official Interpreter.
S.R.HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 779, Takekuma Yakashiro.

TAKEKUMA YAKASHIRO, the claimant herein, being first duly sworn, examined through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Yakashiro, I am showing you a summary of evidence in support of claim? A: Yes.

Q You gave instructions that this form be prepared?

A Yes.

10 Q And you supplied the figures and the information included in the form? A: Yes.

Q And you signed the form there?

A Yes.

Q The same is true to the best of your knowledge, information and belief? A: Yes.

(SUMMARY MARKED EXHIBIT NO. 1).

Q This land you are claiming contains thirteen acres, is that right? A: Yes.

Q And you say you paid $1500.00 for this land?

20 A Yes.

Q There were no buildings and it was bushland when you bought it? A: It was just bushland, no buildings.

Q What did your neighbours pay for their land in this area? A: At about that time it cost about $100.00 an acre.

Q That was the going price, was it?

A Yes.

Q You say it cost you $2340.00 to clear thirteen

30 acres? A: Yes, that is what I

believe; that is what I think.

Q What all did you have to do in order to clear those thirteen acres of land?

A I cut down the trees, cleared all the weeds and grass, and then cleared out the stumps.

Q How big would the stumps be?

A I can't say on an average because there were very small ones and there were large ones up to five feet in diameter.

10 Q How would you get these large stumps out? What would you do? A: By use of stump powder and then burning.

Q Did you use horses in anyway?

A Yes.

Q What use would you make of horses?

A They were used to pull away the stumps, pull out the stumps.

Q Did you have horses of your own?

A Yes.

20 Q And were those the horses that you used?

A Yes.

Q Did you do this clearing yourself, or how was it done? A: Yes, I did it myself.

Q How about the drainage, who did that?

A I did that myself too.

Q What about the planting of four acres of strawberries?

A Yes, I did that myself.

Q Where did you get the plants?

A I bought them.

30 Q Well, did it cost you $200.00 an acre for strawberry

plants? A: Yes. That isn't just for the plants, that is for the labour of planting them as well.

Q I was just wondering how much your strawberry plants would cost themselves? A: I don't remember clearly now, but I believe they are about $20.00 a thousand.

Q And of the type that you planted, how many thousands would you put in in an acre?

10 A About 7000 or 7500 an acre.

Q Who did the building of all of these buildings on the land? Were they erected by you?

A I built those myself.

Q Who paid for the material? A: I paid for the material.

Q I notice in 1928 you paid $156.00 for electrical fixtures; what sort of fixtures were these?

A That was the cost of bringing electricity into the house, and the wiring around the house, and the

20 labour connected with the work.

Q I believe you leased this land, did you not? You leased it to someone? A: When I came away?

Q Yes? A: I don't remember the name accurately, but I think it was leased to a man named Denson.

Q You mean Jansen?

MR. RICE: Jansen.

MR. RUSSELL: Q: Do you know what the rental was?

A I got $500.00 for the crop, but the house and

30 fixtures were loaned more or less free of charge.

Q I see. Now, on page 6, in your claim for personal property, you list a lot of items but you don't give us any information as to the year purchased in a number of them, nor of the price that you paid for them. How do you establish the value of these items? A: Some of the things I bought fifteen years ago and some as far back as twenty years ago; I don't remember all the details, but I have some papers with me now. I suppose I am not to look at them.

Q No. But how did you establish the value? For example, the first item is "1 heater" and you say it is worth $5.00; you don't say when you purchased it or what you paid for it. How do you know it was worth $5.00? A: Isn't the purchase price included there?

Q No. A: These are the prices paid (indicating). Those are the price I paid.

THE SUB-COMMISSIONER: Q: That is, under the column "value"? A: Yes.

Q In other words, the value that he has placed on all these articles is the amount that he paid for them? A: Among these are some which should be depreciated, but I don't know how much. On the other hand, there is some, such as the first one mentioned, the stove, I only bought that the year before I left, and I think it was worth $5.00, the same amount that I paid for it.

THE SUB-COMMISSIONER: Well, from that I take it that the figures in the "value" column are what he paid for those different articles. That is what he said.

MR. RUSSELL: Yes, that is what he said.

Q You say that you valued the heater in 1942 at $5.00; that is what you paid for it, and that is also what you valued it at, is that correct?

A That is what I think personally. I just used it for one winter, and that is my own opinion.

Q You show four beds which were purchased between 1925 and 1936, and then, according to what you said, the cost was $95.00? A: Yes, that is the purchase price, but I replaced the mattresses a couple of years before evacuation and the springs were all in good shape.

Q What value do you put on those beds in 1942?

A I don't know what the value would be; that is why I haven't the prices down.

Q Well, if you don't know the value what claim are you making for those four beds?

A Well, the $95.00 that is on the form.

THE SUB-COMMISSIONER: I wonder what kind of a washing machine that was that he paid $165.00 for, Mr. Russell.

MR. RUSSELL: Q: What kind was the washing machine that you bought in 1940 for $165.00?

A It was a big one; I don't know the maker's name.

Q Was it gasoline, electric, or hand?

A: It was an electric one with a motor attached.

Q Did it have a wringer? A: Yes.

THE SUB-COMMISSIONER: He does not know the name of it?

MR. RUSSELL: No.

A I have forgotten.

Q When did you buy the washing machine? Or where, I mean?

A In Vancouver. I have forgotten the name of the company, but it was a store in Vancouver recommended by a Japanese friend.

Q Was it bought new? A: Yes.

10 Q It is a little difficult to know what to do with this claim.

THE SUB-COMMISSIONER: You will have to leave that one to the government.

MR. RUSSELL: Beg pardon, sir?

THE SUB/COMMISSIONER: You will have to leave it to the government, I guess.

MR. RUSSELL: Q: You say the total of this value column is really the total of what you paid for these items?

A Yes, those are the purchase prices.

20 Q All right, that is all.

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

I am submitting that the claimant turned over his property to persons other than the Custodian and the Custodian is not responsible for their loss. I am submitting if the Custodian is responsible in any manner for any of the claimant's property, the

30 claim made to the same is exorbitant.

I wish to tender the following exhibits: Farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. RICE: A tax statement for the year 1942 for the District of Maple Ridge, showing the land to be assessed at $900.00 and the improvements at $400.00, I mean $1100.00. Land $900.00; improvements $1100.00.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. RICE: Real property summary and an analysis of claim; they will go in as one exhibit.

(DOCUMENTS MARKED EXHIBIT NO. 4).

MR. RICE: An analysis of personal property claim, to which is attached three sheets.

(DOCUMENTS MARKED EXHIBIT NO. 5).

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 22nd of April, 1942, purporting to be completed by you; will you look at that document and tell me if you completed it and signed it? A: Yes.

