Name of Claimant YESAKI, Miyakichi Case 785

Custodian File 5048

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% 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	
		1310.									956.30

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	
						281.00	216.45	126.45

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	
			200.00 1485.00	1179.50	30.00	1149.50

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	
227.50	84.00	25.20	46%	320.25	147.31			172.51

TOTAL RECOMMENDATION	2404.76

1540

CASE NO. 785.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
October 13th, 1948.

IN THE MATTER OF THE CLAIM OF
MIYAKICHI YESAKI.

PROCEEDINGS AT HEARING.

Original

CASE NO. 785.

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 13th, 1948.

IN THE MATTER OF THE CLAIM OF

MIYAKICHI YESAKI.

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.

MISSLILLIE THOMAS,	Secretary.
MRS. LUCIE HANDFORD,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 785, Miyakichi Yesaki.

MIYAKICHI YESAKI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Yesaki, I am showing you a summary of evidence in support of claim. You gave the instructions and provided the information from which this summary was prepared? A: Yes.

10 Q This is your signature there at the end of the summary? A: Yes.

Q You believe this to be true and correct?

A Yes.

(SUMMARY MARKED EXHIBIT NO. 1).

Q You bought this land in 1940, I believe, that you are claiming for? A: Yes.

Q What was it, a lot or a small farm?

A It was one acre.

Q One acre? A: Yes.

20 Q Was the one acre used for farm purposes or was it capable of being cultivated?

A I built my house on it and what remained of the land I cultivated.

Q You started right in and you put some raspberries and peas and fruit trees in, I believe?

A Yes.

Q How did they grow? A: We had a good crop the previous year.

Q What do you mean the previous year?

30 A In 1940. That was 1941, the year before we were

evacuated.

Q You put some other improvements on, a bridge which you valued at $85.00, or which cost you $85.00; what sort of a bridge was that?

A The bridge was built over a ditch that ran in front of the house.

Q Who did you buy this land from?

A From the River Fish Company.

Q Were you a member of that company at all?

10 A Yes.

Q And you paid the company $280.00?

A Yes.

Q Now, how did you pay that money? Was it in cash, or how was the payment made?

A I paid cash.

Q And did you retain your membership in the company after you had purchased the house?

A Yes, I am still a member.

Q What effect did the purchase of this house have upon your membership, if any?

20 A I was a member from before I bought the house.

Q You built a 6-room house on this land in 1940 at a total cost of $2000.00? A: Yes.

Q I am showing you a picture of a house?

A Yes, that is my house.

Q Is that the house that you built in 1940 on this land? A: Yes, that is the same one.

Q Is that structure in front of the house a bridge?

30 A Yes, that is a bridge.

Q Is that the bridge that cost you $85.00?

A Yes; it cost me that much because I had to buy some big logs.

Q And is the net-house which you mention in your summary of evidence shown in that picture?

A No, it isn't shown in the picture; it is more inthe foreground away from the picture.

Q What about the wharf, is it shown in the picture?

A No, that is not shown either.

10 MR. RUSSELL: I will put this in as an exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. RUSSELL: Q: Was this house wired for electricity?

A Yes.

Q What other improvements were there in the house?

A Well, it wasn't quite finished when we took possession of the house.

Q Did it have running water and plumbing?

A Yes, we had city water.

Q In your proof of claim which you filed and which

20 was dated the 13th of November, 1947, you showed the buildings to be valued at $2300.00, which is the same valuation you placed on them in your summary of evidence which you filed today?

A Yes.

Q But in the proof of claim you valued the land at $280.00, whereas you show on the summary of evidence today that it cost for the land and improvements, $645.00? He valued it at $280.00 in the proof of claim and he now says it cost $645.00.

30 A Yes.

Q How do you explain that difference?

A Well, when I made a proper estimate I arrived at that figure.

Q What did you pay for the land itself without any improvements? A: I bought the land for $280.00.

Q Is that the value that you put in your proof of claim? A: Yes.

THE SUB-COMMISSIONER: In his proof of claim he also says "land well developed".

MR. RUSSELL: I beg pardon?

THE SUB/COMMISSIONER: I say, in his proof of claim he also says "land well developed". In other words, when filing his proof of claim he put it down at $280.00 for land well developed.

MR. RUSSELL: Q: What was the condition of the land when you bought it? A: It was under cultivation.

Q You are claiming for some boat equipment, which includes a storage battery, a barometer, marine compass, a searchlight -- can you understand what I am saying? He can. Two anchors and rope, two water tanks, two rowboats. Now, where were these articles left? A: Most of it was stored in the basement; articles such as the compass and some things were stored upstairs.

Q Did you have a fishing boat?

A The day before I evacuated I made arrangements to sell my boat.

Q Well, was any of this equipment I have read out, and

the other equipment which you have listed, on the boat? A: No. It was just the boat alone that I sold, nothing connected with the boat. Those things were stored in the house.

Q When you made your declaration in 1942, that is, your J.P. form, you listed fishing gear and you valued it at $1500.00? A: I don't think — it was the boat, wasn't it?

Q I am not speaking of the boat; I am speaking of the fishing gear? A: Yes.

Q And your claim amounts to more than $1500.00; how do you explain that difference?

A After we were evacuated I went over the estimates more carefully and arrived at the larger figure. The other amount was made in a great hurry; the estimate was made in a great hurry.

Q How much time did you have to prepare your J.P. form and to estimate the value of your nets and so on? A: I don't remember how much time we had, but, in any case, I have a large family and being evacuated like that in a hurry it just made me feel very flustered and I didn't have very much time.

Q What kind of a washing machine was this that you bought in 1941?

MR. RICE: It must have been a good one; it didn't depreciate in value at all.

A We just used it for four or five months.

MR. RUSSELL: Q: What kind was it?

A I think it was a Zenith.

THE SUB-COMMISSIONER: Pardon?

A A Zenith.

MR. RUSSELL: Zenith?

THE SUB-COMMISSIONER: Zenith.

A Yes.

MR. RUSSELL: Q: When did you buy the washing machine?

A In 1940. No, it was 1941.

Q When abouts in 1941? A: I think it was November.

10 Q November? A: Yes.

Q And when were you evacuated?

A It was in April of '42.

Q Was this washing machine a gasoline operated one or an electric or hand? A: It was electric.

Q Was it new when you bought it?

A Yes, it was new.

Q You are claiming for two stoves; what condition were these stoves in when you were evacuated?

A It was in good condition; I was using it at the time.

20 Q Well, there are two stoves? A: One was a kitchen stove and the other was a heater stove.

Q Now, what condition was the kitchenstove in when you were evacuated? A: It was good.

Q Were you using it? A: Yes, we were using it.

Q Did it have a water jacket? A: No.

Q And what about the heater stove; what condition was it in? A: It was in good condition.

Q Was it a coal stove or a wood stove?

30 A Wood.

Q Did you use it in the winter of 1941, 1941-1942?

A Yes.

Q Did you not make an application to leave to Alberta sometime before you were actually evacuated?

A Yes.

Q What happened in that case? A: Is that before he left?

Q Before he actually left, yes?

A Well, I had wanted to come to Alberta.

10 Q So that what did you do? A: Well, I was told that I had a large family and there wasn't much work here, but in any case we were to come.

Q Well, were you able to come the first time that you applied to be evacuated? A: At first, I was told that I could come and then later on I was told I couldn't come.

Q You couldn't. And then when you were finally told that you could come were you given, how much notice were you given? A: The day before

20 we were to leave I was suddenly told we couldn't depart. We had even prepared our lunches. And so my cousin and four or five other people went to Vancouver to make a special application, and the next morning, the day we were actually to leave according to the first arrangements, we were notified that we could leave after all.

