

Name of Claimant

YOSHIHARA, Nobuo

Case 787

Custodian File

5181

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
		623.44	62.34	.00 12.50					74.84	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										74.84

CASE NO. 787.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,  
October 13th, 1948.

IN THE MATTER OF THE CLAIM OF  
NOBUO YOSHIHARA.

PROCEEDINGS AT HEARING.

Original



N. Yoshihara,  
In Chief.

THE SECRETARY: Case No. 787, Nobuo Yoshihara.

NOBUO YOSHIHARA, the claimant herein,  
being first duly sworn, testified  
as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

10 Q Mr. Yoshihara, I show you a form which we call  
a summary of evidence form. It contains a state-  
ment of the property owned by you, and the  
purchase price, and then a little later on it  
contains a statement of the building owned by  
you, which was on a different lot, and then  
the value and so on. Was this prepared by you  
with the help of an interpreter in my office?  
I say, was this form prepared by you with the help  
of an interpreter in the office?

A Yes.

Q Is this your signature (indicating)?

A Yes.

20 MR. VIRTUE: I will offer this as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1)

MR. VIRTUE: Q: Now, I understand the lot which you  
claim was at a place called Hakoda Bay on  
Vancouver Island, about, roughly, forty miles  
north of Port Alberni?

A: That is right.

Q That is on the west Coast of Vancouver Island?

A Yes.

Q Hakoda Bay was a Japanese fishing village?

A That is right.

30 Q All the people there were fishermen. Is this

N. Yoshihara,  
In Chief.

a photograph of the bay itself?

A That is right.

Q And I believe the tallest house there, or the tallest house on the shore is the house for which you are claiming? A: That is right.

MR. VIRTUE: I will offer that as the next exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: Now, I show you another photograph, and can you tell me when that was taken?

10 A That is 1940.

Q In 1940? A: Yes.

Q And is that the house for which you are claiming?

A Yes, that is right.

Q And this shows the house in an unfinished condition; but how near to being finished was the house when you were being evacuated? A: That is right.

Q I say, How near to being finished was the house when you were evacuated? A: Oh, it would be another two months anyway to finish.

20 Q Well, what I am getting at is this: At the time you were evacuated, how much of the house was finished, and what would have been required to completely finish it? Tell the Judge the details of it? A: I had better get the interpreter.

Q You had better get the interpreter. All right. At the time you were evacuated in 1942, how complete or near to being finished was this house?

A There would have to be cement filled in under the house right there where the posts are.

N. Yoshihara,  
In Chief.

Q Yes. Was the downstairs part all finished,  
the lower floor?

A: We intended  
to put plywood inside of the house.

Q That is, when you were evacuated you had not put  
plywood inside of the house?

A We had double shiplap in, but we were going to  
put plywood there as well.

Q How about the upstairs of the house when you were  
evacuated, how near to being finished was it?

10 A One room was finished and two under construction,  
but hadn't been quite finished.

Q Well, this photograph that I am showing you now  
was taken in August, 1940? A: Yes.

Q And you kept on working on the house, did you,  
until you were evacuated in 1942?

A That is right.

MR. VIRTUE: All right, I will put that in as the next  
exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 30).

20 MR. VIRTUE: Q: Now, up to the time you were evacuated,  
how much had you spent on this house for labour  
and materials? A: About \$1800.00.

Q \$1800.00? A: Yes.

Q You began the house, I believe, in the year 1940,  
did you? A: That is right.

Q And you finished it, well, you were nearly finished  
with it when you were evacuated in 1942?

A Yes.

Q So that it was a brand new house?

30 A A brand new house.

N. Yoshihara,  
In Chief.

Q Now, the lot, I understand that you paid \$130.00  
for it? A: That is right.

Q And you got the title in 1938?

A That is right.

Q My learned friend and I are on common ground on  
this, so that he won't mind my going on with this.  
I understand that your house, which you have  
shown us here in the photograph, was not built  
on your own lot? A: No.

10 Q It was a common understanding in that village  
that one man would own the lot, but maybe another  
would build the house? A: Yes, that is right.

Q And you valued the whole property at the time you  
were evacuated at \$1600.00? A: That is right.

Q Was that a moderate valuation for that property?  
Do you know what I mean by "moderate"? Was it  
fair and reasonable? A: Yes, it was a  
fair valuation.

20 Q Now, I show a plan; is that a plan of the house  
you had built there? A: Yes.

Q And the dimensions you give here (indicating),  
the sizes of the rooms, those are the correct  
dimensions as the house was built?

A Yes; that is right.

MR. VIRTUE: I will put that in as an exhibit.

(PLAN MARKED EXHIBIT NO. 4).

THE SUB-COMMISSIONER: Did I understand that he bought  
the lot afterwards?

30 MR. VIRTUE: No, sir. He bought the lot -- well, we  
had better just ask him about that. He had bought

N. Yoshihara,  
In Chief.

the lot in '35 and paid for it in '38, and then  
he built the house in 1940-41.

THE SUB-COMMISSIONER: '40 and '41?