MR. RICE: I tender the J.P. form.

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

MR. RICE: Q: You completed and swore a proof of claim form in November, 1947, sworn to on the 17th of November; will you look at that document and tell me if that was completed and sworn to by you?

A Yes.

MR. RICE: I submit the proof of claim form as an exhibit.

(PROOF OF CLAIM MARKED EXHIBIT NO. 8).

MR. RICE: Q: I show you a letter, apparently written by youto the office of the Custodian from Iron Springs, Alberta, on May 15th, 1946 (indicating); was that letter written by you or for you under your instructions? A: That was probably my daughter. What does it contain?

Q Was the letter written for you by your daughter?

A He said it was probably written for him by his daughter. What does it contain?

Q I will read it. The document doesn't bear your signature, or does it? A: No, that is not my signature.

Q It is not your signature? A: No.

Q The letter reads,

"We have received your letter dated May 8th requesting the description of our washing machine.

"Electric washing machine, white enamel, has the picture of the Royal Family. Bought it in the yr. 1940, paid in full, the amount of $159.00. Still kept it new. With the machine two square wash tub and one bench. The name of the machine has the 'Beatty Bros.' We have left two new brooders, would like to know whats happened to it. Also about the farmers tools we left in the chicken house 16 x 26 ft.

"We also have received the amount of $200.00 but it isn't enough for buying beds, mat-

tresses and clothes, also farming utensils. In B. C. we had borrowed the B. C. Security Commissions so it was all right, but in Alta, since we left the hoes, shovels and many others things, we can't get along with 200. So please send us the rest thats left.

"Would like to have the answers to the things we have left. So please give us

10 our answers as soon as possible.

"Thank you

"Sincerely Yours

"Takekuma Yakashiro".

A Yes, I think I recollect.

Q The $200.00, you should remember about that, if you wrote and complained about the $200.00?

A Yes, my daughter wrote it.

Q Your daughter wrote that letter for you and on your instructions? A: Yes.

20 MR. RICE: I will tender the letter as an exhibit.

(LETTER MARKED EXHIBIT N O. 9).

MR. RICE: Q: Have you valued your land in the same manner that you have your chattels? That is, what you paid for the same?

MR. RUSSELL: I think the answer to that is clear, sir. The cost is shown and the fair market value is shown on this land.

MR. RICE: It might have worn out. The buildings would wear out some, surely; there should be some reduction.

30 MR. RUSSELL: He reduced it $1800.00; that should take

care of some depreciation.

MR. RICE: It wouldn't take care of as much as he could write off for income tax.

MR. RUSSELL: It would.

MR. RICE: Oh, no, not five per cent.

MR. RUSSELL: Oh, yes, five per cent a year. He has reduced his claim by $1800.00, and the buildings cost $2700.00.

MR. RICE: He should write off forty per cent.

10 MR. RUSSELL: That is sixty per cent.

A Well, that is my estimate of the value. I bought it for $1500.00 and put all the improvements on it and cleared it and everything else.

MR. RICE: Q: Why would the assessor at Maple Ridge only value the property that you value at $5650.00, why would the assessor value it only at $2000.00 for taxation purposes, about one-third of what you say it is worth? A: The tax people always tax the land much cheaper than it is worth.

20 You couldn't buy land anywhere at the price at which the land is assessed by the tax people.

Q Do you always buy it about one-third of what it is worth, or is it always assessed at one-third of what it is worth? A: You can buy land cheaply at a tax sale, but I have never heard of anybody buying land as cheap as the tax assessment.

Q Well, would there be any chance of you having your values a little high?

A No, I don't think it is high.

30 Q You don't think it is high? A: No.

Q Well, why did you raise the value of the washing machine that you only paid $159.00 for to $165.00?

A I think that $159.00 was the list price and the difference is through buying it on the installment plan.

Q In your letter you said it cost you $159.00 and you paid for it in cash; why do you value it today at $165.00? A: It was bought on the installment plan, and when the last payment was made I figured it was the same as a cash purchase. The letter was written by my daughter, and sometimes she doesn't understand difficult Japanese words and gets mistaken as to what I say.

Q That is, she got $165.00 mixed up with $159.00, is that right? A: Yes, there is a misunderstanding in the language, I think.

Q Well, the rest of these prices that you have given in your summary of evidence for the chattels, are they installment prices or are they the real prices that you paid, or do you know? A: Those are practically all cash prices, purchase prices.

Q But the washing machine is an installment price?

A Yes.

Q And you have already stated you didn't know the value of these chattels at the time you were evacuated?

A No, I found it impossible to estimate market prices, so that I put in the purchase prices.

Q Well, you shouldn't take any objection then to the prices that the Custodian obtained for the same.

THE SUB-COMMISSIONER: Exhibit 9 says "Bought it in the

year 1940, paid in full, the amount of $159.00, still kept it new; with the machine two square wash tub and one bench. The name of the machine has the 'Beatty Brothers'." That would indicate that he had paid in cash.

MR. RUSSELL: It would seem to.

THE SUB-COMMISSIONER: Yes.

MR. RUSSELL: Just one question.

THE SUB-COMMISSIONER: Yes, all right.

10 MR. RUSSELL; Q: With the washing machine did you get this bench that you speak of? Was it part of the washing machine or was it extra?

A I don't remember exactly, but it may have been part of the set.

Q You don't remember exactly? A: No.

Q All right.

THE SUB-COMMISSIONER: That is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R.HOWARD" OfficialReporter.

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

SUB-COMMISSIONER.

30

5451

ACKNOWLEDGED
Our Case No. 779
NOV 27 1947

Leth

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.

---

1. Name of Claimant in full: YAKASHIRO, Takekuma.

   Registration No. 13383.

2. Claimant's address at the time of his evacuation from the protected area:
   32nd Avenue, Ruskin, B.C.

3. Claimant's present address:
   c/o Hinds Bros., Iron Springs, Alberta.

4. Claim relating to real property:

   (a) Street address of real property: 32nd Avenue, Ruskin, B.C.

   (b) Legal description of property:

   Lot Two (2) of Parcel "E" of the North East Quarter of Section Five (5), Township Fifteen (15), Map Five Thousand and Twenty-four (5024), in the district of New Westminster, C. of E. 52442.

VIRTUE & RUSSELL, Barristers, Lethbridge.

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

Small fruit farm - 13 acres cleared; strawberries, raspberries, asparagus, blackberries planted.

Also chicken farm.

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

Title witnessed by E. S. Stokes, in the year 1934, on the 23rd day of April, in the office at New Westminster, B.C.

