

<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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1000.					
										392.00 722.63
<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			
						225.00				
										27.00 27.00
TOTAL RECOMMENDATION										1141.63



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CASE NO: 1186

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 28, 1948.

IN THE MATTER OF THE CLAIM OF

MITSUGI YAMASHITA

PROCEEDINGS AT HEARING

Original.



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

3
4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 BEFORE
7 HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

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10 Toronto, Ontario,
11 October 28, 1948.

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14 IN THE MATTER OF THE CLAIM OF
15 MITSUGI YAMASHITA

16
17 PROCEEDINGS AT HEARING

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19 APPEARANCES:

20
21 K.A. CHRISTIE, ESQ., K.C., appearing for the
Dominion Government,

22 R.A. BEST, ESQ., appearing for the
23 Claimant,

24
25 A. SMITH, ESQ., - Secretary,

26 G.N.R. UPTON, ESQ., Official Interpreter,

27 A.G. VEITCH, ESQ., Official Reporter.
28
29
30



1 MR. BEST: I think I should explain first of all,
2 your honour, that this is another case where there are
3 certain complications because of disregard of claimant
4 for normal conveyancing procedures. Mr. Yamashita's
5 brother-in-law, a Mr. Kawazoye, did own certain
6 buildings on the land which was vested in Yamashita.
7 That has been admitted by the claimant from the outset.
8 Apparently Kawazoye notified the Custodian of his
9 claim and he was paid by the Custodian out of the
10 proceeds of the sale of this property \$980.

11 THE SUB-COMMISSIONER: The property was sold,
12 including the buildings?

13 MR. BEST: The property was sold, including
14 the buildings. This claimant, Yamashita, says that
15 he is the owner of this property in fee-simple subject
16 only to the claim of Kawazoye for three large chicken-
17 houses, very substantial buildings and that Kawazoye
18 having been paid the \$980. out of the total of \$1,588.,
19 which was realized by the Custodian, this claimant is
20 entitled to the balance. There was an error for that
21 reason made when Yamashita first filed his claim.

22 THE SUB-COMMISSIONER: You call him Yamashita;
23 the name on the claim is "Mitsugi" as if Yamashita is
24 the given name.

25 MR. BEST: That is the way it is written in
26 Japanese, all the time. This man's name is Yamashita;
27 Mitsugi is his Christian or given name and his surname
28 is Yamashita.

29 His original claim was for \$3,000. for the value
30



1 of land and buildings, less the amount the Custodian
2 sold it for, that is, \$1,588. Now, at that time the
3 claimant did not come to either Mr. Brewin or myself
4 for assistance, at the time he made out this claim.

5 He merely attended at the office of the solicitor
6 out in Cooksville to have it sworn. It was not dis-
7 covered until later, of course, that someone else had
8 a claim for the buildings. Yamashita is saying that
9 he considers his property exclusive of Kawazoye's
10 be to worth \$3,000., and he realized from the Custodian
11 \$608.; so, we are not bumping his appraisal at all,
12 we are merely pointing out his claim is enlarged
13 because the Custodian has paid out of the \$1,588. some
14 money to a third party. If my friend feels there is
15 any motion to amend is necessary at this time I will put
16 it.

17 THE SUB-COMMISSIONER: Proceed.

18
19 MITSUGI YAMASHITA, the claimant herein, being
20 first duly sworn, testified
as follows:

21 DIRECT EXAMINATION BY MR. BEST:

22 Q. Mr. Yamashita, is that your signature?

23 A. Yes.

24 Q. And was that form prepared upon your
25 instructions? That was the form which you instructed
26 to be prepared for you. Is that correct?

27 A. Yes.

28 Q. And you swear the contents of it are true?

29 A. Yes.

30 MR. BREWIN: I am submitting as Exhibit 1,



the farm land claim.

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(PARTICULARS OF REAL ESTATE FARM LAND
MARKED EXHIBIT NO.1)

Q. I understand that you lived in Queensboro which is a suburb of New West Minster, before evacuation? Is that correct?

A. Yes, sir.

Q. And you had at or near Kennedy a small holding of 19 and 3/4 acres? Is that correct?

A. Yes.

Q. And it is as a result of the sale of that property that you are making this claim?

A. Yes.

Q. I understand you bought this property from a Mr. Ono in 1928, for \$1,440. Is that right?

A. Yes.

Q. And at that time it was bushland?

A. Yes.

Q. Were there any improvements on the property at all, then? A. No.

Q. Apparently at the time of evacuation there were 14 acres of the nineteen and three-quarters cleared and under cultivation. Is that correct?