Q All right, thanks.

MR. RICE: I am submitting, your Honour, that the real estate or the claimant's interest in the real

30 estate was sold at its fair market value.

I am submitting the chattels that were sold or disposed of by the Custodian were sold for their fair market value. I am submitting that if the Custodian is responsible for any of the claimant's alleged loss that the claim made to the same is exorbitant.

I am submitting a copy of the appraisal made on this land belonging to the River Fish Company Limited by Johnson, Reeve and Watson, Estate Agents of Vancouver.

(APPRAISAL MARKED EXHIBIT NO. 3).

MR. RICE: Two real property summaries dealing with the claim.

(SUMMARIES MARKED EXHIBIT NO. 4).

MR. RICE: An analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 5).

MR. RICE: And a summary respecting personal property. I have another one here; they should both go in together. There are two summaries.

(SUMMARIES MARKED EXHIBIT NO. 6).

MR. RICE: Report of J. D. Mather. I think I will I will read this into the record, if I may, your Honour.

"The land consists of approximately one acre and has not been cultivated this year. There is on the property, a new 6-room house", no, "a new 6-room frame, shingle roof house with basement, inside toilet, wash basin, no bath, situated between Gilbert and No. 2 Roads. This house is accessible in winter

only by water, and insummer by going through the fields at the rear. The house is in need of paint."

And then,

"The personal effects as per inventory, have been left stored in the house. There is also on the property, near the river, a small net house, which has been used for storage, as per inventory. There is in the basement of this house, a considerable quantity of nets and fishing gear, which are piled in the corner of the basement. These would require an experienced net man to sort out and hang properly, as if left in the present position, would deteriorate very rapidly."

I might say that the report goes on to say that the property was visited in company with Lieutenants Handford and Murphy, who checked up on the boat gear and it was found that the place had already been entered forcibly. "So far as I can discover, nothing was missing."

(REPORT MARKED EXHIBIT NO. 7).

CROSS EXAMINATION BY MR. RICE:

Q You didn't have a title to your property, your land?

A I have no government title to it, but I have a title deed from the River Fish Company saying that the property was mine.

Q And you couldn't register that title that you had from the River Fish Company, could you?

A I intended to do it but I didn't have the opportunity.

Q I am saying that the place had not been subdivided, and it wasn't possible for you to register any deed or transfer that the River Fish Company gave you?

A Could I have that question again?

BY THE REPORTER: "I am saying that the place had not been subdivided, and it wasn't possible for you to register any deed or transfer that the River Fish Company gave you?"

10 A Well, the one acre was part of a ten acre lot that the River Fish Company owned. I had intended to register, but I didn't do so.

Q I show you a photo; that is your home is it?

A Yes, it is.

MR. RICE: I tender that as an exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 8).

MR. RICE: Q: I show you a J.P. form dated the 16th of April, 1942 (indicating); did you complete and sign that form? A: Yes.

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

(J.P. FORM MARKED EXHIBIT NO. 9).

MR. RICE: For the purpose of the record, your Honour, I might put in a copy of a letter from Genji Otsu, from the River Fish Company Limited, dated February 21st, 1943, showing that the claimant had purchased an acre of this land, and it goes on to say,

"All the others are owned by the Company. The selling of this property to the above people mentioned was a cash deal and the

30 transaction is closed. The only matter incomplete

in this business was the registration of the property at the office of the land registry. This was delayed by the war and the evacuation of our people which followed it. Nevertheless there was a mutual understanding between the both parties concerned, that the registration will be executed immediately after the war."

While the letter doesn't say so, I think the real reason that the transfer was not registered, or the transfer of the property had not been registered, was that it was impossible to register it until a subdivision plan had been first registered in the land office.

Q Just what explanation did you give in regard to raising the value of your property from $280.00 to $645.00? A: That is the land, is it?

Q Yes, for the land? A: Well, the $280.00 was for the original cost of the land, and I have now included in the $645.00 I am claiming now the cost of building the bridge and various other improvements I made.

Q On November 13th last you swore that the value of your land was $280.00, today you swear the value of the same land is $645.00? A: That $645.00 includes various things such as the bridge I built, and I believe the fruit trees are also included in that.

Q Oh, yes, I don't think you have missed anything in it.

The fruit trees don't loom up very large in that picture, Exhibit 8, do they?

A They are quite young trees, but we had a small crop the year before, and the trees were in bloom when we left.

Q How many were there? A: We had about twenty.

Q Another Japanese by the name of Tsunezo Nishi stored some of his goods in your dwelling house?

10 A Yes.

Q You have already referred to a washing machine; you say that had not depreciated five cents in value while you were using it from November until the time you were evacuated? A: Well, I am claiming that amount because I consider it is fully of that value.

Q And the same with the buck saws, hammer and wedge; you paid $20.00 for those items and you say they are still worth $20.00? Bucking saw is the

20 description here? A: I consider it is fully worth that.

Q How old were the bucksaws and the hammer and the wedge? A: They were bought about two or three years before we left, but they were just used during the winter months for sawing firewood.

Q But they had not depreciated in any manner whatever in value? A: They cost me about $10.00 when I bought them new.

30 Q I observe that the rubber hose, and the sprinkler,

and the shovels and forks that you had purchased in 1941 and that you had used for a year had not depreciated in value at all?

A I don't think I am claiming for the full amount that I paid.

Q Well, that is what this summary of evidence says, that you are. A: Well, there are a great many articles and they were all valued at about half of the original price.

10 Q This inventory doesn't say so? Indeed you have got it added up to a great deal more than it amounts to.

THE INTERPRETER: Perhaps if you showed it to him.

THE SUB-COMMISSIONER: On the total purchase price? I mean, on the valuation?

MR.RICE: Yes, on the valuation, your Honour.

THE SUB-COMMISSIONER: The total adds up to $883.75, but the depreciation on all the articles amounts only to about $175.00, that is, on the personalty on

20 pages 7 and 8 of Exhibit, it only amounts to $175.00.

MR.RICE: Well, the addition of the value column on the first page is $866.25, but I think you will find that it only adds up to $831.25.

THE SUB-COMMISSIONER: This one has been corrected.

MR. RICE: Mine has not.

THE SUB-COMMISSIONER: And the total value is $883.75 instead of $918.75.

MR. RICE: Q: The barometer that you used for twelve

30 years, about, did not depreciate in value?

A Well, I consider that articles like that, if they are not damaged in any way are fully worth the original price.

Q Apparently the Japanese tea set, while it is a small item, it grew in price. It only cost you $2.00 and you are valuing it at $3.00?

A I don't think that is correct.

Q Well, what is correct? I don't think it is correct either. A: Isn't there some

10 mistake?

Q I don't know. I am asking you. The whole thing is a mistake in my opinion. You have bamboo baskets here, it is a small item, but you paid $3.00 for them 1931 to 1934 and you say they were worth $3.00 when you were evacuated in 1942, and you swear that is a fair value? A: Well, today, if we wanted to buy such articles we couldn't possibly replace them.

Q I am not talking about today, I am talking about

20 1942. A: I would rather have the articles than any money that I am claiming.

Q And your whole claim is based on that same line of thinking, I take it, than you would sooner have the articles than the fair value of the same?

A Well, I just consider that they are fully worth what I am claiming for.

THE SUB-COMMISSIONER: Any questions?

MR. RUSSELL: No.

THE SUB-Commissioner; Q: Who prepared that statement?

30 That is Exhibit One, the personal property statement.

A I prepared this myself, butmy wife helped me prepare the kitchen utensils.

Q And when did you prepare that? You see, this is signed very recently. Was it prepared just before he signed it? A: Yes, it was prepared just before.