MR. VIRTUE: Yes. He began it then and finished it  
later.

THE SUB-COMMISSIONER: Your Parcel 1 shows Lot 9 bought  
at \$130.00, and the house is built on Lot 3, is it?

MR. VIRTUE: Yes, sir.

THE SUB-COMMISSIONER: Did he ever get title to Lot 3?

10 MR. VIRTUE: No, but I am going to put in evidence, and  
this applies to all the claims on that Bay, and  
apparently nobody built on their own lots.

Q Now, you have a brother named Notoichiro Yoshihara?

A Yes.

Q And your building was put on his lot?

A Yes.

Q And is this a certificate you signed in connection  
with that (indicating)? A: Yes.

Q That is your signature and his signature?

20 A Yes.

MR. VIRTUE: Your Honour, this is a certificate that  
I am going to put in, and it shows that this  
building was built on Lot 3, and he didn't  
have title to Lot 3, they call it Block 3, but  
that his brother held title, and he was allowed  
to build his residence there and live in it  
and keep it there forever without paying rent.  
I will put that in.

(CERTIFICATE MARKED EXHIBIT NO. 5).

30 MR. VIRTUE: Q: I show you a rough plan or drawing



N. Yoshihara,  
In Chief.

of the Hakoda Bay properties as a whole?

A Yes.

Q And your house, I understand, was built, as shown by the photograph fairly close to the shore?

A: That is right.

MR. VIRTUE: I will put that in as the next exhibit, Miss Thomas, please.

(PLAN MARKED EXHIBIT NO. 6).

MR. VIRTUE: Now, you understand that the whole property,  
10 that is the whole Hakoda Bay fishing village, was sold in a block or in bulk in one sale, you know that?

A: Yes.

Q It was sold to the government, The Department of Indian Affairs?

A: That is right.

Q And then the Custodian divided up the money among all of the people who owned property and houses in the village, the Hakoda Bay village?

A Yes, that is right.

Q You got from the Custodian as your share about  
20 \$623.44?

A: That is right.

Q What do you say as to that? Was that a fair allowance for the house and lot that you left there? Was that reasonable? A: No.

Q What was it? What have you to say about it? Was it a big price or a little price or a fair price?

A: That was a low price.

Q It was a low price?

A: Yes.

Q All right, thank you.

30 MR. RICE: I am submitting, your Honour, that the real

N. Yoshihara,  
Cross Exam.

estate was sold at its fair market value.

THE SUB-COMMISSIONER: Well, the total claim then,  
Mr. Virtue, is \$976.56?

MR. VIRTUE: Yes.

THE SUB-COMMISSIONER: You see, on this original list  
there is \$2200.00 for real property and \$800.00  
for personalty.

MR. VIRTUE: You are speaking of the original proof of  
claim?

10 THE SUB-COMMISSIONER: On this list here (indicating).

MR. VIRTUE: It is the Nobuo one you are speaking of?

MR. RICE: The claim that was filed was \$2200.00.

MR. VIRTUE: There was originally a claim for a boat,  
but he can't succeed in that.

THE SUB-COMMISSIONER: Oh, I see.

MR. RICE: Outside of the boat, there is a claim of  
\$700.00 on the land and \$1500.00 on the building.

MR. VIRTUE: He has divided it up on account of the  
building not being on his own land.

20 THE SUB-COMMISSIONER: And the claim for the boat is  
abandoned now?

MR. VIRTUE: Yes. There is only one claim now, and  
that is \$130.00 for the lot and \$1800.00 for the  
building which brought it to \$1930.00, and then  
he reduced that to \$1600.00, and he got \$623.44,  
leaving \$976.56.

MR. RICE: Your claim today is \$1600.00, less what  
the Custodian has paid him.

MR. VIRTUE: That is right.

30 MR. RICE: And the original claim was \$2200.00.

N. Yoshihara,  
Cross Exam.

THE SUB-COMMISSIONER: Yes, I see that.

MR. RICE: If I may quote from a letter written from the Custodian's office to my learned friend's firm, under date of April 19th, 1948, it may explain the transaction somewhat.

MR. VIRTUE: I have no objection to my learned friend quoting in the usual way, that is, for the purpose of information, although there are certain statements that will not be of evidentiary value.

10 MR. RICE: I will read from a part of the letter.

"We are in receipt of your letter of the 12th instant on the subject of the above evacuee's property at Hakoda Bay on the West Coast of Vancouver Island.

20 "This property was one of the eleven which constituted the Japanese fishing village known as Hakoda Bay. The land consisted of a parcel of 60 acres divided into 11 lots, of approximately 5 acres each. On this land there were 11 houses clustered together on the foreshore without reference to lot boundaries. These properties were included in the Custodian catalogue published in the spring of 1944 and widely advertised for sale.

30 "In spite of this advertising and the efforts of the real estate agents no tenders were received. This lack of interest was due to the isolated position of Hakoda Bay and it was not until the Department of Indian Affairs became interested that prospects of finding a purchaser improved.