A. Yes.

Q. And that left five and three-quarters acres in bush? A. Yes.

Q. I see you have estimated the cost of clearing these 14 acres at a rather substantial sum. Can you tell us why it was that expensive?

A. That is the amount?



1 Q. \$6,800.? A. It cost about \$300. an
2 acre to clear it.

3 Q. I take it that that would be -that is, I
4 think - \$4,200.? A. Yes.

5 Q. I take it, the difference between that sum
6 and the \$6,800. represents the cost of cultivating it,
7 fertilizer and that sort of thing?

8 A. Yes.

9 MR. CHRISTIE: I tender as Exhibit 2 the Farm
10 Appriaisal Report.

11 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO.2)

12 MR. BEST: Q. Was this 2,000 feet of ditching
13 open ditching or was it covered?

14 A. Covered.

15 Q. All wooden ditching? A. Yes.

16 Q. And, in respect of this 1,000 feet of road-
17 way, was that all on your land? A. Yes.

18 Q. According to your claim your house on this
19 property was built in 1930? A. I think so.

20 Q. And apparently you did a good deal of
21 work on it, yourself, and you paid \$100. to somebody
22 else to help you. Is that right? A. Yes.

23 Q. And your value of the house at the time
24 of evacuation is \$300. Now, the appraisal shows the
25 house as being a frame structure in poor repair, of
26 no value and it is called a poor shack. What do you
27 say about that?

28 A. Which house?

29 Q. I think there is just one house?

30



1 A. There was a living house and a packing house.

2 Q. There was a bunk-house, too. I am speaking
3 of your house; I mean the house on this property?

4 A. I placed a real value of \$600. on this
5 house and whilst from the outside it might not appear
6 to be in very good condition it was perfectly sound
7 and liveable and the condition was good when I left.

8 Q. Did you, yourself, live in it?

9 A. Yes, sir.

10 Q. How many people in the family?

11 A. Three.

12 Q. That is, your wife, yourself and one child?

13 A. Yes, sir.

14 Q. It was a one-storey building of four rooms.

15 Is that correct? A. Yes.

16 Q. And you built this barn in 1935?

17 A. Yes.

18 Q. Apparently there was a pickers' house or
19 a bunkhouse on this property as well as your own house?

20 A. Yes, sir. It was a roothouse for rhubarb
21 down below and a pickers' bunk house above on the top
22 storey.

23 Q. I see. That is the explanation then of
24 not saying on your claim anything about the rhubarb
25 forcing house; it was underneath the pickers' house?

26 A. Yes.

27 Q. Did you, yourself, operate this farm or
28 did Mr. Kawazoye? A. Chiefly Kawazoye, but

29 when he was very busy I gave a hand.

30 Q. I see. He operated it as a poultry farm?



1 A. Yes.

2 Q. And did he cultivate these various crops,
3 these oats and rhubarb and black currants?

4 A. Yes.

5 Q. According to your claim you had two and
6 one-half acres of rhubarb and the appraiser just
7 says one and three-quarter acres. Do you say the
8 appraiser is incorrect, or were you just guessing?

9 A. There may have been a certain number of
10 rhubarb roots uprooted and taken away when the
11 Custodian's surveyor went there but when I left there
12 were two and one-half acres.

13 Q. You had four different patches of rhubarb?

14 A. I am not quite certain.

15 Q. Apparently your farm was rented for \$600.,
16 per year at the time of evacuation? Is that right?

17 A. Yes, sir.

18 Q. Do you know who rented it?

19 A. No, I do not know them.

20 Q. Is that your signature (Indicating)?

21 A. Yes, sir.

22 Q. And was that form prepared upon your
23 instructions? That has to do with the float house
24 only? A. I see, yes.

25 Q. And that is a breakdown of the various
26 buildings you had? A. Yes, sir.

27 Q. And what is here, you swear that is correct?

28 A. Yes.

29 Q. This is the float house.

30



1 I submit as Exhibit 3 the Real Estate Other than
2 Farm claim.

3 Actually since this has a building involved,
4 only, not attached to the land and the claimant did
5 not own the land on which it was built technically
6 it is personal property and not real property, but
7 it has been prepared on the form for real estate.