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

(I) Land— $ 3000.00

(II) Buildings— $ 2650.00

Residing house (4 rooms)	24' x 28'	$400.00
Pickers house (2 rooms)	16' x 24'	
	16' x 30'	300.00
Wood shed 18' x 50'		100.00
Packing house 15'x30' and 15'x24'		100.00
Bath house 10'x14'		50.00

(continued on next page)

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

$ 4190.31. (received $1459.69 from Custodian)

5. Claims relating to personal property, etc.

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

In the year 1942 - leased to Mr. Jacob Jansen for $500.00 (received)

In the year 1943 - (in care of Custodian) leased to Mr. A. P. Neilson for $175.00. (received none)

(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:

Packed in (16'x24') house, used for ~~pixxrs~~ pickers, and locked.

BUILDINGS. (continued)

Chicken Houses;

1. 20' x 72' plus wheat room 8' x 14'
2. 22' x 60' " " " 12' x 20'
3. 20' x 72' " " " 10' x 16'
4. 18' x 36' (none.)

Barn 34' x 26'

All valued at $1700,00

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

In care of 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:

Kitchen utensils - 4 beds, kitchen stove, heater etc.	$ 500.00
Washing machine -	165.00
2 Electric Brooder stove	
Coal brooder stove	130.00
Farm Equipment:	
Shovels, hoes, saw, scales, picks etc.	150.00
Plough	22.50
Cultivator	17.50
Harrow	15.00
Harness	40.00
Cables and blocks	50.00
Electrical Appliances to buildings- wires, switches, bulbs etc.	300.00
Chicken loss	156.00
Lease	175.00
Total	$ 1721.00

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

Total property	$ 1721.00
Received from Custodian	224.82
Claim	1496.18

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 13 th day of ~~October~~ November, A.D. 1947.

S. Aoki
Witness to Signature of Claimant.

T. Yakashiro
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Takekuma YAKASHIRO.
(Full Name of Claimant)

of Iron Springs, Alberta. Farmer.
(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:

Received from the Custodian:
(a) Land $1459.69
(b) Farm equipment $224.82.

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 Iron Springs
in the Province of Alberta,
this 17th day of November
A.D. 1947.

T. Yakashiro

Rosie D. Lutz
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

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 Chapted 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.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 147

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Takekuma YAKASHIRO

EXHIBIT No. 779-1
DATE October 12/48
FILLED BY W. L. Russell

2. Registration Number: 13383

3. Present Address: c/o John Gergel, Turin, Alberta

4. Address Prior To Evacuation: 32nd Avenue, Ruskin B.C.

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 Two (2) of Parcel "E" of the North East Quarter of Section Five (5) Township Fifteen (15) Map Five Thousand and Twenty-four (5024) in the District of New Westminster.

(a) Nearest Post Office adjacent to land. Ruskin, B.C.

(b) Number of acres:

(c) When purchased: 1918

(d) Condition when purchased: Give improvements and values in detail as of date of purchase)

Bush land

No Buildings

(e) Purchase Price ..... $ 1500.00

6. IMPROVEMENTS:

(a)	Clearing 13 acres at $ ..... per acre		$ 2340.00	
(b)	Fencing 800'		$ 31.00	
(d)	Drainage)		$ 300.00	
(c)	Tillage		$ 12.00	
(e)	Weed Eradication		$ 285.00	
(f)	Planting 4 acres strawberries	$800.00	$	
	1½ acres raspberries	225.00		
(g)	¼ acre blackberries	37.50	$	
	1½ acres asparagus	150.00		
(h)	¼ acre boysenberries	37.50	$ 1300.00	
	50 fruit trees	50.00		
	Total	1300.00	$ 3268.00	$3268.00
	Carried Forward		$	$4768.00

Brought forward $ 4768.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
Dwelling house	24 x 28	1920	250.00	150.00	400.00
Pickers' cabin	16 x 24	1932	95.00	45.00	140.00
Pickers' cabin	16 x 30	1935	100.00	60.00	160.00
Wood shed	18 x 50	1937	64.00	36.00	100.00
Packing house	15 x 30	1938	31.00	24.00	55.00
Packing house	15 x 24	1928	24.00	21.00	45.00
Bath house	10 x 14	1930	32.00	18.00	50.00
Hen house and Wheet room	20 x 72 8 x 14	1932	305.00	165.00	470.00
Hen house and Wheat room	22 x 60	1934	250.00	150.00	400.00
Hen house and Wheet room	12 x 20 20x72 10x16	1941	265.00	165.00	430.00
Hen house	18 x 36	1939	125.00	75.00	200.00
Barn	34 x 26	1928	110.00	90.00	200.00
Elec. fixtures		1928			156.00

Total Cost of Buildings 2706.00 2706.00

Total Cost of Land and All Improvements ..... $ 7474.00

Fair Market Value ..... $ 5650.00

Sold by Custodian for ..... $ 1487.00

Loss Claimed on Parcel 1 ..... $ 4163.00

8. Assessment for 1942:

Land ..... $ 900.00

Improvements .... $ 1100.00

Total ..... $ 2000.00

9. Appraisal or Valuation (by Custodian):

Lands	$	614.15
Improvements	$	900.00
Total	$	1514.15

10. Rental Value per Year: $ 500.00 (see lease)

11. Fire Insurance on Buildings: NONE

(List amount on each building):

.....$

.....$

.....$

.....$

12. Documents in Support:

(a) Photographs:

(b) Deeds

(c) Agreements to Purchase

(d) Leases Yakashiro to Jansen

(e) Insurance Policies

(f) Correspondence

(g) Certification of Title # 107156 E

(h) Statement of Sale Price of Property Dated May 27, 1944

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 .....$ 4163.00

Parcel 2 .....$

Parcel 3 .....$

Parcel 4 .....$

TOTAL: $ 4163.00

PERSONAL PROPERTY:

Item	Year Purchased	Price Paid $	Value $	Remarks
1 heater			5.00	
4 beds	1925-36		95.00	
1 kitchen stove	1930		70.00	
1 kitchen stove	1941		35.00	
1 kitchen stove			25.00	
shelves	1931		15.00	
30 piece set Jap. dinner-ware	1924		85.00	
12 piece set Silverware	1934		25.00	
Aluminun & steel pots, teakettles,pans,buckets etc.			34.00	
10 chairs			17.50	
5 tables			12.00	
8 case canning jars			14.00	
food chopper			1.50	
clay bowls			2.00	
lampstand			4.00	
2 wash tubs			3.50	
2 iron			7.50	
washing machine	1940	165.00	165.00	
2 electric brooder stoves	1942	90.00	90.00	
coal brooder stove	1942	40.00	40.00	
5 shovels			6.00	
4 hoes			3.50	
4 saws			35.00	
gauge			6.00	
1 scales			17.50	
3 picks			10.00	
2 hammers			6.00	
2 grass scythe with handle			7.00	
3 axe			16.00	
4 spraying machine			18.00	
plough	1930	22.50	22.50	
cultivator	1935	17.50	17.50	
harrow	1930	15.00	15.00	
harness	1930	40.00	40.00	
cables and blocks	1936	50.00	50.00	
		TOTAL	$ 1016.00	

(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: $ 224.00

Total Claim for Personal Property	$1016.00
Deduct Payments from Custodian	$ 224.00
Net Loss on Personal Property	$ 792.00

I Certify the above to be True and Correct.