Q He got his sewing machine, did he?

A Yes, I received the sewing machine. It was sent to me inplace of the one that my sister requested them to send. I am now using the one they sent me.

Q I thought that sewing machine was sent to this chap Nishi?

MR. RICE: You can ask him; perhap's Nishi's wife is his sister, I don't know.

THE SUB-Commissioner: Oh.

A Yes, that is my sister's husband.

Q It was sent to your sister then, was it, and you got it from her, did you? A: She had requested them to send her thesewing machine, but they didn't send hers and they sent mine instead.

Q And then he got it? A: Yes.

THE SUB-COMMISSIONER: Anything else, Mr. Russell?

MR. RUSSELL: No, sir.

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing transcript to be a true and accurate record 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

5048

ACKNOWLEDGED

Case No. 785

NOV 27 1947

Left

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:

   Miyakichi YESAKI

   Registration No.

   03583

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

   Steveston, B.C.

3. Claimant's present address:

   Picture Butte, Alberta.

4. Claim relating to real property:

   (a) Street address of real property:

   Steveston,B.C.

   (b) Legal description of property:

   On the North side of Dyke Road, between No.2 Rd., and No.3 Rd., Steveston, B.C., on Lot 6, W. ½ Sec. 18, in the mun. of Richmond.

VIRTUE & RUSSELL, Barristers, Lethbridge.

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

Farm and residence, Net House and Wharf.

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

Title (River Fish Co. Title) not Government Title.

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

(I) Land— $ 280.00

(II) Buildings— $ 2300.00

A lot of 1 acre well developed $280.00
A residence on it. 24' X 28' , two storeys, $2000.00
Net House and Wharf 12' X 20' and 50' X 60' respectively.
Total value of Net House and Wharf $300.00

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

$ 2580.00

5. Claims relating to personal property, etc.

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

At residence House.
On the North side of Dyke road, between No. 2 Rd. and No. 3 Rd.
Steveston, 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:

In living building , boarded and locked.

150 Fathoms of 5¼" (sockeye net) ·55 mesh	$100.00
Cork; Lead line; Cork line	$75.00
Old nets	$50.00
Assortment of fishing equipments	$50.00
1 Blue stone tank	$25.00

150 Fathoms of 5 and 7/8 " (sockeye net) 50 mesh	$100.00

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

In 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:

2 Stoves	$50.00	1 searchlight	$25.00
2 Double beds	$50.00	2 Anchors and Rope	$10.00
4 Beds (old)	$50.00	2 Water Tanks	$12.00
2 Dressers	$75.00	2 Row Boats	$40.00
1 Gramaphone	$20.00	1 Duck Boat	$20.00
Kitchen Utensils	$35.00	26 Duck Decoys	$26.00
1 Washing machine	$125.00	Dogfish lines	$20.00
1 Bathtub and Baby Tub	$20.00	Raspberry Patch	$100.00
2 Rubber Hose and sprinkler	$8.00	Pea Patch	$100.00
3 shovels		Fruit Trees	$50.00
2 forks	$7.00	Soil Fertilizers	$8.00
2 hoes		150 Fathoms of White Spring net	$250.00
3 Crosscut Saw (large)		150 Fathoms of 9½ "Net 60 mesh	$300.00
Hammer and Wedge	$20.00	75 Fathoms of 9" Net 40 mesh	$110.00
1 Baby carriage		150 Fathoms of 8½" Net 50 mesh	$200.00
2 tricycles	$50.00	150 Fath. of 7½" Net 60 mesh	$250.00
1 Bycycle		200 Fath. of 6½" net 55 mesh	$200.00
10 Cords Wood	$50.00		
Carpenter Tools	$50.00		
2 Boxes Kitchen Utensils	$50.00		
1 Storage Battery	$15.00		
1 Barometer	$35.00		
1 Compass	$15.00		

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

Total amount of Loss $2846.00

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

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

DATED this 13th day of ~~October~~ nov, A.D. 1947.

T. Nishi
Witness to Signature of Claimant.

M. Gesaki
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Miyakichi YESAKI
(Full Name of Claimant)

of Picture Butte, Alberta. Beet Laborer
(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:

None

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
A.D. 1947.

Roscoe D. Virtue
A Commissioner for Oaths in and for the Province of Alberta.

M. Yesaki

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

Genji Otsu,
341 Flora Avenue,
Winnipeg, Manitoba.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 153

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Miyakichi YESAKI

EXHIBIT No. 785-1
DATE October 13/48
FILED BY W. S. Purcell

2. Registration Number: 03583

3. Present Address: Picture Butte, Alta.

4. Address Prior To Evacuation: Steveston, 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)

On the North side of Dyke Road between No. 2 Road and No. 3 Road Steveston B. C. on Lot six (6) West Half Section Eighteen (18) in Municipality of Richmond.

(see map)

(a) Nearest Post Office adjacent to land. Steveston

(b) Number of acres: 1

(c) When purchased: 1940

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

Mostly Pasture land

No building

(e) Purchase Price ..... $ 280.00

6. IMPROVEMENTS:

(a)	Clearing.....acres at $.....per acre	$	~~30.00~~	
(b)	Fencing	$		
(c)	Tillage	$	30.00	
(d)	Drainage	$		
(e)	Weed Eradication	$		
(f)	Planting Raspberries	$	100.00	
	Peas		100.00	
(g)	Fruit trees	$	50.00	
(h)	Bridge	$	85.00	
	Total	$	365.00	$ 365.00
	Carried Forward	$		$ 645.00

Brought forward $ 645.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
6 room house	28 x 30	1940	1000.00	1000.00	2000.00
Net house	14 x 20	1941	50.00	50.00	100.00
Wharf	50 x 60	1941	75.00	125.00	200.00

Total Cost of Buildings $ 2300.00 2300.00

Total Cost of Land and All Improvements ..... $ 2945.00

Fair Market Value Land $645.00 Buildings $2300.00 ..... $ 2945.00

Sold by Custodian for ..... $ 1302.40

Loss Claimed on Parcel 1 ..... $ 1642.60

8. Assessment for 1942:

Land ..... $

Improvements .... $

Total ..... $

9. Appraisal or Valuation (by Custodian):

Lands ..... $

Improvements ..... $

Total $

10. Rental Value per Year: $

11. Fire Insurance on Buildings:

(List amount on each building):

on house $ 1400.00 North West Fire

on furniture $ 600.00 Insurance Company

..... $

..... $

12. Documents in Support:

(a) Photographs: of house

(b) Deeds

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies # 205702 North West Fire Insurance Company

(f) Correspondence

(g) Statements from Custodian

(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 ..... $ 1642.60

Parcel 2 ..... $

Parcel 3 ..... $

Parcel 4 ..... $

TOTAL: $ 1642.60

NETS, CORK LINES & LEAD LINES

TYPE	PLY	SIZE	MESH	FATHOMS	SEASONS USED	PRICE NEW	ESTIMATED VALUE	REMARKS
Nets								
white spring	12	10½ 10	35	150	Sept.	$400.00	$ 250.00	cork & lead lines attached
spring	10-9	9½	60	150	July, Aug.	450.00	300.00	cork & lead lines attached
spring	9	9	40	75	June	210.00	110.00	cork & lead lines attached
spring	8	8½	50	150	April, May	350.00	200.00	cork & lead lines attached
dog salmon	5-6	7½	60	150	Oct., Nov.	400.00	250.00	cork & lead lines attached
cohoe	~~6~~ 5	6½	55	200	April, Nov.	350.00	200.00	cork & lead lines attached
sockeye	4	5¼	55	150	July, Aug., Sept.	200.00	100.00	cork & lead lines attached
sockeye	4	5 7/8	50	150	July, Aug., Sept.	200.00	100.00	cork & lead lines attached
old nets							50.00	cork & lead lines attached
Cork Lines								
cork							30.00	
							30.00	
Lead Lines							15.00	
							1635.00	