8 (PARTICULARS OF REAL ESTATE OTHER THAN FARM,
9 MARKED EXHIBIT NO.3)

10 Q. What was your occupation prior to evacuation?

11 A. Both a fisherman and a farmer.

12 Q. I understand you owned certain buildings
13 at the foot of Salter Street at New West Minster?

14 A. Yes, sir.

15 Q. And amongst those buildings there was a
16 float house. Is that correct? A. Yes.

17 Q. This was a four-room house in which you
18 lived during the fishing season? A. Yes.

19 Q. You bought that building in 1928?

20 A. Yes.

21 Q. Did you buy the building or did you build
22 it? A. I, myself, did the building.

23 Q. You, yourself, built it?

24 A. Yes.

25 Q. And you estimate that it cost you \$1,500.,
26 in labour and material to build this house?

27 A. Yes, sir.

28 Q. And it is on floats? A. Yes, sir.

29 Q. And, had it been floated in recent years
30 prior to evacuation? Had it been in the water?

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A. It was right up on the beach.

Q. How long had it been in that one place?

A. About 12 years.

Q. I see; and you had not had any occasion to move it, to float it away during that time?

A. No.

Q. I see. A. But I know very well when it comes high tide the house will come up once a year.

Q. Once a year it would float?

A. Yes, sir.

Q. Is that because the Spring tides were particularly high? A. Yes.

Q. And the whole building would float then?

A. Yes.

Q. Did that happen in 1941? A. Yes; oh, yes.

Q. It floated all right, then? A. Yes.

Q. Is that your signature (Indicating)?

A. Yes, sir.

Q. And, is that (Indicating)?

A. Yes, sir.

Q. I think I will put in these three together, the net-house, the woodshed and float walk. Do you swear the contents of all those documents are true?

A. Yes.

Q. They are the wood shed, the float walk and the net house?

A. Yes.

MR. BEST: Perhaps it would be simpler to put



1 those in as one exhibit rather than as separate ones.

2 (PARTICULARS OF REAL ESTATE OTHER THAN FARM,
3 THREE FORMS, MARKED EXHIBIT NO.4)

4 Q. These buildings are all together beside
5 the house, the house, the net-house, the woodshed and
6 the flat? A. Yes.

7 Q. I see. Now, so far as the net-house is
8 concerned, you built it in 1933 at a cost of \$300.,
9 is that right? A. Yes.

10 Q. You, yourself, built it?

11 A. Yes, I did.

12 Q. And the wood-shed was also built in 1933
13 for \$125.? A. Yes.

14 Q. And, the float walk in 1925; and, would
15 that be correct? A. Well, I think so.

16 Q. Did you build it or did you buy it?

17 A. I built it, myself.

18 Q. Now, all these buildings and appurtenances
19 were in constant use by you right up to the time of
20 evacuation. Is that right? A. Yes, sir.

21 MR. CHRISTIE: I am tendering as Exhibit 5,
22 the West Minster Appraisal.

23 (APPRAISAL, MARKED EXHIBIT NO.5)

24 MR. BEST: The West Minster Trust appraisal is
25 dated June 3, 1944. I think some of the others are
26 subsequent to that.

27 I am reading an extract from the West Minster
28 Trust appraisal. It says:

29 " As stated, the buildings consist of a
30 float house, net house, wood shed and float



1 "walk, which we find very difficult to value.
2 They have been constructed for a specific
3 purpose and owing to the age and condition we
4 doubt very much if the buildings could be
5 floated away."

6 You have told us already that it was floated every
7 Spring. How about these other buildings, the net
8 house, and the wood shed and this float? I take it
9 the float must float if it is on the water. But, how
10 about the other buildings? Are they floatable?