Mary Fletcher
Witness

T. Yakasiro
Signature of Claimant.

BC-199-P

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

Farm Appraisal Report

File No. JL-364

Land Description Lot 2 of Pcl. "E" of NE¼, Sec.5, Tp.15, Map 5024.

Containing 14.26 Acres

Owner's Name T. YAKASHIRO Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock, B.C. Distance 2 miles

Market Town New Westminster, B.C. Distance 27 "

Church (give denomination) Whonnock - Anglican & United Distance 2 "

Nearest School Whonnock Distance 2 "

State how property was identified: Map location and corner posts.

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

Has direct access to 32nd Avenue - good gravel road.

Is this district a good one? Only fair - limited development.

EXHIBIT No. 779-2
DATE October 12/48
FILED BY Graice

Employment opportunity Very limited.

Predominating Nationality and religion: Japanese owners predominate.

Describe Fencing and its condition: Fenced on North side only. Value $

Water supply: Good supply from well. Value $

Electricity - power available; lights installed.

5451

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	27 x 30	Frame	1 st.	Shgl.	20	Wood	Fair	400.00
Hen house	20 x 60	"	1 "	Shke.	20	"	Poor	150.00
" "	20 x 92	"	1 "	"	20	"	"	220.00
BARN	30 x 45	Fr. & Post	1 "	"	20	"	"	75.00
Hen house	18 x 36	Frame	1 "	"	1	"	Fair	162.00
~~BARN~~ Hen "	18 x 70	"	1 "	"	1	"	"	300.00
Bunk Hse.	15 x 24	"	1 "	"	20	"	Poor	15.00
GRANARY	x							
Bunk Hse.	15 x 30	"	1 "	"	20	"	"	15.00
	x							
	x							
	x							

Total present day value $ 1337.00

Total Value Buildings add to farm $ 900.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

$

Describe the basement and chimneys: No basement; brick chimney in bracket.

No. rooms downstairs? 4 Upstairs? - How finished Wood.

Are buildings painted? None. Condition of paint -

Distance from nearst bush Approximately 300 yards.

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
9.87	Undulating	Loam - 15"to 23"	Hard-pan	Mixed small fruit and truck.	60.00	592.20

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

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

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

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

Area Unsuitable for Cultivation.

	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
4.39	Steep hillside and creeks	Scrub only	5.00	21.95

Total value of Land $ 614.15

Total added by buildings to value of farm $ 900.00

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

Total value of farm $1514.15

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

Farm occupied by tenant. Land in good condition, but growth generally indicates fertility to be only fair.

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

Suitable for small fruits and poultry.

Noxious weeds:

No serious weed condition.

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

Maple Ridge Municipality -

Assessed - Improvements-$1100.00
Land -$ 900.00

Taxes-(1942-$41.29
(1941-$41.49
(1940-$ 1.55

Date: June 24th, 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 22 day of June 1942

Inspector's Signature "D. DODDING"

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

JL-364 - T. YAKASHIRO

Farm Appraisal Report

Remarks: This is a fair holding and fully developed. It is intensively cropped, and judging from the nature of the soil and the growth generally, would indicate that the soil fertility is about mined out.

With the exception of two new poultry houses the buildings are old and rather dilapidated.

(FOR ORCHARD LANDS ONLY)

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

Nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

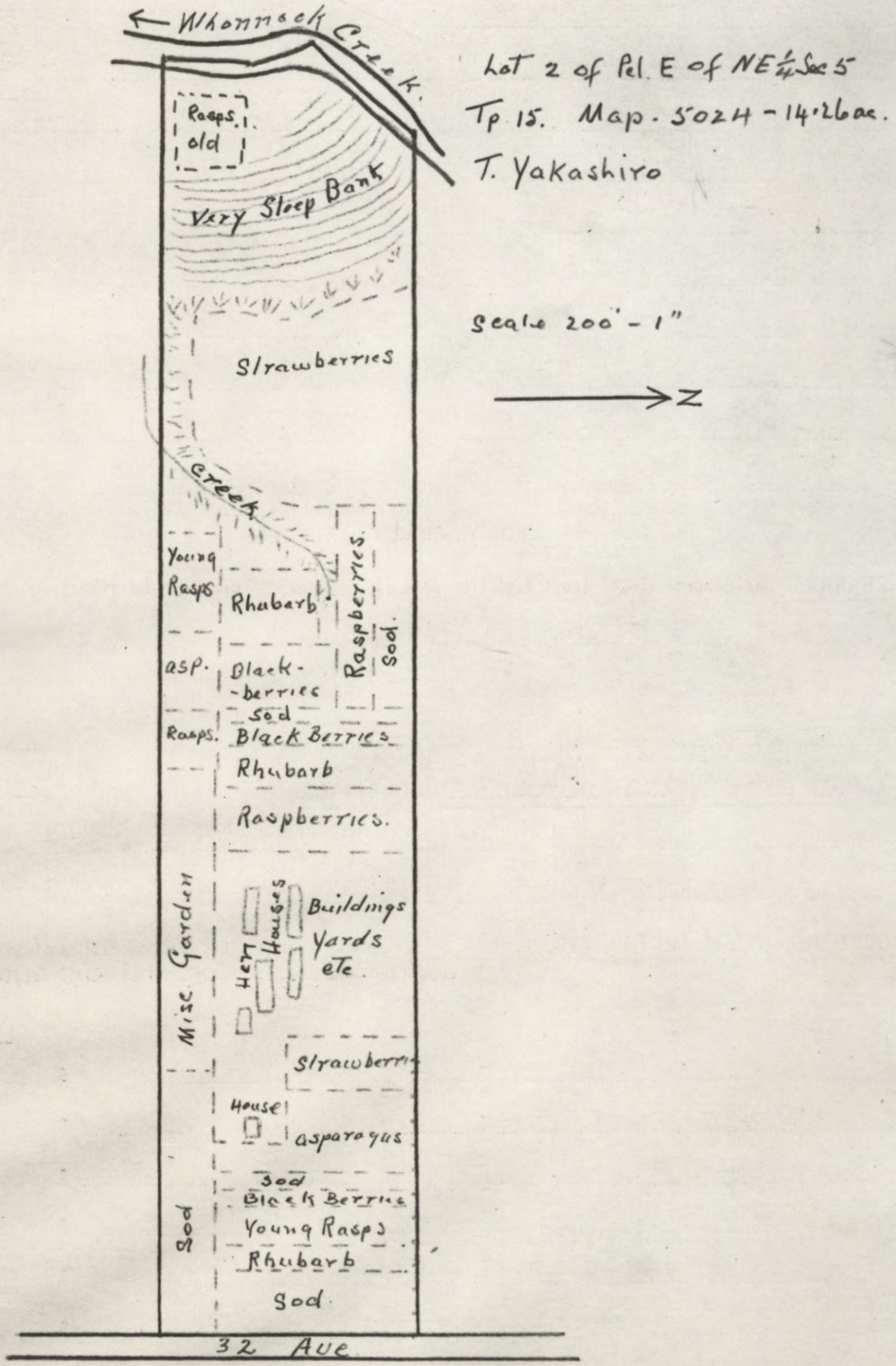
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