Total Value	$ 1635.00
Sold by Custodian for	30.00
Claim	$ 1605.00

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·PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
2 stoves	1939	$ 60.00	$ 50.00	10.00
2 double beds	1940-41	70.00	50.00	20.00
4 beds	1936	70.00	50.00	old 20.00
2 dressers	1936-42	80.00	75.00	5.00
1 gramaphone	1935	30.00	20.00	10.00
1 washing machine	1941	125.00	125.00	new 10.00
1 bathtub & baby tub	1941	30.00	20.00	7.00
2 rubber hoses and sprinkler	1941	8.00	8.00	5.00
3 shovels & 2 forks	1941	7.00	7.00	8.00
3 bucking saws & hammer & wedge		20.00	20.00	3.00 1.00
soil fertilizer	1942	8.00	8.00	30.00
1 baby carriage (val. $50.00)	1940	22.00	15.00	15.00
2 tricycles	1940	15.00	10.00	included 2 double axes
1 bicycle	1941	30.00	25.00	1.75
10 cords wood	1942	50.00	50.00	2.00
carpenter tools		50.00	50.00	2.25
1 storage battery	1942	15.00	15.00	176.00
1 barometer	1930	25.00	25.00	1.00
1 compass (marine)	1932	15.00	15.00	175.00 depreciation
1 searchlight	1940	25.00	25.00	
2 anchors and rope	1938	10.00	10.00	on ~~882.75~~ 1058.75
2 water tanks	1936-38	15.00	12.00	
2 row boats	1934-30	70.00	40.00	
1 duck boat	1936	35.00	20.00	
26 duck decoys	1936-39	26.00	26.00	
<u>Kitchen Utensils</u>				
1 rice box	1930	1.50	1.50	large
1 rice box	1935	1.00	1.00	small
11 dinner plates	1930	4.50	4.50	
50 small plates	1936	7.50	7.50	Japan, made
1 Japanese tea set	1938	2.00	3.00	Japanese made
50 Japanese tea cups	1936	3.00	3.00	Japanese made
1 aluminum kettle	1939	2.50	2.00	large
1 aluminum kettle	1936	1.50	1.00	small
1 enamel kettle	1939	2.00	1.50	large
1 iron pot	1932	2.25	2.00	large
1 iron pot	1930	1.70	1.00	medium
2 iron pot	1928-30	2.50	2.00	small
1 frying pan	1935	1.80	1.00	large
2 frying pans	1926-36	3.00	2.00	medium
2 bamboo baskets	1931-34	3.00	3.00	Japanese made
1 baking pan	1938	1.00	.75	large
2 baking pan	1926-30	1.00	.50	small
1 food box (set of two)	1926	15.00	15.00	Japanese product
1 food box (one)	1940	5.00	5.00	Japanese product
2 wooden trays (large)	1938-36	3.00	3.00	Japanese product
			$ ~~866.25~~ 831.25	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
		Forward	$ ~~866.25~~ 831.25	
2 wooden trays (medium)	1926-34	$ 2.50	$ 2.50	Japanese made
Assortment of Fishing Equipment-$50.				Dog fishing (Gray fish) equipment
net		15.00	15.00	
lead line		15.00	15.00	
cork line		20.00	20.00	
			883.75	
			$ ~~918.75~~	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

9

PAYMENTS RECEIVED FROM CUSTODIAN ON PERSONAL PROPERTY

Item:	Year:	Month:	Amount.
		Total:	$ 61.72

Total Claim for Personal Property	$ ~~918.75~~ 883.75
Deduct Payments from Custodian	$ 61.72
Net Loss on Personal Property	$ ~~857.03~~ 822.03

I Certify the above to be True and Correct.

Chas. G. Vrite
Witness

M. Yesotis
Signature of Claimant.

EXHIBIT No. 785-2
DATE October 13/48
FILLED BY W. S. Burnell

COPY

JOHNSON, REEVE and WATSON
Estate Agents

5

EXHIBIT No. 783 - 3
DATE October 13/48
FILED BY
G.E.A. Rice

Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B. C.

26th June, 1945.

Messrs. P.S. Ross & Sons,
675 West Hastings Street,
Vancouver, B. C.

Your files Nos; 295-131
295-136

Dear Sirs: re River Fish Company
Property at Steveston, B. C.

We have inspected this property and beg to report as follows:-

We do not know whether you desire to sell the various parcels to separate purchasers or to sell the whole property to one purchaser. We have appraised the parcels separately and show the total of the values in a summary. In the event of your wishing to sell to a single buyer, we are of the opinion that the market value of the whole property is less than the total of the various parcels. This total should therefore be discounted. We are of the opinion that it would be of advantage to the owners to dispose of the whole property in one transaction, because it would probably take much longer to make separate sales, and there is a possibility that some of the parcels might prove unsaleable. The cost of taxation while holding the unsold portion would offset any advantage which might accrue from separate sales.

Other reasons for discounting the total of the separate values are as follows:-

1. Lot 6 and 7 of Block 2 are isolated and outside the dyke, very undesirable.

2. Lots 8, 9 & 10 of Block 3 are separated from the larger acreage and there would be a certain amount of inconvenience in their use by the owner of the acreage, besides extra fencing being required.

3. Although a road allowance is shown on the map, giving access to Blocks 5 and 6, no road exists in fact. The cost of making a roadway for traffic at all times of the year to give access to Block 6 would be considerably more than a road only to the northwest corner of Block 5 near to which a barn or other buildings could be placed to serve the whole area.

4. The property is not all of the same character. A purchaser desiring the water-frontage could probably use the whole of Block 6 including the two houses for employees, but would not require the remainder of the property. A purchaser requiring land for agricultural purposes would not need the water frontage. In either case a buyer of the whole property whould place a lower value on the portion not actually required, because he would incur heavier taxation than necessary, or would be put to the trouble and expense of selling the parcels for which he had no use. Also a buyer for agricultural purposes would probably not be very willing to buy two houses.

In particular, we are of the opinion that Block 6 should be sold as one parcel. Portion of this is outside the dyke with frontage on the river and no road access, and comprises only a fringe of land. A purchaser of the water frontage would probably require more land in

26th June, 1945.

Messts. P. S. Ross & Sons,
Vancouver, B. C.

connection with it, protected by the dyke, for permanent buildings.

Description of Land

All of the land is situated in Section 18, Block 3 North, Range 6 West, a short distance east of the south end of No. 2 Road, at Steveston, Lulu Island, in the Municipality of Richmond.

Lots 6 and 7 in Block 2, Map 693, each 66' x 132', area 1/5th an acre each, but the construction of the dyke cuts off a triangle from Lot 6, reducing the usable area to .198 acre. The lots are outside the dyke and not protected from flooding at high tide. They are cleared and covered with coarse grass and not accessible. Building would only be possible on piles. Value $50.

Lots 8, 9 and 10 in Block 3, Map 693. each 66' x 132' area 1/5th of an acre each. The lots are cleared and in rough grass but not cultivated. Lot 8 is a corner lot. Road allowance on 2 sides but no road exists. Value $225.

Block 5, Map 6195. Area 5.21 acres. frontage of approximately 311 ft. on Road allowance. Canadian National Railway Right of Way adjoins the northerly boundary, approximately 671 feet. Good agricultural land under cultivation. No road access at present and no buildings. Proximity of railway right of way indicates possibility of future industrial development but prospect somewhat remote. Value $1,430.