N. Yoshihara,  
Cross Exam.

The total appraised value of the properties was \$3625.00 but an effort was made to secure the assessed value, \$12850.00, or \$6425.00.

The Department would not pay this price, however, and negotiations led to a sale on the basis of \$4750.00, to which final adjustment credits added \$257.01, making a total of \$5007.01.

"Distribution was effected by pooling these proceeds, \$5007.01, and all disbursements for 1942-1946 taxes, \$969.87, and fire insurance, \$319.29, appearing in individual accounts, which were then credited with their share on the basis that the assessed value of their property, on which they had been paying taxes, bore to the total assessed value."

Now, in this case I wish to file as an exhibit a distribution sheet showing the assessed value in the first column, the claimant's share in the second column, the charges, that is, for taxes and insurance premiums, in the third and fourth columns, and the credit accruing to the claimant in the fifth column. This claimant's share amounted to \$511.46.

(SHEET MARKED EXHIBIT NO. 7).

MR. VIRTUE: I wonder if my learned friend has got a copy of that?

MR. RICE: I haven't, I am sorry. I have only the one. I believe you have got a copy on your file; was not a copy sent you?

MR. VIRTUE: No. We can work it out; it isn't material.

N. Yoshihara,  
Cross Exam.

MR. RICE: And then I have a copy for the case that follows this one.

I have an assessment notice for the year 1946. I think that deals with the other parcel of land. The assessment is \$100.00, nothing for improvements.

(ASSESSMENT MARKED EXHIBIT NO. 8).

MR. RICE: I tender a real property summary.

(SUMMARY MARKED EXHIBIT NO. 9).

10 MR. RICE: And a claim on real and personal property.

(DOCUMENT MARKED EXHIBIT NO. 10).

MR. RICE: And then this is, apparently, a copy of an Alberni Assessment District statement of the house alone, valuing it at \$450.00.

(STATEMENT MARKED EXHIBIT NO. 11).

MR. RICE: It has been stated on the record, your Honour, has it not, that the claim to the fishing vessel has been abandoned?

THE SUB-COMMISSIONER: Yes.

20

CROSS EXAMINATION BY MR. RICE:

Q These figures that you have given as to the cost of labour and the cost of material for the construction of the house totalling \$1800.00 are just estimates on your part, are they?

The statement shows here that the material cost \$1000.00 and the labour cost \$800.00, total cost \$1800.00; I say, that is an estimate on your part, is it not?

A: No, it is just what it did actually cost me.

30

N. Yoshihara,  
Cross Exam.

Q Oh, that is what it actually cost you?

A Yes, it is for the house and the bathroom and everything.

Q Well, the bathroom wasn't in the house? You didn't complete the bathroom? A: It wasn't

installed in the house, but we had the bath-house outside around the back.

Q And the cost of the material came out to \$1000.00 exactly? A: Yes. Well, it

10 is just about \$1000.00.

Q How do you know it is just about \$1000.00; have you got the figures or a statement on you?

A I have no actual figures, but it cost me that much. We also had the house painted.

THE SUB-COMMISSIONER: What was that again, Mrs. Handford?

A I have not the actual figures, but it cost me actually that much.

MR. RICE: Q: And did you pay exactly \$800.00 to someone for building the house? A: I paid my brother.

80 Q You paid your brother? A: Yes.

Q And you paid him \$800.00 exactly, did you?

A I paid him \$200.00.

Q You paid him \$200.00; who else did you pay?

A The balance is for my labour.

Q You did \$600.00 worth of labour, is that it?

A That is right.

Q How much a day? How much an hour?

A It works out at about 40¢ an hour.

Q 40¢ an hour?

A: Yes, about that.

30 Q Is that what you paid your brother?

N. Yoshihara,  
Cross Exam.

A Yes, about that.

Q And have you got any statement of the hours put in by you and the hours put in by your brother?

A No, I haven't any statements.

Q That is all, thanks.

MR. VIRTUE: That is all, thank you.

10 I just want to call attention to two things, sir. I think probably you have noted one already, and that is the statement in this letter, "an effort was made to secure half the assessed value, \$12850.00," that is for the entire property, "the Department would not pay this price," and then it was sold for \$4750.00, that is, the entire property, which had an assessed value of \$12850.00.

MR. RICE: After being advertised; advertised first.

20 MR. VIRTUE: It was sold for \$4750.00. The other thing I want to call attention to for the sake of the record is this, that while they are not here, the Minutes of the Advisory Committee are of record and available. They were put in when Mr. Shears was giving his evidence at the Coast and they are pertinent to this matter and I, therefore, would like a note made on the record of the Minutes of the Advisory Committee, Volume 2, the 29th Meeting, on the 9th of January, 1946. Now, that won't mean anything to your Honour, but when the time comes to review this file, it will mean something, because it shows that practically no value was placed on the buildings at all at that time.

30

N. Yoshihara,  
Discussion.

And I also call attention to the fact that this was a sale by one department of the government to another department of the government.

That is all I have to say, thank you, sir, in this case.

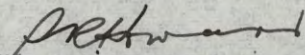
THE SUB-COMMISSIONER: All right, that is all.