			Present Value
Sod	-	2.04 acres	$
Raspberries	-	1.79	
Blackberries	-	.64	$
Rhubarb	-	.47	
Asparagus	-	.70	$
Strawberries	-	1.72	
Garden	-	.74	$
Buildings & yards	-	1.27	
Weeds	-	.50	$
		9.87	
Waste	-	4.39	
		14.26 acres	$
			$
			$
			$

Total $

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 1400.00

Date 25th June 1942.

"I.T. BARNET"

District Superintendent.

EXHIBIT No. 779 - 3

DATE Oct. 12/48

FILED BY G. E. A Rice

Details of Taxation

Improved Land
General Rate - 16 Mills
School Rate - 15.6 "
Taxes on 50% of Improvements for Schools
Taxes on 20% of Improvements General Purposes

Wild Land
General Rate - 30 Mills
School Rate-15.6 "

"T. Yakashiro,
Ruskin, B. C."

CORPORATION OF THE DISTRICT OF MAPLE RIDGE
TAX STATEMENT, 1942

No._____

C. B. Folio____

T. R. Folio____

1. Add 6% interest on all Arrears and Delinquent Taxes from January 1, 1942, to date of payment.
2. Add 10% on 1942 taxes which are not paid by Aug. 31, 1942
3. Notice Column "B". Taxes in Arrears. This property will be sold for Taxes on September 30th in the year following this notice, unless the taxes now in arrears are sooner paid.
4. Notice Column "A". Delinquent Taxes. This property will be sold for taxes on September 30th in this year, unless the delinquent taxes are sooner paid.

Fifty Cents is the Minimum for Municipal Taxes

Roll No.	Desc. of Land-Twp. 15 Subdiv'n.	Quarter	Sec. Lot	Assessed Val. of Imprvmts.	Ass. Val. of Land	Summary of 1942 Taxes Gen.	School	Wild Ld.	Sidewalk or Sewer Maintce.	Sewer Tax	Lib. Tax	T'l 1942 Levy if pd. by Aug. 31/42	Col. "B" Arrears 1941	Col. "A" Delinquent 1940 & Prior
3228	2 of E	NE	5	1100	900	17.92	22.62				.75	41.29	41.49	1.55
													"Arrears 1941 paid" "1940 & prior paid"	

PLEASE READ THIS:
(Make remittances payable at par to "District of Maple Ridge" and remit by Certified Cheque, Money Order, Express Order (or Bank Draft.
(If the property described has been transferred, please forward this notice to the person now liable for taxes.
(All or a portion of the taxes will be accepted at any time during office Hours.
(Send stamped addressed envelope for mailing receipt back to you.

This Notice Must be Presented when Paying Taxes

H. M. DAVENPORT, C.M.C., and Collector,
(Postal Address) Haney, B. C.

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

Dec. 2, 1948

C. McLaughlan

EXHIBIT No. 779 - 4
DATE Oct. 12/48
FILED BY G. E. A. Rice

REAL PROPERTY SUMMARY

File 5451
V. L. A. B. C. 199-P

JAPANESE NAME: Takekuma Yakashiro - Reg. No. 13383

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

PROPERTY ADDRESS:M 231 - 32nd Ave., Ruskin, B. C.

LEGAL DESCRIPTION: Lot 2 of Parcel "E" of the North East quarter of Section 5 Township 15 Map 5024 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In the name of Takeguma Yakashiro.

ENCUMBRANCE: 24180 - 7th July 1942.

ASSESSED VALUE: 1943 - 14.26 acres

Land	$900.00		
Improvements	$1100.00	Total $2000.00	Taxes $41.29.

CLASSIFICATION: Berry and poultry farm, with buildings. Inspector reported March 18, 1943, area 15 acres in the farm of which 9 acres were clear with 3 acres strawberries, 1 adre raspberries, small patch blackberries, 1½ acres asparagus, 30 fruit trees and 1 storey frame house 27 x 28, 4 rooms, fair condition, 6 chicken sheds, 18 x 50, 16 x 30, 18 x 94, 20 x 76, 18 x 36, 20 x 66, a well building 14 x 14, 2 packing sheds 12 x 14, barn, 20 x 32, pickers house 36 x 18.

HISTORY OF ADMINISTRATION: Property was occupied by J. Jansen as tenant of owner who vacated it about the 1st December 1942. It was then leased by the Secretary of State on the 24th February 1943, to Aage Nielsen to the 31st December 1943 including mbuildings with storage space reserved at a rental of $175.00 for the term, which rental accrued to the Director the Veterans' Land Act.

SOLD: To the Director the Veteran's Land Act for $1487.00 as at 1st Jan. 1943. Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Takekuma YAKASHIRO, Sale price $1487.00, less Certificate of Encumbrance $1.00, registration $3.00, legal fee $15.00, taxes $47.24, total $66.24. Net amount released $1420.76.

TITLE: Included in C. of T. 169795-E and payment of consideration included in cheque to the Custodian dated March 22nd, 1944.

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

DATED: May 7th, 1946. "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.

Dec. 2, 1948

E. McLaughan

Attached to 779 - 4

File No.
5451

June 23, 1948

ANALYSIS OF CLAIM

REAL PROPERTY SECTION

Takeguma YAKASHIRO,
Reg. No. 13383

Re Director, the Veterans Land Act

REAL PROPERTY,

231 - 32nd Avenue, Ruskin, B. C.
Property described as
Lot 2 of Parcel "E" of the
N. E. ¼ of Sec. 5, Tp. 15
Map 5024,
Municipality of Maple Ridge, B. C.