Block 6, Map 6195, North part inside the dyke, area 4.77 acres. Frontage on Road allowance of approximately 322 feet on west boundary, but no road exists. Good agricultural land under cultivation. Small shed on north boundary. Value $1,200.

The easterly two acres of this block have been sold in 2 parcels of 1 acre each to 2 evacuees, who hold unregistered deeds. There is a dwelling house on each parcel. These parcels and the houses are described below under separate headings.

Block 6, Map 6195, South part outside the dyke. area .73 acre. Frontage on South arm of Fraser River approximately 650 feet. Land area very short in depth and building only possible on piling. There are two old wharves of very light construction and in poor condition, one of them being dangerous, and two storage sheds 14' x 20' and 20' x 24'. None of the structures are of much value from a sale aspect. Value including buildings. $1,000.

Description of Buildings situated on the two parcels of one acre each in clock 6.

Westerly House 1½ storey wood frame on concrete cunb foundation 28' x 30' with 1 storey vestibule 7' x 8', 896 sq. ft. Exterior shingled walls and roof. Brick chimney. Basement plank floor in bad condition, low ceiling. First floor 4 rooms and vestibule and washroom with 2 fixtures.
Attic, 2 rooms.
General finish. Ceilings and walls lined with shiplap. Fir trim, doors and floors. Electric wiring. Condition good, but exterior never painted. Value $1,200.

26th June, 1945.

Messrs. P. S. Ross & Sons,
Vancouver, B. C.

Easterly House 1½ storey wood frame on concrete foundation, 34' x 24' plus 24' x 6' with projections 7' x 5', 9' x 4', 12' x 1'8"- 1051 sq. ft. Construction and finish and condition as described above for West house, but basement has concrete floor, and first floor a through hall and open stairway, and attic 3 rooms.

Value $1,500.

In addition to the buildings there are some small fruit trees near the houses, approximately 7 on the west acre, Value $25, and 17 on the east acre, Value $50. Wood walks to the west house and concrete walks to the east house. Value included with houses.

Access to the houses is by a plank bridge over the ditch north of the dyke. There is no fencing.

Summary of Values

Lots 6 and 7 Block 2	2 at $25.	$ 50.
Lots 8,9 and 10 Block 3	3 at $75.	225.
Block 5. 5.21 acres at	275.	1,430.
Block 6. 4.77 acres inside dyke		1,200.
2.77 ac. at $275.		
2. ac. at 225.		
Block 6 .73 acre outside dyke. Water frontage, wharves and sheds		1,000.
Houses on easterly 2 acres of Block inside the dyke.		
West 1 acre (EZAKI)	$ 225.	
7 fruit trees	$ 25.	
House	1,200.	
Value to holder of deed	1,450.	
Deduct value of land included in appraisal of Block 6 above	225.	
Add to summary	$1,225.	1,225.
East 1 acre (KURAMOTO)	225.	
17 fruit trees	50.	
House	1,500.	
Value to holder of deed	1,775.	
Deduct value of land included in appraisal of Block 6 above	225.	
Add to summary	$1,550.	1,550.
Total of Values		$6,680.

APPRAISAL as a single holding.

We are of the opinion that the market value of the whole property is $6,000.

Yours faithfully,
JOHNSON, REEVE & WATSON
per "D.W. Reeve"

DWR

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

Date: December 1, 1948.

E. LeBasse
A.G.

20th November, 1947.

4

REAL PROPERTY SUMMARY

CATALOGUE NO:	VLA	FILE NO: 5048 REGN NO: 03583
JAP. NAME	Miyakichi YESAKI	EXHIBIT NO. 785 - 4
CIVIC ADDRESS	#2 Road & Gilbert Ave., Steveston, B. C.	DATE Oct. 13/48
LEGAL DESCRIPTION	Lots 5 & 6 of a 14.4 acre portion of the West half of Sec. 18, Blk 3 North, Range 6 West, Map 6195 of the Mun. of Richmond in the Dist. of New West'r. B.C.	FILED BY G.E.A. Rice
CLASSIFICATION	6 room frame dwelling.	
Cert. of TITLE	C of T #132781-E d/30 Aug 1939 registered in the name of the River Fish Co. Ltd. (LRO Search 29/9/42)	
STATE OF TITLE	No registered Encumbrances nor Judgments. Yesaki held unregistered deed due to property not having been subdivided. (LRO Search 29/9/42)	
WHEREABOUTS OF TITLE	In possession of the Registrar, L.R.O. (L.R.O Search 29/9/42)	
VESTED	Cert. applied for 31/3/43, reg'd as #25932 16/6/43. C of E #51937 d/15/6/42 as being Vested in the Custodian.	
APPRAISED VALUE	Not recorded on file. See File 8837 River Fish Co (VLA)	
ASSESSED VALUE	This house and property were assessed by the Mun. of Richmond as part of a tract of land owned by the River Fish Co. Ltd. No separate tax notices were issued in the case of Yesaki as he held an unregistered deed.	
FIRE INSURANCE	Not involved.	
CHATTELS	Not involved.	

##########################

SOLD TO	The Director, The Veterans' Land Act.
APPROVED	Not recorded on file.
SOLD AS AT	15th August, 1945.
PURCH. PRICE & TERMS OF SALE	Sold as part of a parcel of land owned by the River Fish Company Ltd., Yesaki's share being $1302.40.
DATE OF RECEIPT OF PURCH. PRICE	Ledger entry dates receipt as being January 4th, 1946.

...../2

ADJUSTMENTS	Gross proceeds of sale (Yesaki's share)		$1302.40
	Retn. of water rates pd in adv		9.
	Advertising costs	$17.23	
	Appraisal costs	10.85	
	1943/4/5 Taxes (Pd from River Fish Co. Ltd. account)	102.72	
		$ 130.80	$1311.40
	NET PROCEEDS OF SALE AFTER ADJMTS.....		$1180.60

(An amount of $65.73 being rentals credited during the period ~~51~~/8/45 to date of final adjustments was deducted)

CERT. OF TITLE TO NEW OWNER

As Yesaki held an unregistered deed, no C of T in the case of his particular portion of the tract was procurable. The C of T held by the River Fish Co. Ltd. covered.

##

FUNDS RELEASED TO CREDIT OF JAP.

No "release order" from this office Admin. Dept. to Acctg. Dept. is recorded on file. A "hold funds" order noted in the ledger under date of 26/7/45 and instituted to ensure sufficient funds for Adjustment of Sale, has been cancelled 20/11/47.

JAP. ADVISED RE SALE AND FUNDS

A query from Yesaki through the B.C. Security Commission on January 7th, 1946, was answered by this office to B.C. Sec. Comm. for forwardance, to the effect that the property was in course of sale and that Yesaki would be personally advised within a week or so of full details in regard to the sale.
No correspondence is contained on the file to indicate that Yesaki was so informed.

JAP. COMMENTS RE SALE

None recorded on file.

##

HISTORY OF ADMINISTRATION

Description of property

J.D. Mather's report on this property (29/6/42) is quoted in part as follows:
"This is a part of property subdivided and sold by the River Fish Co. and not yet registered....The land consists of approximately one acre and has not been cultivated this year (1942). There is on the property a new 6 room frame, shingle roof house with basement, inside toilet, wash basin, no bath, situated between Gilbert and No. 2 Roads. This house is accessible in winter only by water, and in summer by going through the fields at the rear. The house is in need of paint.

Agent appointed

On the recommendation of Mr. Mather, Mr. T. C. King of Steveston was appointed agent for this property, and the agency was maintained by him until such time as Mr. C.C.