(Witness aside)

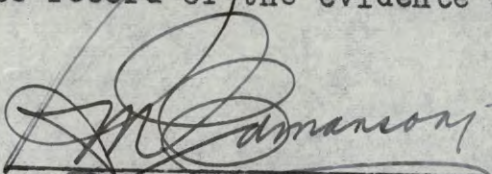
(PROCEEDINGS ADJOURNED SINE DIE)

10

I hereby certify the foregoing transcript is 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.

20

30



ACKNOWLEDGED

*Case no. 787*

5-181

## Proof of Claim

NOV 27 1947

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

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

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

*Leth*

- 
1. Name of Claimant in full: Nobuo Yoshihara  
Registration No. 02328
  
  2. Claimant's address at the time of his evacuation from the protected area:  
Ucluelet, B.C.
  
  3. Claimant's present address:  
Barnwell Alberta
  
  4. Claim relating to real property:
    - (a) Street address of real property: In Hakoda Bay, Ucluelet, B.C.
    - (b) Legal description of property:
      - (i) Block 9, of lot 795, Clayoquot District  
Plan 2971
  
      - (ii) Residence -  
  
Located on Block Three (3) of District Lot  
Seven Hundred and Ninety-five (795) Clayoquot  
District, Plan 2971.

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

**Residence**

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

**Full Title- Certificate No. 55342-1**

**and No. 112353 - I**

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

(I) Land—	\$	<b>700.00</b>
(II) Buildings—	\$	<b>1,500.00</b>

**Have not received any payment from the Custodian on the above, though have statement showing of the sale. ( Sale of Block 9 at \$623.44, Net proceeds \$498.31 ie. less charges, taxes etc. )**

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

\$ **2,200.00**

5. Claims relating to personal property, etc.

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

**Fishing boat confiscated by Government , to  
New Westminster.**

- (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:

**New Westminster**

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

**Confiscated**

(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:

**Fishing Vessel ( Deep Sea Troller) Length 37 ft.**

**Built in 1939 Width 9 ft.**

**Powered by Vivian Gas Engine**

**16 H.P. Heavy Duty**

**Value \$ 2500.00**

**Have statement showing the sale of the above for  
\$ 1,700.00**

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

**\$ 800.00**

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

7. An Interpreter will be be required.

DATED this 12<sup>th</sup> day of ~~October~~, A.D. 1947.  
**November**

Lamson Sanderson  
Witness to Signature of Claimant.

N. Yoshikawa  
Signature of Claimant.

STATUTORY DECLARATION

I, Nobuo (Full Name of Claimant)

of Barnwell Alberta (Present Address) 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:

For Fishing vessel received \$1,678.00 though it sold for \$2/- \$1,700.00

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 Taber

in the Province of Alberta,

this 12<sup>th</sup> day of November

A.D. 1947.

*Nobuo Yoshihara*

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

VIRTUE & RUSSELL  
Barristers & Solicitors  
Lethbridge, Alberta.

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

(Full Name of Claimant)

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

(Occupation)

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

I 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:

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## Proof of Claim

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

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

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

**VIRTUE & RUSSELL**  
Barristers & Solicitors,  
Lethbridge, Alberta.

Sept 29 48  
Circulars for photos  
Saw Army Will

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 157

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: , Nobuo YOSHIHARO.

2. Registration Number: 02328

EXHIBIT NO. 787-1  
DATE October 13/48  
FILED BY A. G. Virtue

3. Present Address: Barnwell, Alberta.

4. Address Prior To Evacuation: Ucluelet, British Columbia.

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)

Block 9, of Lot 795, Plan 2971, Clayoquot District.

- (a) Nearest Post Office adjacent to land. Ucluelet, British Columbia.
- (b) Number of acres: 5.5
- (c) When purchased: 1935, and title received in 1938.
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Shore property partly covered with standing timber, and another claimant's house is built on this property. (see explanation attached.)

(e) Purchase Price .....\$130.00

6. IMPROVEMENTS: NO IMPROVEMENTS CLAIMED ON THIS PROPERTY?

- (a) Clearing.....acres at \$.....per acre \$
- (b) Fencing \$
- (c) Tillage \$
- (d) Drainage \$
- (e) Weed Eradication \$
- (f) Planting \$
- (g) \$
- (h) \$

	\$		\$ _____
Total	\$		\$ _____
Carried Forward	\$		\$ 130.00

Brought forward

\$130.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			\$	\$	\$
<p><i>None owned by Claimant on this parcel (see next page)</i></p>					

Total Cost of Buildings

Total Cost of Land ~~and All Improvements~~ ..... \$ 130.00

Fair Market Value ~~based on assessment 1942~~ ..... \$ 100.00

Sold by Custodian for (claimant received share of the proceeds from the sale of the whole parcel of land, with no separation for either land or buildings.)