Takeguma Yakashiro makes
Claim for (Gross) as follows:-

Land -	3000.00	
Improvements -	2650.00	5650.00
Sales Price (Gross)	$1487.00	

	1942 Assessed Value	Claimant's value	S. S. B. Appraisal	V. L. A. Purchase Price
Land -	900.00	3000.00	614.15	
Improvements	1100.00	2650.00	900.00	
	2000.00	5650.00	1514.15	1487.00

RECAP:

Gross amount of claim	-	-	5650.00
" " " Sale			1487.00

"B. R. Dusenbury"
B. R. Dusenbury,
Office of the Custodian.

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

Dec. 2, 1948

C. McGlughan

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5451 EXHIBIT No.

NAME Takeguma YAKASHIRO

REG. No. 13383

DATE	INVENTORY	DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Apr.22/42 EVACUATION July 27/42	TAKEN BY representative of Custodian DATE undated Probably March 18 43						
"Furniture, Household effects, Orchard equipment Tools etc., Left in house, 32 Ave. Ruskin,B.C., for use by possible tenant".	IN HOUSE: 6 kitchen chairs 1 kitchen cabinet 1 enamel sink 1 H.M. kitchen table At well: 1 pulley & pail & rope	"Kitchen Utensils" - 4 beds, kitchen stove, heater, etc.,	500.00	12.35 1.25 1.50 .25 .50 5.50	Sundries Child's walker Chairs Iron boards child's chair 1-5 gal. crock		
		Washing Machine	165.00	120.00			
Declaration May 1, 1942 Evacuation July 27/42 of Hana (Mrs. Takeguma) YAKASHIRO, File #8810 Reg. No. 13382 lists, the following chattels,	SHED 1 Bedstead 1 Old Range 1 Old cook stove H.M. 1 Cooler 8 Jap tubs 1 Old heater (N.V.)	2 Elec. Brooder stoves) Coal Brooder stove)	130.00	30.00 8.50			
		Farm Equipment Shovels, hoes, saw, scales picks etc.	150.00	11.00 2.50 1.00 .50 10.70	scales feeders(chicks) sprayer Fonts Tools		
		Plough	22.50	5.00			
	4 Chicken Shacks	Cultivator	17.50	2.00			
	1 gal.& 15 gal. crocks 3 beds complete 5 mattresses 1 H.M. bunk Bundle of garden tools, 1 large box of dishes, utensils, etc. 1 Electric toaster, 1 Child's wagon 1 Cook stove 2 Boxes clothes 1 Tea chest of personal effects 3 part rolls of chicken netting, 2 H.M. tables 30 lbs berry wire Quantity of logging tools, 1 loose screen door Few pickers trays 1 single tray 3 cartons books etc. 1 Kiddy car 1 kitchen chair 2 Old tires(N.V.) 29 x 440	Harrow	15.00	5.00 3.00	lever harrow spring tooth harrow		
		Harness	40.00				
		Cables and blocks	50.00				
"In the House" 3 kitchen stoves 3 wood heaters 2 elec. stoves 1 elec. iron lamp shade, toaster, Washing machine Sewing machine 3 Wash tubs 1 washing bench 1 boiling tub, 4 hot water bottles, 3 buckets, 3 beds, 7 mattresses, 2 comforters 1 wool carder 1 shoe repair outfit 1-15 gal. crock 1-1 gal. crock 3 kettle 8 covered kettles 2 tea kettles 4 rice pan 3 teapots Kitchen utensils 7 barrels carpenter's tools garden tools 1 can each of Izal, Perenox nicotine sulphate and micronized burgrely.		Electrical appliances to buildings - wires, switches bulbs etc.	300.00	not itemized hence cannot check these figu			
		Chicken loss	156.00	not considered in this analysis; has relat			
		Lease	175.00	" " " "			
		Total Claim Personal Property -	$ 1721.00	220.55			
	CHICKEN HOUSE 2 Electric brooders 2 Feed hoppers 6 Feed troughs 1 coal brooder	RECAP:					
		Japanese Claim	1300.00	Sold for -	220.55	at auction as shown	
		" "	50.00	no record at any time			
		" "	40.00	not accounted for			
		" "	156.00	not considered in this analysis - see above			
	BARN 1 Hand Cultivator 1 Plow 1 Old Horse cultivator 1 set Harnesses 1 x cut saw	" "	175.00	" " " "	" "		
		Total Claim Personal Property -	$ 1721.00				
(over)	PICKERS HOUSE 1 Cook stove 1 old H.M. table 1 old chair 10 pickers trays						

LE No. 5451 EXHIBIT No. _____ CASE No. _____

G. No. 13383 VENUE LETHBRIDGE

SALES: UCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
12.35	Sundries							Appraisal value $100.00 as shown column 2 of this analysis for all chattels inventoried except, washing machine sold for $120.00.
1.25	Child's walker							
1.50	Chairs							
.25	Iron boards							
.50	child's chair							
5.50	1-5 gal. crock							
120.00								
30.00								
8.50								Extract from letter June 11/46- Custodian to Takeguma YAKASHIRO re chattels is attached. ✓
11.00	scales							
2.50	feeders(chicks)							
1.00	sprayer							
.50	Fonts							
10.70	Tools							
5.00								
2.00								
5.00	lever harrow							
3.00	spring tooth harrow							also 1 spring tooth harrow sold & credited $3.00)
						40.00		
				50.00				List of articles reported abandoned is attached. ✓

ot itemized hence cannot check these figures

ot considered in this analysis; has relation to a transaction of Mrs. YAKASHIRO and Mr. Jensen. Mr. Jensen refused to pay the amount. The Custodian endeavored to collect for YAKASHIRO but was unsuccessful. Extract from letter July 5/46 Custodian to Takeguma YAKASHIRO is attached hereto. ✓

" " " "

This rental accrued to the Director, The Veterans' Land Act.-(Feb.24/43 to Dec. 31/43)

220.55

ld for - 220.55 at auction as shown above, except for large quantity abandoned as per list chattels attached. ✓

record at any time

t accounted for

t considered in this analysis - see above

" " " " " "

EXHIBIT No. 779-5
DATE October 12/48
FILLED BY E. L. a. Rice

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5451 EXHIBIT No.

NAME Takeguma YAKASHIRO

- 2 -

REG. No. 13383

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION Apr.22/42 EVACUATION July 27/42	Taken by Representative of Custodian Date undated Probably March 18/43					
1 plough 1 Harrow 1 Cultivator Garden tools scales Egg crater Chick fountains, pails, 9 Chairs 1 Table "	OUTSIDE 22 pieces of 4" drain 4 wheelbarrows 1 Clothes line 1 Ladder" Appraisal value $100.00 signed - E. Carlson " R.M. Anderson					
Chattels are dealt with on husband's file and in his account.						