...../3.

....as Mr. C.C./

Robinson opened a branch office for the Custodian in Steveston.

TENANTS

Ida M. Taylor — Mrs. Taylor rented the premises on Oct. 1st, 1942 at a monthly rental of $15. plus $2. Water Rates. Correspondence on file indicates that Mr. Taylor had rented the property with a view to purchasing, and upon arrears of rent in the amount of $255. at 1st July, 1944, legal aid was necessary to secure the surrender of the premises.

Pat Mitchell — Mr. Mitchell tenanted the premises from Aug. 22nd, 1944 to approximately Dec. 1st of that year. He paid $17. per month (incl. Water Rates) for three months, then vacated owing a small amount of arrears. An attempt to collect the arrears brought forth a letter from him in which he stated that he had neither work nor money.

E. Richards — A Mr. Richards rented the property on March 10th, 1945 at the same rental as previously obtained from other tenants. He was still tenant at date of completion of sale of this property to the Veterans' Land Act, and no arrears in his case are recorded.

PAYMENT OF TAXES — As this property was registered in the name of the River Fish Co. Ltd., taxes were paid from funds held to their credit until such time as the property was sold, when 1943/4/5 taxes for Yesaki's portion of the land were computed and deducted from his portion of the total gross proceeds.

REPAIRS — $12. was paid to W. J. McDiarmid on 22nd March, 1945, for installing a Toilet Supply Tank and connections.

E. Richards was allowed a rental deduction of $15. during the month of June, 1945, as compensation for the installation of Hot Water Pipes and Tank.

OFFERS TO PURCHASE — The file does not record any offers to purchase other than by the V.L.A. except in correspondence between this office and the first tenant, Taylor. No actual offers were received from Taylor, he evidently expecting to procure the property upon his son being discharged from the Navy and by virtue of the Soldiers' Settlement Board.

THE ABOVE SUMMARY IS A FULL AND COMPLETE RECORD OF ALL ITEMS CONTAINED IN FILE 5048 IN REGARD TO REAL PROPERTY OWNED BY Miyakichi YESAKI.

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

21 Nov. 1947

"J Cuming"
J. Cuming, Admin. Dept.

JC/..

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy. Date: December 2, 1948.

E. LeBrasseur

Attached to Exhibit 785 - 4 2nd July, 1948.

REAL PROPERTY CLAIM

CLAIMANT Miyakichi YESAKI Regn No. 03583

PROPERTY SUBJECT OF CLAIM Lot 5/6 or Pt. of Lot 6 of a 14.4 ac portion of the West ½ of Sec. 18, B3N/6W, Map 6195, Mun. of Richmond, D.N.W.

The above property was held by Claimant under an unregistered deed.

CLAIM Est. value as per claim: Land 280.00
Buildings 2300.00 $2580.00

REFERENCES HISTORY

JP Declared as: "1 acre of land within 10 acre land belonging to River Fish Co., Steveston, B. C. Sec 18, Blk 3, North Rge 6 West Half. This land is the second acre from the margin of the East Half Sec. 18, New Westminster District. No number on document from River Fish Co., Steveston, B. C."

Described as: "6 room 2 storey frame house with basement, 1 Net house across from this house on the water front (water front belongs to River Fish Co., Steveston,B.C."

Pers. Prop.1 Mather describes the property in his report of 29 June, 1942.

RP.1 River Fish Co. letter 21 Feb 43 notes why Yesaki did not have Title to above land.

RP.2 Title Search June 15, 1943 notes title in name of River Fish Co.

RP.3 House photographed 9 Apr. 43.

RP.4 RP Summary completed 20 Nov 47 herewith.

RP.5 Cstdn letter 9 Jan 48 to Claimant's counsel.

RP.6 Copy of Johnson, Reeve & Watson's appraisal herewith.

DUE TO CLAIMANT NOT HOLDING TITLE TO THE LAND, THIS PARTICULAR PIECE OF PROPERTY MUST OF NECESSITY BE INCORPORATED INTO THE CLAIM LODGED BY THE RIVER FISH CO. AND DUE FOR HEARING DURING THE FALL OF 1948.AT VANCOUVER.

JC/...

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

Date: December 2, 1948.

E. La Casse
A.Y.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5048 EXHIBIT No.

NAME Miyakichi YESAKI

REG. No. 03583

DATE	INVENTORY	DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 16 Apr 42	TAKEN BY J.D. Mather						
EVACUATION March 1942 ?	DATE 29 June 42						
6 Mattresses	1 Duck punt	2 Stoves	50	3	(Heater)		
6 beds	1 Net truck	2 double beds	50	3	(1)		
3 Tables	1 Wheelbarrow	4 beds (old)	50				
6 Chairs	1 Baby carria ge	2 Dressers	75	5 50	(1)		
2 Sofas	Sundry fishing gear	1 gramaphone	20	1			
1 Gramaphone &	1 Bicycle, no saddle	Kitchen utensils	35				
records	1 Heater	1 Washing machine	125	65			
1 Kitchen stove	1 Baby bathtub	1 Bathtub & baby Tub	20				
1 Heater Stove	1 Kitchen range	2 Rubber Hose & sprinkler	8				
Kitchen utensils	2 Chairs	2 Shovels					
1 Washing machine	1 Table, Home made	2 Forks	7				
1 Singer Sewing machine	1 Bed & Spring	2 Hoes					
2 Bureaux	1 Single Bed Complete	3 Crosscut saw (large)					
1 Trunk	2 Tables, home made	Hammer & Wedge	20				
Personal effects	2 Beds & springs	1 Baby carriage					
$1500. of Nets	1 Bureau	2 Tricycles	50				50
3 rowboats	1 Shrine	1 Bicycle					
1 Gas boat in custody	1 Chair	10 cords Wood	50				
of Navy.	1 Gramaphone	Carpenter tools	50				
	2 Sofas	2 bxs Kitchen Utensils	50				
Fishing boat and nets	1 Heater	1 Storage Battery	15				
will be sold if declar-	1 Chair	1 Barometer	35				
ant finds a good pros-	1 Table, homemade	1 Compass	15				
pect and furniture will	1 Bookcase	1 Searchlight	25				
be left in house.	2 Beds complete	2 Anchors & rope	10				
	5 Chairs	2 Water Tanks	12				
	1 Desk	2 Row boats	40				
	1 Chest drawers	1 Duck boat	20				
	1 Table, homemade	26 Duck decoys	26				
		Dogfish lines	20	) See Fishing gear			
	IN NET HOUSE:	Raspberry Patch	100				
	3 Duck punts	Pea Patch	100				
	1 Bluestone tank	Fruit trees	50				
	1 set Net Guards	Soil Fertilizers	8				
		150 f. White spring net	250	)			
		150 f. 9½ Net 60 mesh	300	)			
		75 f. 9" Net 40 mesh	110	) FISHING GEAR was declared as "$1500. wo			
		150 f. 8½" net 50 mesh	200	) 30 -- is noted on file a			
		150 f. 7½" net 60 mesh	250	) Total claimed valu			
		200 f. 6½" net 55 mesh	200	)			
		150 f. 5¼" (sockeye) 55 mesh	100	)			
		Cork; Lead line; Cork line	75	)			
		Old nets	50	)			
		Assortment of fishing opts	50	)			
		1 Bluestone tank	25				
		150 f. 5⅞" (sockeye) 50 mesh	100	) See Fishing gear			
	ALLEGED LOSS		2846	M 4 50 Misc. Articles			
				F 2 Misc. Furniture			
				84	30		50

ANA

FISHING GEAR to estimated claim

Chattels do
" do
" do
" do
" do
" do

JC/..