11 A. Yes. But, the wood shed was on the beach.
12 It was constructed on the beach.

13 Q. But, the net house was on floats, too?

14 A. Yes.

15 Q. And would it float, do you know?

16 A. Oh, yes.

17 MR. BEST: I do not think the other remarks
18 there are very helpful.

19 MR. CHRISTIE: You mean helpful to you.

20 MR. BEST: I do not think helpful to anybody.
21 That is all.

22

23

CROSS-EXAMINATION BY MR. CHRISTIE:

24

25 Q. Mr. Yamashita, I am producing a J.P. Form
26 dated April 22, 1942. Whose signature is that?

27 A. I do not know that.

28 MR. CHRISTIE: I am tendering a J.P. Form as
29 Exhibit 6.

30

(J.P. FORM, MARKED EXHIBIT NO.6)



1
2 Q. I am producing several photos on one
3 sheet. Tell me if this is, first of all, a picture
4 of your float house? A. Yes, sir.

5 Q. Secondly, your net house?

6 A. Yes, sir.

7 Q. Thirdly your net shed? A. Yes.

8 Q. And fourthly, your float walk?

9 A. Yes.

10 MR. CHRISTIE: I am tendering as Exhibit 7 the
11 photos of claimant's property.

12 (SHEET OF PHOTOS (4) OF CLAIMANT'S PROPERTY,
13 MARKED EXHIBIT NO.7)

14 Q. What gross income did you earn from this
15 farm? A. \$4,000.

16 Q. Now, did you employ any other labour?

17 A. Yes.

18 Q. How many did you employ? A. It varied,
19 but generally speaking about 30 during the berry
20 season.

21 Q. And, what would be your total expenses
22 during the year? A. About \$1,500., for wages,
23 about \$1,800., for fertilizer and other things.

24 Q. Besides the \$1,500., for wages?

25 A. Yes.

26 Q. I think you told my friend you made a
27 distinction between the amount you paid for clearing
28 and cultivating these 14 acres?

29 A. Yes.

30 Q. What cultivating would you do after clearing
the stumps away? A. I am unable to say how that



1 would be divided up.

2 Q. Do you know a Mr. Tsuida? A. Yes.

3 Q. And is he a neighbour of yours?

4 A. Yes.

5 Q. Did Mr. Tsuida sell his house while you
6 were occupying yours? A. I do not know.

7 MR. CHRISTIE: I am filing among this list of
8 appraisals an appraisal of Coulthard, Sutherland &
9 Company Limited, dated June 8, 1944.

10 MR. BEST: Is that for the farm?

11 MR. CHRISTIE: No. This is for the float houses
12 and all these other things. Among the other things,
13 in the letter it says, referring to the West Minster
14 Trust Company:

15 " In our opinion this appraisal is entirely
16 out of line and we would like to point out
17 that on October 30th, 1943, "

18 note: "you wrote us confirming a deal between M.
19 Tsuida (File 3343) and Mr. Arithson whereby
20 he purchased a house a few feet from the one
21 under discussion. We also have on file a
22 letter from the Japanese agreeing to sell his
23 property for \$250. to Mr. Arithson.

24 The Westminster Trust Company have appraised
25 the Yamashita house at \$300. and in our opinion
26 it is worth less than half of that of M. Tsuida
27 has sold his house for less than half of its value
28 or the Westminster Trust appraisal is out of
29 line."

30 That will be part of Exhibit 5.

---(see Ex. No.5)



1
2 As part of the same exhibit there is a copy
3 of a letter addressed by R.D. Richardson of the
4 Farm Department, dated February 22, 1944 to Crux
5 & McMaster, Barristers and Solicitors of Vancouver.

6 There is this paragraph:

7 " Our files indicate that the following
8 buildings on this property belong to Harumi
9 Kawazoye, Evacuee, Registration No. 12630.

- 10 (1) 20' x 100' chicken house
11 (2) 20' x 52' two storey chicken house
12 (3) 22' x 40' two storey chicken house
13 (4) 10' x 12' chicken range house
14 (5) 5' x 5' pump house
15 (6) tool shed."

16 And in reply evidently to that letter is a letter from
17 Crux & McMaster addressed to the office of the Custodian:

18 " We have been advised by the Director,
19 The Veterans' Land Act as follows regarding
20 the buildings you wished appraised:

21 'Item (1) is valued at \$400.00; Item (2) at
22 \$300.00; and Item (3) at \$300.00. The other
23 three buildings have no value. The only
24 other building on the property of any value
25 is a forcing house appraised at \$150.00.'