D. 5451 EXHIBIT No. CASE No.

O. 13383 VENUE

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

June 23, 1948

File No. 5451

Takeguma YAKASHIRO
Reg. No. 13383

PERSONAL PROPERTY
SECTION

Re:- Chattels

Extract from letter June 11/46 from Custodian to Takeguma YAKASHIRO is as follows:-

"When registering with this office you declared that you were leaving a quantity of household furniture and farm implements on your property for use by your tenant, and these were itemized by your wife. All saleable chattels that were found on the property, in accordance with the liquidation policy, were removed and sold by public auction, from which sale the net sum of $172.76 was derived. This sum included the sale of your washing machine. A considerable quantity of the chattels were found to be worn out and not worth the expense of hauling, and these were accordingly abandoned on the property. The chattels are however, well accounted for on your file as to value."

June 23, 1948

File No.
5451

Takeguma YAKASHIRO,
Reg. No. 13383

PERSONAL PROPERTY
SECTION

List of Chattels
abandoned as of no
value - according to list

---

1 Kitchen cabinet

1 enamel sink

1 Homemade kitchen table

1 bedstead

1 old range

1 old cook stove H.M.

8 Jap. tubs

1 old heater

1 gal. crock

3 beds complete

5 Mattresses

1 Homemade Bunk

1 Child's wagon

2 boxes clothes

2 Homemade tables

Few Picker's trays

3 cartons books etc.

2 old tires

6 feed troughs

1 old Homemade table

10 Pickers trays

1 Clothes line

1 Ladder

June 23, 1948

File No.
5451

Takeguma YAKASHIRO
Reg. No. 13383,

PERSONAL PROPERTY
SECTION

re Item $156.00

Extract from letter July 5/46 Custodian to Takeguma YAKASHIRO as follows:-

"In our letter to you I believe the matter regarding the collection of the $156.00 owing you by Mr. Jansen was very thoroughly covered. Mr. Jansen refused payment and although our solicitors took up the matter of collection with no expense to you, they reported that the only possible way to effect collection of the amount owing, was by suing him. As a legal suit runs into considerable expense we wrote to you on two occasions asking if you would be prepared to accept the responsibility of any such charges incurred if a suit was lodged. However we received no reply from you in the matter and assumed that you did not wish to become involved. We accordingly took no further action in the matter. Collection by legal suit could no doubt still be made, as Mr. Jansen is still in the locality. We would suggest however, that if you desire to prosecute that you place the matter in the hands of your own solicitors. All information we have on hand at this office we will gladly supply you with."

No reply was received.

EXHIBIT No. October 12/48
DATE
FILED BY G.E.A.Rice

PERSONAL PROPERTY SUMMARY

File No. 5451

Re: YAKASHIRO, Takeguma - Reg. No. 13383

CHATTELS: YAKASHIRO registered with this office on April 22, 1942 and at that time stated he was leaving an unitemized quantity of household and farm chattels on his property at Ruskin for the use of his tenant. On April 27th, 1942 his wife leased his property on his behalf to a Mr Jacob Jansen and included the use of an itemized list of chattels which list covered the majority of the chattels on the property which were inventoried by our fieldmen on March 18th 1943. At the end of January, 1943, Mr Jansen relinquished his tenancy in favour of Mr A. Nielsen who remained on the property until September, 1944. A neighbour informed our fieldman that the property was abandoned and on September 29th, 1944 our fieldman called at the property and removed all saleable chattels that could be found there to our Auction rooms at Haney. He found the majority of the chattels well accounted for but abandoned a considerable quantity on the property as they were worn out and not worth the expense of handling. All the saleable chattels were sold by auction on October 19th, 1944 for the net sum of $172.76 which sum was credited to YAKASHIRO'S account here. A washing machine was found on the property and sold which was not declared by the Japanese or inventoried by our men. On May 15th, 1946 YAKASHIRO stated that he had a washing machine and described it fully. The sale proceeds were accordingly left credited to his account here. Details are shown on the attached Chattel Schedule.

SPECIFIED ARTICLES: This file reveals no Specified Articles.

ACCOUNTS RECEIVABLE: When his wife leased the property in 1942 she received as part of the rent consideration a Pacific Co-operative Union post-dated cheque for $250.00. This cheque was forwarded to this office for collection which when effected on February 22nd, 1943, was credited to his account here.

At the time of leasing the property Mrs YAKASHIRO also sold their chickens to the lessee, Mr Jansen, for $390.00 who financed same through the Bank of Commerce at Mission. Mr Jansen paid $234.00 cash and the balance was to be paid on demand together with 7% interest. We attempted to collect the outstanding balance of $156.00 and went to considerable expense in correspondence and contacting Mr Jansen who refused to pay stating he had paid the Bank. This was disproved but he would not admit same. Collection was placed in the hands of our solicitors with no success who eventually informed us that payment would not be obtained without suit. We wrote YAKASHIRO on August 25th, 1943 and July 7th, 1944 informing him of this and asking if he would be prepared to accept the responsibility of any legal expense incurred. He did not answer our letters on this matter and no further action was therefore taken in the matter.

File No. 5451 (Personal Property Summary - cont.)

The B.C.Electric Railway Company paid $4.27 into this office to the credit of the Japanese being a refund of his Light Security Deposit with them.

LIFE INSURANCE : YAKASHIRO declared he had a Sun Life Insurance policy and a Monarch Life Insurance policy. These were not brought under control by the Custodian although at his request the following payments were made to the insurance companies to cover premiums due:

June 29th 1943	$81.15	Monarch Life Assurance Company
June 29th,1943	22.78	Sun Life Assurance Co.of Canada.
August 9, 1943	67.80	Monarch Life Assurance Company
December 6th, 1943	54.34	Sun Life Assurance Co.of Canada
June ~~January~~ 12th,1944	20.02	Sun Life Assurance Co.of Canada
October 26th, 1944	67.52	Monarch Life Assurance Company
December 27th,1944	27.94	Sun Life Assurance Co.of Canada
June ~~January~~ 12th,1945	21.26	Sun Life Assurance Co.of Canada
September 18th,1945	64.05	Monarch Life Assurance Company
December 7th,1945	27.94	Sun Life Assurance Co.of Canada.

This file reveals no other Personal Property assets.

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

"W.E.Anderson"

WEA:EH
May 31st,1946

I hereby certify that the foregoing words (2 pages) are a true copy of the original whereof they purport to be a copy.

November 27th 1948

E. McClughan

FORM "JP"

FILE No. 5451

BUREAU HASTINGS PARK

"2 copies made"

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

779 - 7

EXHIBIT No.

DATE Oct. 12/48

FILED BY G. E. A. Rice

NAME: NAKASHIRO, Takeguma

HOME ADDRESS: Ruskin P. O., B. C.