Loss Claimed on Parcel 1 ..... \$

8. Assessment for 1942:

Land ..... \$100.00

Improvements .... \$

Total ..... \$



Brought forward

\$ 130.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
Dwelling house located on Block Three (3) in pursuance with agreement attached.			\$	\$	\$
two storey building 26 X 32 with eight (8) rooms Exterior completely finished 5 rooms finished on main floor 1 room finished upstairs 2 rooms unfinished upstairs, at the time of the evacuation.					
		1940-1	\$1000.00	\$800.00	\$1800.00

\$1800.00

\$1800.00

Total Cost of Buildings

Total Cost of Land and All Improvements ..... \$ 1930.00  
(Land-Block 9 and dwelling Block 3)

Fair Market Value of land ..... \$100.00  
of dwelling ..... \$1500.00 ..... \$ 1600.00

Sold by Custodian for ..... \$ 623.44  
Share received from sale of whole large parcel including both land and buildings

Loss Claimed ~~on Parcel 1~~ on land and buildings ..... \$ 976.56

8. Assessment for 1942:

Land ..... \$

Improvements .... \$ 700.00

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):

.....	\$
.....	\$
.....	\$
.....	\$

12. Documents in Support:

(a) Photographs: of house,

(b) Deeds of land (Block 9)

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence Letter from Office of Custodian dated April 19th 1948, detailing appraisal of whole large parcel of land, and stating the share of the proceeds from the sale of the said land credited to claimants account.

(g) document verifying location of house on land of Motoichiro Yashahara (Block 3)

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 including land (Block 9) and dwelling .....\$ 976.56  
house located on Block 3

Parcel 2 .....\$

Parcel 3 .....\$

Parcel 4 .....\$

TOTAL:

\$ 976.56

I Certify the above to be Correct and True.