E No 5048 EXHIBIT No. CASE No.

. No. 03583 VENUE

SALES TION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	OUTSIDE TERMS OF REFERENCE	REMARKS
3	(Heater)				30 (?)				1 K. Stove left as "Junk"
3	(1)				25 (1)				
					25 (2)	25 (2)			
5 50	(1)					37 50 (1)			
1									
						35			
65									
				10		10	(baby bath)		"Bathtub" presumably a fixture
				8					
				x					
				7					
				x					
				x					
				20					
				x		x			
			50	These were not declared at time of regn., but were requisition for shipment later. Not found					
						x			Mather notes: "no saddle"
				50					
				50					
						50			
				15)					
				35)					
				15)	Fishing vessel "M.Y.1321" sold through JFVDC 29 Apr 42. As boats were sold				
				25)	in a complete estate, would these items not be on board at time of sale ?				
				10)					
				12)					
			10			40			
						20			
				26					
Fishing gear									
								100	
								100	
								50	
				8					

ISHING GEAR was declared as "$1500. worth of Nets in owner's possession at Dyke, East of #2 Rd. Steveston, BC".
30 -- is noted on file as being total proceeds of nets & lines, 1 net only.
Total claimed value of Nets & Lines now amounts to $1705.00

EXHIBIT No. 785-5
DATE October 13/48
FILED BY Graham

						25		
Fishing gear								
4 50	Misc. Articles							
2	Misc. Furniture							
84	30		50	291	80	242 50		250

ANALYSIS

FISHING GEAR to estimated claim value of		$1705.00	1 net sold for	30.00
Chattels	do	227.50	Sold at auction	84.00
"	do	50.00	Declared - not found	
"	do	291.00	No record at anytime	
"	do	80.00	Abandoned	
"	do	242.50	Not accounted for	
"	do	250.00	Outside Terms of Reference (crops)	
		$2846.00		

2nd July, 1948.

PERSONAL PROPERTY CLAIM

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EXHIBIT No.

DATE October 13/48

FILED BY G.E.A. Rice

CLAIMANT Miyakichi YESAKI Regn No. 03583

FORMER ADDRESS Dyke, East of #2 Rd., Steveston, B. C.

CLAIM Fishing gear to est. claim value of $1705.
Chattels to est. claim value of 1141. $2846.00

(No. Cstdn credit noted by Claimant)

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

Date: December 1, 1948.

REFERENCE	HISTORY
JP	Decl. as per JP is noted on Analysis Form. Yesaki's wife did not declare any property (real or personal).
PP.1	J. D. Mather inventoried articles 29 June 42 and submitted same with his Real Property Report. On the Real Property section of his report, Mather notes:"In the basement of this house, a considerable quantity of nets and fishing gear, which are piled in the corner of the basement. These would require an experienced net man to sort out and hang properly, as if left IN THE PRESENT POSITION, WOULD DETERIORATE RAPIDLY."...This man apparently has requested that the property be not rented, but did not turn over his key before evacuation" Whether Mather meant that the Japanese did not wish to rent or did wish to rent is not clear on file. If the testimony reveals that he did NOT wish to rent, his nets by date of sale of the property would have been ruined due to their method of being stored.
	Mather also notes: "The property was visited in company with Lieuts. Handford and Murphy (RCN), who checked up on the boat gear and it was found that the place had already been entered forcibly. So far as I can discover, nothing was missing." A number of items of boat gear are claimed on. Mather's reference to same and the Claim itself are the only references to the existence of same on the file. The JFVDC usually replaced all necessary fittings prior to sale of the vessel if possible, and the RCN usually took over the balance and giving a receipt therefor. The file fails to reveal a RCN receipt and it must therefore be presumed that either the JFVDC received the articles prior to the Jap's registration (which would account for him not having declared same) or that they were indeed on the premises and are now unaccounted for. Mather's reference to the "Forcible entrance" might account for a number of missing chattels, but just how he arrives at the statement "So far as I can discover, nothing was missing", is not clear due to the fact that his was the first original inventory outside of the JP declaration.
PP.2	Cstdn letter to Claimant 31 Aug 44 notes that Tsunezo NISHI left chattel in Claimant's house. Review of the file denotes that segregation of both parties' chattels was impossible. The list referred to in this
Pp.3	letter apparently is a copy of the Storage Removal List (herewith). Items abandoned by the Cstdn are listed hereon.
PP.4	Auction sheets d/1 Sep 44 & 8 June 45 herewith.
	It might be here noted that the nets declared by Claimant at the time of registering were valued by him at $1500. The Claimed Value being $1705.00 for nets and gear.

JC/..

CHATTEL SUMMARY

JP Form Inventory	When completing Form JP on April 16th, 1942, Yesaki enumerated articles which he declared to have been left on his premises. His wife (3920) declared herself to be without property. Yesaki's inventory appears on the Schedule.
Date of evac.	Yesaki was evacuated on March (?) 1942.
Agent's inv.	On June 29th, 1942, Mr. J.D. Mather inventoried the chattels found on the premises, and his inventory appears on the attached schedule.
Breaking & entering.	In his property report Mr. Mather states that the premises had been entered forcibly.
Other Jap's chattels	The first record on file to indicate that Tsunezo NISHI (5025) had left chattels in Yesaki's home is contained in a memo to file under date of 23/10/42.
Request for Inv.	Upon Yesaki's property being rented to Mr. and Mrs. Taylor, various requests were forwarded to the branch office at Steveston for a chattel inventory, however, review of the file does not indicate that one was ever taken.
Chattels rmvd. to storage 22/8/44	On the termination of tenancy by the Taylors on July 1st, 1944, all chattels on the premises were removed to Storage and eventually sold by auction.
Division of proceeds of Auctions.	Reviewing the Chattel Departments division of the proceeds of auctions, the file does not indicate the method used in determining which of two articles of a like nature could be stated as belonging to a certain party. Perusal of the attached Schedule and inventories as declared on both Yesaki's and Nishi's files, indicate that a great similarity existed. In making the division of actual articles, the files disclose that each Japanese was only credited with an article if declared by him, but in view of the fact that Nishi appears to have been credited with the articles which brought the greatest monetary return, it is considered by the undersigned that information other than that which is contained on both files was a deciding influence. With this thought in mind, and in view of the fact that neither file contains information to the contrary, it is considered by the undersigned that it is advisable to close the file on the basis of the Chattel Department's division.
Sewing machines	Both Yesaki and Nishi claimed to have left a sewing machine in Yesaki's house, but the only one found on the premises was shipped to Nishi on Dec. 17th, 1942. This machine turned out to be Yesaki's, and upon Nishi being informed of this he retained possession of the machine pending receipt of his own. The file does not disclose Nishi as ever having surrendered Yesaki's machine to the rightful owner.
Re Schedule	The column 'Other Disposition' has been purposely omitted

CHATTEL SUMMARY (Cont'd)

from the attached Schedule inasmuch as the missing chattels disappeared during the period between Yesaki's evacuation and the date of removal of the remainder to storage, and whilst one letter on file infers that the Taylors may have been responsible for the disappearance of some of the articles, no information to substantiate the inference is contained on file.

PERUSAL OF THE FILES OF YESAKI, NISHI and THEIR FAMILIES DOES NOT DIVULGE ANY FURTHER INFORMATION THAN THAT WHICH IS CONTAINED IN THIS SUMMARY.

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

21 Nov. 1947.

"J. Cuming"
J. Cuming, Admin. Dept.

JC/

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

Date: December 1, 1948.

E. M. Case
J.J.

5048

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EXHIBIT No.