REGISTRATION NUMBER 13383 SEX: Male AGE: 53

OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hana "File 8810"

Claims & chattels endorsed are dealt with on 5451 - the husband's file /D.

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Mitsue (F) - 13, Akira (M)-11, Hiroko (F) - 9 Tamoto (M) - 9 Hiromi (F) - 5, Tekue (F) - 2

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 13 - 11 - 9 - 9 - 5 - 2 yrs.

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

1. LOCATION AND DESCRIPTION: 15 Acres on 32 Ave., ~~near~~ Ruskin, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Four room house, Frame bldg. 24 ' by 26'. Barn, four chicken houses, 2 shacks.

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

4. TAXES (Amount and where payable) $42.00 payable to Municipality of Haney ~~Payed~~ Paid to end of 1940

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

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

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

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

9. IF FARM LAND STATE CROPS SOWN Berries and Rhubarb

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling House, 32nd., Ave., Ruskin, B. C.

2. LANDLORD'S NAME AND ADDRESS: Self

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: Berries, Rhubarb

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Furniture, Household Effects, Orchard Equipment, Tools etc.,

Left in house, 32 Ave., Ruskin, B. C., for use by possible tenant.

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

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4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

None

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

None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Sun Life Assurance Co. $1000.00 number unknown Beneficiary wife Hana - - Monarch Life Insurance Co. $1000.00 number unknown, Beneficiary wife Hana. Both policies in own possession.

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: Nishiguch, New Westminster, B. C. $87.00 "settled"

Union Market, Vancouver, B. C. $80.00 "Settled 5/7/43" "D.C."

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 22nd day of April 1942.

(Signature) "T. Yakashiro"

"R. A. Munns"
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 Dec. 2, 1948

C. McCaughan

" Nov 27 1947"

PROOF OF CLAIM

EXHIBIT No. 779 - 8
DATE October 12/48
FILED BY
G.E.A.Rice

IN THE MATTER OF Order-on-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.

2.L 364
BC. 1990
Cnv. 18

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1. Name of Claimant in full: YAKASHIRO, Takekuma.

   Registration No. 13383.

2. Claimant's address at the time of his evacuation from the protected area: 32nd Avenue, Ruskin, B. C.

3. Claimant's present address: c/o Hinds Bros. Iron Springs, Alberta.

4. Claim relating to real property:

   (a) Street address of real property: 32nd Avenue, Ruskin, B. C.

   (b) Legal description of property:

   Lot Two(2) of Parcel "E" of the North East Quarter of Section Five (5), Township Fifteen (15), Map Five Thousand and Twenty-four (5024), in the district of New Westminster, C of E. 52442.

Virtue & Russell, Barristers, Lethbridge.

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

Small fruit farm - 13 acres cleared; strawberries, raspberries, asparagus, black-berries planted.

Also chicken farm.

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

Title witnessed by E.S.Stockes, in the year 1934, on the 23rd day of April, in the office at New Westminster, B. C.

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

(1) Land $ 3000.00

(11) Buildings- $ 2650.00 5650

Residing house (4 rooms)	24' x 28'	$400.00
Picker's house(2 rooms)	16' x 24'	
	16' x 30'	300.00
Wood shed 18' x 50'		100.00
Packing house 15' x 30' and 15' x 24'		100.00
Bath house 10' x 14'		50.00

(continued on next page)

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

950.00 17 r.r. 9650 next page

$4190.31. (received $1459.69 from Custodian)

5. Claims relating to personal property etc. 5650

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

In the year 1942 - leased to Mr Jacob Jansen for $500.00(received)
In the year 1943 - (in care of Custodian) leased to Mr A.P. Neilson for $175.00. (received none).

(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:

Packed in (16' x 24') house, used for pickers, and locked.

Virtue & Russell, Barristers, Lethbridge.

BUILDINGS (Continued).

Chicken Houses:

1.	20' x 72'	plus	Wheat	room	8' x 14'
2.	22' x 60'	"	"	"	12' x 20'
3.	20' x 72'	"	"	"	10' x 16'
4.	18' x 36'	(none)			

Barn 34' x 26'.

All valued at $1700.00.

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

In care of 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.

Kitchen utensils - 4 beds, kitchen stove, heater etc.,	$500.00
Washing machine	165.00
2 electric Brooder Stoves	
Coal Brooder Stove	130.00
Farm Equipment;	
Shovels, hoes, saw, scales, picks, etc.,	150.00
Plough	22.50
Cultivator	17.50
Harrow	15.00
Harness	40.00
Cables and blocks	50.00
Electrical appliances to buildings-wires, switches bulbs etc.,	300.00
Chicken loss	156.00
Lease	175.00
Total	$1721.00

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

Total property	$1721.00
Received from Custodian	224.00
Claim	$1496.18

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 day of ~~October~~ November A.D.1947

"S. Aoki"
Witness to Signature of Claimant

"T.Yakashiro"

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Takekuma YAKASHIRO
(Full Name of Claimant)

of Iron Springs, Alberta Farmer.
(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:

Received from the Custodian;
a) Land $1459.69
b) Farm equipment $224.82

And I make this declaration conseientiously 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 Ironsprings)
In the Province of Alberta,)
this 17th day of November)
A.D. 1947.) "T.Yakashiro"
"Roscoe D.Webb ?)
A Commissioner for Oaths in and for)
the Province of Alberta.)

VIRTUE & RUSSELL, Barristers, Lethbridge.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
M. Scobey
Dec 2/48

779 - 9

EXHIBIT No.

Oct. 12/48

DATE

FILED BY G. E. A. Rice

Mr. Ta kekuma Yakashiro
c/o Leo Hinds,
Iron Springs, Alta.,
May 15, 1946.

The Office of Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C.

Dear Sir:

We have received your letter dated May 8th requesting the description of our washing machine.

Electric washing machine, white enamel, has the picture of the Royal Family. Bought it in the yr. 1940, paid in full, the amount of $159.00. Still kept it new. With the machine two square wash tub and one bench. The name of the machine has the "Beatty Bros."

We have left two new brooders, would like to know whats happened to it. Also about the farmers tools we left in the chicken house 16 x 26 ft.

We also have received the amount of $200.00 but it isn't enough for buying beds mattresses and clothes. Also farming utensils. In B. C. we had borrowed the B. C. Security Commissions so it was all right, but in Alta., since we left the hoes, shovels and many others things, we can't get along with 200. So please send us the rest thats left.

Would like to have the answers to the things we have left. So please give us our answers as soon as possible.

Thank you.

Sincerely yours,

"Takekuma Yakashiro"

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

Dec. 2, 1948

C. McGlaughan