S. A. C. C.  
witness

N. Y. S. H. S. H. S. H.  
signature of Claimant



EXHIBIT No. 787-2  
DATE October 13/48  
FILED BY A. Y. Virtue

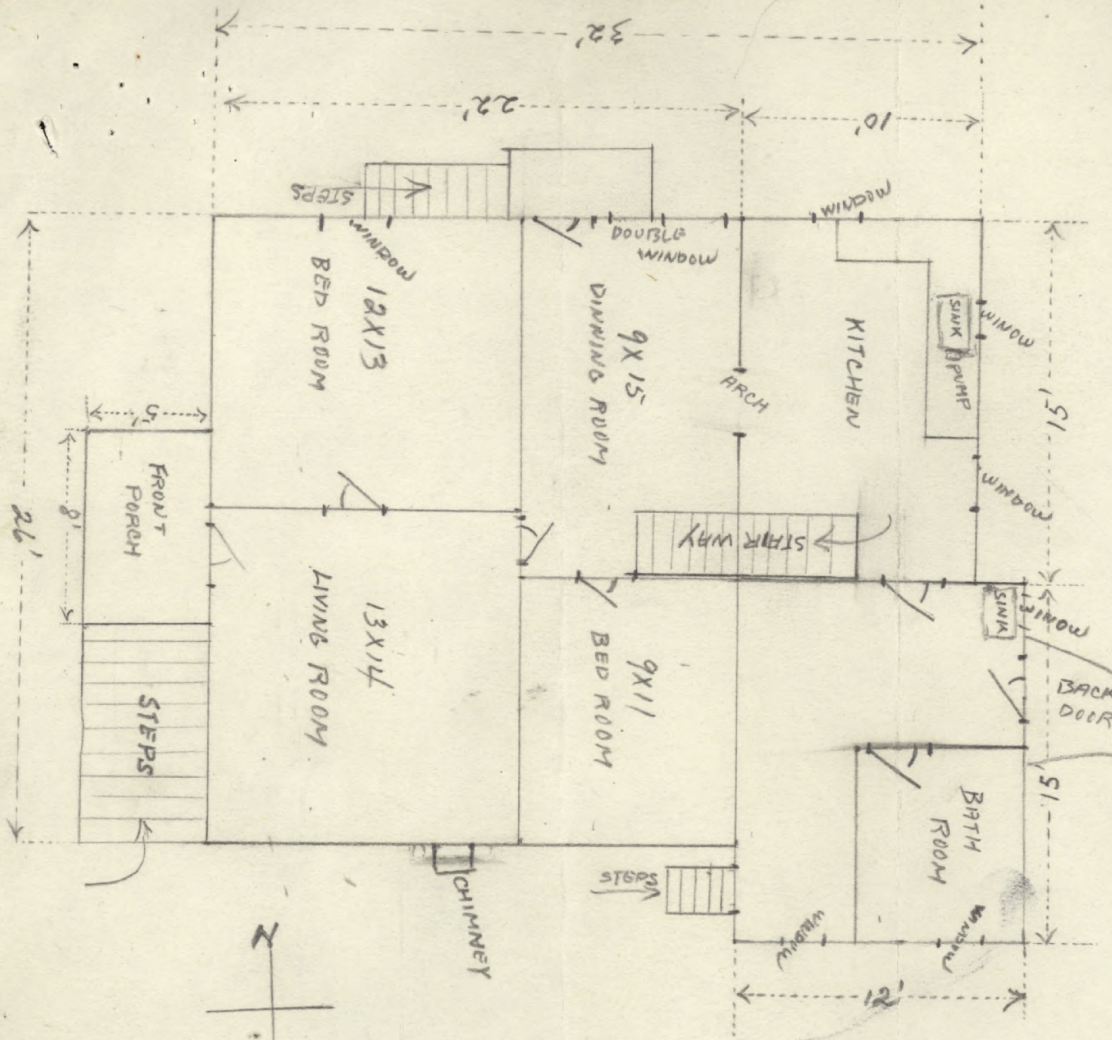


EXHIBIT No. 787-3  
DATE October 13/48  
FILED BY A. Y. Virtue

10 FT STUDS

BUILT IN 1940-41

EXHIBIT No. 787-4  
DATE October 13/48  
FILED BY A. G. Virtue



OUTSIDE CLOSET

PLAN OF HOUSE IN 1941  
PHOTOGRAPH INCOMPLETE (TAKEN 1940)

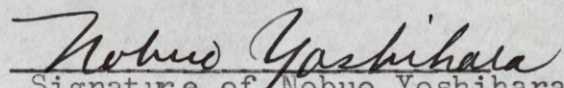
LETHBRIDGE, ALBERTA.

12th April, 1948

I, NOBUO YOSHIHARA, HEREBY CERTIFY that my dwelling house was built and located on Block 3 Subdivision of Lot 795 Plan 2971 Clayoquot, B.C, under the following circumstances.

I did not actually have the Title for Block 3 in my own name, but I had an agreement by word of mouth with my brother Motoichiro Yoshihara who owned the Deed, under which I was allowed to build my residence on Block 3 and to keep it there forever if I wished, without paying any rent.

If I needed the Deed my brother would have given it to me.

  
Signature of Nobuo Yoshihara.

I, MOTOICHIRO YOSHIHARA, confirm the above.

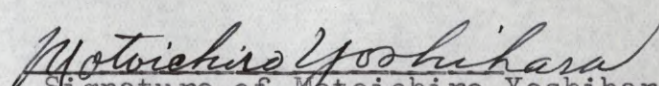
  
Signature of Motoichiro Yoshihara.

EXHIBIT NO

787-5

DATE

October 13/48

FILED BY

A. G. Kuntze

3212-188

PLAN 2971

PLAN OF SUBDIVISION OF  
**LOT 795**

CLAYOQUOT DISTRICT

Scale 6 chains = 1 inch

EXHIBIT No. 787-6  
DATE October 13/48  
FILED BY C. J. Victor

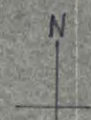
L 340

BLOCK 1  
89.5 Ac.