DATE October 13/48

FILED BY G.E. A. Rice

Registration Number 03583

YESAKI, Miyakichi

Dyke, East of #2 Road, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Believe description is correct as in Form "jP". I am informed that Yesaki does not hold Deed. This is a part of property subdivided and sold by the River Fish Co. and not yet registered.

OWNERSHIP

I am informed that this is the property of Miyakichi Yesaki.

LAND AND BUILDINGS

The land consists of approximately one acre and has not been cultivated this year. There is on the property, a new 6 room frame, shingle roof house with basement, inside toilet, wash basin, no bath, situated between Gilbert and No. 2 Roads. This house is accessable in winter, only by water and in summer, by going through the fields at the rear. The house is in need of paint.

TAXES

The taxes are paid to December 31, 1941.

INSURANCE

I have been unable to examine the fire insurance policy, but believe it to be correct as stated in Form "JP".

FINANCIAL POSITION

Claims to have no liabilities. Inventory of effects attached hereto.

REMARKS

The personal effects as per inventory, have been left stored in the house. There is also on the property, near the river, a small net house, which has been used for storage, as per inventory. There is in the basement of this house, a considerable quantity of nets and fishing gear, which are piled in the corner of the basement. These would require an experienced net man to sort out and hang properly, as if left in the present position, would deteriorate very rapidly.

Memo to Mr. Green July 9/42

This man apparently has requested that the property be not rented, but did not turn over his key before evacuation.

The property was visited in company with Lieuts. Handford and Murphy, who checked up on the boat gear and it was found that the place had already been entered forcibly. So far as I can discover, nothing was missing.

(over)

Registration Number 03583

YESAKI, Miyakichi

RECOMMENDATION

I would recommend firstly that the nets be properly checked and if possible, sold and secondly, that the property be handed to T. C. King for management on behalf of the Custodian, with a further recommendation that the house be rented.

June 29, 1942.

"J. D. Mather"

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

Date: December 1, 1948.

E. LeBasse

P.P. I

Registration Number 03583

YESAKI, Miyakichi

Mathers Inv 29/6/42
(Exec March 1942)
x- Net & gear Summary

INVENTORY

STORED IN HOUSE

x 1 Duck Punt
x 1 Net Truck
1 Wheelbarrow
1 Baby Carriage
x Sundry Fishing Gear
1 Bicycle, no saddle
— 1 Heater
1 Baby Bath Tub
— 1 Kitchen Range
— 2 Chairs
— 1 Table, home made
— 1 Bed and Spring
— 1 Single Bed Complete
— 2 Tables Homemade
— 2 Beds and Springs
— 1 Bureau
1 Shrine
— 1 Chair
— 1 Gramaphone
— 2 Sofas
— 1 Heater
— 1 Chair
— 1 Table Homemade
1 Book Case
— 2 Beds complete
— 5 Chairs
1 Desk
— 1 Chest Drawers
— 1 Table Homemade

IN NET HOUSE

x 3 Duck Punts
x 1 Blue Stone Tank
x 1 Set Net Guards

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

Date: December 1, 1948.

E. LaCasse

RP
3

YESAKI, Miyakichi
No. 2 Road Steveston, B. C.
Evac. File 5048

EXHIBIT No. 785-8
DATE October 13/48
FILLED BY G. R. C. Rice

Picture Taken April 9, 1943 .

FORM "JP"

FILE No. EXHIBIT No. 785- 9

DATE October 13/48

FILED BY G.E.A. Rice

Steveston

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: YESAKI, Miyakichi

HOME ADDRESS: Dyke, East of #2 Rd., Steveston, B. C.

REGISTRATION NUMBER 03583 SEX: Male AGE: 43

OCCUPATION: Fisherman

(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: Great West Packing Co., Steveston, B. C.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Sunae 3920

ADDRESS OF WIFE OR HUSBAND: Dyke, East of #2 Rd., Steveston, B. C.

NAMES OF ANY LIVING CHILDREN: Sachiyo (F) Tadashi (M) Tamotsu (M) Mitsuo (m) Shiro (M) Itsuo (M)

ADDRESS OF CHILDREN: Dyke, East of #2 Rd., Steveston, B. C.

AGE OF CHILDREN: 13, 11, 9, 6, 2, 4 mos.

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

1. LOCATION AND DESCRIPTION: 1 acre of land within 10 acre land belonging to River Fish Co., Steveston, B. C. Sec. 18, Block 3, North Range 6 West Half. This land is the second acre from the margin of the East Half Sec. 18, New Westminster District. No. number on document from River Fish Co., Steveston, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 6 room 2 storey frame house with basement, 1 Net house across from this house on the water front (water front belongs to River Fish Co., Steveston, B. C.)

3. INSURANCE (Give particulars; state where policies are) North West Fire. $2,000.00 jointly on house and furniture. No. 205702. Policy in owner's possession.

4. TAXES (Amount and where payable) $27.89 per year payable to the River Fish Co., Steveston, B. C. 1941 taxes paid.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner and when he is evacuated, he is going to leave the house empty and turn the key over to the Custodian.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession. Title is from the River Fish Co., Steveston, B. C. but no Municipal title.

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

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION none

2. LANDLORD'S NAME AND ADDRESS: none

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:

none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

6 beds and mattresses, 3 tables and 6 chairs, 2 sofas, 1 gramaphone and records, 1 kitchen stove, 1 heater stove, kitchen utensils, (sold Sept 25) washing machine, 1 Singer sewing machine, 2 bureaux , 1 trunk, and personal effects and $1500.00 worth of Nets in owner's possession at Dyke, East of #2 Rd., Steveston, B. C. 3 row boats in net house belonging to declarant, across from owner's home. 1 gas boat, (M.Y.) in custody of Navy, New Westminster, B.C.

Sec 25/7/44

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

none

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

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: North West Fire.
$600.00 on furniture. Policy No. 205702. Policy in owner's possession.

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)
$50.00 Victory Bond in owner's possession.

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life. $1,000.00. Policy No. 831434. Beneficiary, wife, Sunae Yesaki. Policy in owner's possession

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: Fishing boat and Nets will be sold if declarant finds a good prospect and furniture will be left in the present house at Dyke, E. of No. 2 Rd., Steveston, B. C. Personal effects will be taken with declarant when he is evacuated.

~~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 16th day of April 1942

(Signature) "M. Yesaki"

"A. G. McArthur"
Witness

FOR DEPARTMENTAL USE I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy. Date: December 2, 1948.

E. LeCuse

COPY

original in File 8837/2

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EXHIBIT No.

DATE October 13/48

FILED BY G.E.A. Rice

R.P. 1

Minto City, B. C.
February 21st, 1943.

G. D. Milsom, Esq.,
Adminstration Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

File No. 8837/1 River Fish Co. Ltd.

I have received your letter of February 12 regarding the Assessment Notice. I am listing the complete property owned. by the River Fish Company as follows;

Lot	Block	Section	Block North	Range West	Map
5		18	3	6	6195
x i/d	c	18	3	6	6195
o/d	c	18	3	6	6195
6&7	2	18	3	6	693
8&9&10	3	18	3	6	693

Except from the above listed properties the one marked by x was sold to Mr. Kunji Kuramoto and Mr. Miyakichi Ezaki one acre apiece. All the others are owned by the Company. The selling of this property to the above people mentioned was a cash deal and the transaction is closed. The only matter incomplete in this business was the registration of the property at the office of the land registry. This was delayed by the war and the evacuation of our people which followed it. Nevertheless there was a mutual understanding between the both parties concerned, that the registration will be executed immediately after the war.

Hoping the above information is sufficient,
I remain.

Yours truly,

Genji Otsu

River Fish Co. Ltd.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy. Date: December 1, 1948.

E. LaBasse