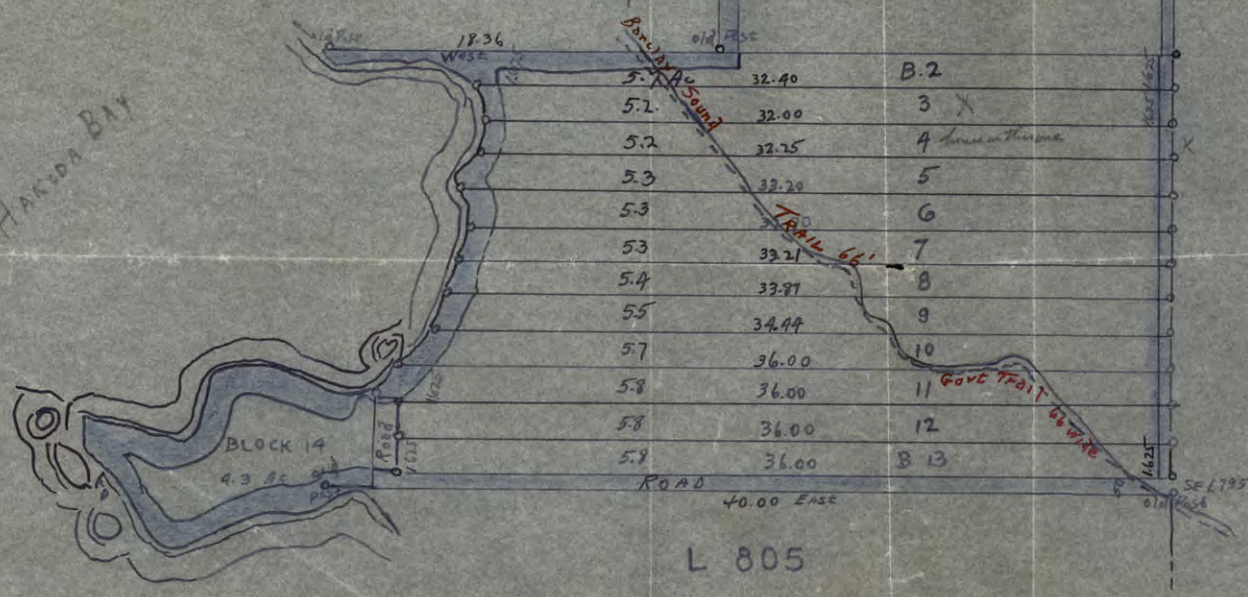
L 804

Blocks 154.8 Ac  
Roads 5.2  
160.0 Ac

L 795



HAKODA BAY



L 805

HAKODA BAY PROPERTIES

EXHIBIT No. 787 - 7  
 DATE Oct. 13/48  
 FILED BY G.E.A.Rice

DISTRIBUTION OF PROCEEDS FROM SALE ON THE BASIS OF THE ASSESSED  
 VALUES ON WHICH REGISTERED OWNERS PAID TAXES

Collective sale price (to Indian Affairs Branch of Department of Mines & Resources)	\$4,750.00
Final adjustment credits	<u>\$ 257.01</u>
Proceeds of sale available for distribution:	<u><u>\$5,007.01</u></u>

(For Key to Columns See Under)

- "A" - Assessed value of land (each \$100.00) and Buildings.
- "B" - Proportionate share of above proceeds.
- "C" - Proportionate share of: (1) total 1942/1946 Taxes (\$969.87); and  
(2) total 1942/1946 Fire Insurance premiums (\$319.29) - \$1,289.16.
- "D" - 1942/1946 Taxes and 1942/1946 Insurance premiums already charged.
- "E" - Credit accruing on above basis.

Account	"A" Ass. Value	"B" Share	"C" Charges	(D)	"E" Transfer
Motoichiro YOSHIHARA, File 5323, Cat. 517 (Blk. 3, D.L. 795)	\$ 1300.00	\$ 506.54	\$ 130.42	\$ 195.60	\$ 571.72
Tsunetaro OYE, File 13766, Cat. 518 (Blk. 4, D.L. 795)	\$ 900.00	\$ 350.68	\$ 90.29	\$ 142.44	\$ 402.83
Naotsugu HAKODA, File 1478, Cat. 519 (Blk. 5, D.L. 795)	\$ 1000.00	\$ 389.65	\$ 100.32	\$ 260.42	\$ 549.75
Minoru NASU, File 1452, Cat. 520 (Blk. 6, D.L. 795)	\$ 1850.00	\$ 720.85	\$ 185.60	\$ 256.49	\$ 791.74
Susumu TERASHITA, File 1588, Cat. 521 (Blk. 7, D.L. 795)	\$ 1600.00	\$ 623.44	\$ 160.52	\$ 117.26	\$ 580.18
Tsuneharu WATANABE, File 2294, Cat. 522 (Blk. 8, D.L. 795)	\$ 1100.00	\$ 428.62	\$ 110.36	\$ 64.10	\$ 382.36
Nobuo YOSHIHARA, File 5181, Cat. 523 (Blk. 9, D.L. 795)	\$ 1600.00	\$ 623.44	\$ 160.52	\$ 48.54	\$ 511.46
Seiichi MORI, File 1532, Cat. 524 (Blk. 10, D.L. 795)	\$ 700.00	\$ 272.76	\$ 70.23	\$ 49.10	\$ 251.63
Tokumatsu TAMAI, File 669, Cat. 525 (Blk. 11, D.L. 795)	\$ 400.00	\$ 155.86	\$ 40.13	\$ 43.56	\$ 159.29
Chosuke OTAKE, File 13001, Cat. 526 (Blk. 12, D.L. 795)	\$ 100.00	\$ 38.97	\$ 10.03	\$ 25.00	\$ 53.94
Kiutaro MOCHITSUKI, File 457, Cat. 527 (Blk. 13, D.L. 795)	\$ 1300.00	\$ 506.55	\$ 130.42	\$ 54.65	\$ 430.78
Chonosuke MATSUBARA, File 1620, Cat. -- (Blk. --)	<u>\$ 1000.00</u>	<u>\$ 389.65</u>	<u>\$ 100.32</u>	<u>\$ 32.00</u>	<u>\$ 321.33</u>
	<u>\$12850.00</u>	<u>\$5007.01</u>	<u>\$1289.16</u>	<u>\$1289.16</u>	<u>\$5007.01</u>

VANCOUVER, B. C., 1st AUGUST, 1946.

"RGB"

RGB/P.

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

Dec.1-48

*m. stanwell CH*



ASSESSMENT NOTICE, 1946

EXHIBIT NO. 787.- 8  
 DATE: October 13/48  
 FILED BY G.E.A. Rice

IMPROVED LAND

Owner's name and last-known address:

Folio Number 445

YOSHIHARA NOBUO  
 C/O OFFICIAL CUSTODIAN  
 506 ROYAL BANK BUILDING  
 VANCOUVER B C

C OF V  
 SEPT 4, 1942

I 112353 C of T  
 550 Acres more  
 or less

Take notice that you have been assessed as below:-  
 H R BURDON PROVINCIAL ASSESSOR ALBERNI BC

Description of property:  
 BLOCK 9 SUB DIV. OF  
 LOT 795 PLAN 2971

Date of Mailing Notice January 15, 1946  
 ALBERNI Assessment District  
 CLAYOQUOT. Land District

ASSESSED VALUE (GROSS)			EXEMPTION	Net Taxable		Rate, 1%	
Land	Improvements	Total	Pre-emptions	Value			
\$	\$	\$	\$	\$		\$	c.
100		100.		100.		1	00
Tax on Land upon which no School Tax is payable. Rate, 1/5 of 1%							
School District		School Taxes					
Ucluelet	Amount Requisitioned	Real Property	Personal Property	School Rate in Mills	On Pers. Prop. On Real Prop.		
	3100	100		4.60		5	00
Due Date, April 1st, 1946				Total Current Taxes -----			
M				Delinquent Date, June 30, 1946		6	00
DELINQUENT TAXES							
		1942	1943	1944	1945		
LAND			1.00	1.00	1.00	3	00
LAND, 1/5 of 1%							
SCHOOL		5.00	2.50	2.50		10	00
Total of all Taxes Due						19	00
(Exclusive of Interest)							

Payments

(not completed)

I hereby certify that the foregoing is a true extract from the original.

Dec. 1-48

*Milmanstall*  
 [Signature]

REAL PROPERTY SUMMARY

File No. 5181.

Cat. No. 523.

Name: Nobuo YOSHIHARA.

Reg. No. 02328.

Address: Hakoda Bay, Ucluelet Inlet, B. C.

Legal Description: Block 9 of Lot 795, Clayoquot District, Plan 2971.

Classification: 6-room, 2-storey, frame Dwelling.

Registered in the name of: NOBUO YOSHIHARA.

State of Title (No. 112353-I): Clear.

Sold to: HIS MAJESTY THE KING, IN THE RIGHT OF THE DOMINION OF CANADA.

For: One of 11 properties (Cat. Nos. 517-527) sold collectively for \$4,750.00, this account's proportionate share being \$623.44.

As at: June 1st, 1946.

Title (No. 162245-I) merging all eleven properties, delivered to new Registered Owner on: September 30th, 1946.

Net proceeds (\$511.46) released to credit of Nobuo YOSHIHARA on: Aug. 1/46.

Chattels: Not involved.

Insurance: Transferred to Purchaser (May 11/46).

Administration: This property is one of the group constituting the ex Japanese Fishing Village known as Hakoda Bay. Owing to the inaccessible position of the Bay, at the entrance of Ucluelet Inlet, Barkley Sound, all the properties remained vacant throughout the period of our administration, except for the house occupied by Custodian caretaker, due to whose presence the properties remained undamaged and made possible the collective sale of all to the Indian Affairs Branch of the Dept. of Mines & Resources. For complete statement of the distribution of total proceeds of this sale see statement in Property Section of this file.

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

2nd July, 1948

"R.G.Bell"

RGB/P.

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

Dec. 2/48

*M. J. ...* *pk*

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Nobuo YOSHIHARA.

<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>Appr. Value</u>	<u>Sold for</u>	<u>Remarks</u>
(1) \$ 700.00	Parcel of 5 acres m/1 of land, <i>Hakoda Bay, U.I.</i>	\$ 700.00	\$ 100.00 )			(1) This property (Cat. 523) was one of the eleven constituting the Japanese Fishing Village of Hakoda Bay. The assessed value of each of these lots was \$100.00. The lots were undeveloped except on the foreshore where all the dwellings were clustered together.
			)	\$ 450.00	\$ 623.44	
			)			
			)			
(2) \$1,500.00	Dwelling on above lot	\$1,500.00	\$1,500.00 )			(2) All buildings at Hakoda Bay were apparently erected without reference to property lines, claimant's house being assessed to him, @ \$1500.00, on another lot. The appraised value of land and buildings was \$450.00, proportionate share of total proceeds from all eleven properties (\$5,007.01) being \$623.44.
\$2,200.00	Real Property total (gross)					
\$ 623.44	Acknowledged Custodian Credit					
\$1,576.56	Amount of Real Property Claim					
(3) \$2,500.00	Fishing Vessel	\$2,500.00	—	\$1,600.00		(3) The F.V. "Rising Sun" (36' x 9' x 4½') powered with a 16 H.P. Vivian engine, was sold by its owner, through the Japanese Fishing Vessels Disposal Committee, for \$1,700.00.
\$1,700.00	Acknowledged Custodian Credit			\$1,840.00	\$1,700.00	
\$ 800.00	<u>Amount of Personal Property Claim</u>					
\$2,376.56	<u>Total amount of Claim</u>					

"RGB"

Vancouver, B. C., June 30/48.

RGB/P.

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

Dec. 2/48

Mulvaney *RGB*

Assessment District

Alberni Clayoquot Land Dist. Hakoda Bay Ucluelet Inlet

Catalogue No. 523

Block 9 D.L. 795

Frame House Approx. 20' x 20'  
on cedar posts.

4 Rooms Downstairs

2 " Upstairs

Shiplap Floor upstairs

In fair shape.

Value \$450.00

"H. G. Winter"

HOWARD SMITH  
GENCO BOND

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

Dec. 2/48

W. J. D. S. S. S.  
W. J. D. S. S. S.