26 We trust this gives you the information
27 you desire."

28 I will file that letter in reply, as part of exhibit
29 no.5

30 --- (see Exhibit no.5)



1 I will file all these appraisals as part of
2 Exhibit 5.

3 There is an appraisal by A.N. MacIntosh,
4 Limited, Dated September 26, 1944. It is addressed
5 to Mr. Green of the Office of the Custodian.

6 " The writer has made an inspection of
7 this property and after comparing it with
8 other properties in the neighbourhood and
9 other private sales of properties which have
10 been made, I would report as follows:

11 The float house can hardly be called a
12 float house as it would not float under any
13 conditions. The logs are all water-soaked
14 and decayed and if orders were given by those
15 in authority that this had to be removed,
16 the building would be useless. As it is, I
17 would place a value of about \$150.00 on it.
18 The net house also is very poor and I would
19 consider a value of about \$40.00 for it to be
20 a fair value and a value of about \$10.00 for
21 the wood shed. The float walk I could not
22 place any value on as the logs are decayed
23 and water-soaked.

24 I would consider a total value of around
25 \$200.00 to be a good and fair value for this
26 property."

27 Q. I would like to ask you: It says in this
28 appraisal that the logs in the float house are water-
29 soaked and decayed. Is that correct?

30 A. No. I cannot believe that.



1 Q. How long is the life of logs in the water
2 before they become waterlogged normally?

3 A. I cannot tell you that, how long it is.

4 Q. You cannot tell me? A. Not very long,
5 anyway.

6 MR. CHRISTIE: I will file this appraisal of
7 A.N, MacIntosh in the same group.

8 --- (See Ex.No.5)

9 Q. What is the effect of big boats going by
10 on these float houses, and net houses, which are in
11 the water? A. They can damage buildings of
12 this nature but mine were away from the river and
13 there was a slough between and so they were not subject
14 to anything of that sort.

15 Q. They would not be affected by the big waves?

16 A. No.

17
18 RE-EXAMINATION BY MR. BEST:

19 Q. About these buildings on your farm, you
20 have told us that Kawazoye owned the three chicken-
21 houses. Mr. Richardson, in the Custodian's office,
22 says:

23 "Our files indicate that the following buildings
24 on this property belong to Kawazoye." and he sets
25 out the three chicken-houses and a chicken range
26 house, a pump house and a tool shed. What do you say
27 about that? Did you own any other buildings than the
28 three large chickenhouses or not?

29 A. I do not understand what a chicken range house
30



1 is and frankly I do not know what it is, myself.

2 Q. I agree with. Did Kawazoye own any other
3 houses on this place than the three large ones?

4 A. No. He just had the three chickenhouses.

5 Q. I understood you to say that your float
6 house was up on the beach. Is that right?

7 A. Yes, sir.

8 Q. And it was only in the water about once
9 per year. Is that right? A. Yes.

10 Q. And, how long would that period be that it
11 was in the water?

12 A. About a couple of weeks.

13 Q. About two weeks? A. Yes.

14 Q. All right; thank you.

15 THE SUB-COMMISSIONER: I think they meant
16 those five colony houses by "range houses."

17 MR. CHRISTIE: It ---

18 MR. BEST: Possibly.

19 _____
20 MR. CHRISTIE: I am filing as Exhibit 8 the
21 Analysis of Personal Property claim.

22 Evidently the Custodian's office look at it
23 from a legal standpoint.

24 (ANALYSIS OF PERSONAL PROPERTY, MARKED
EXHIBIT NO.8)

25 And, as Exhibit 9 I file a Notice of Assessment
26 for the year 1942, with the "2" struck through; I
27 guess it is 1943.

28 MR. BEST: A total of \$2,500.?

29 MR. CHRISTIE: Yes.

30 (ASSESSMENT NOTICE OF 1942, MARKED
EXHIBIT NO.9)



1 As Exhibit 10 I file the Certificate of Encum-
2 brance.

3 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT
4 NO.10)

5 I file as Exhibit 11, an advertisement offering
6 these float-houses for sale. This appeared in the
7 Vancouver and New Westminster papers on August 26, 28
8 and 29, 1944.

9 (ADVERTISEMENT, MARKED EXHIBIT NO.11)

10 Exhibit 12 will be an offer to purchase dated
11 August 31, 1944.

12 (OFFER TO PURCHASE, AUGUST 31, 1944,
13 MARKED EXHIBIT NO. 12)

14 And, finally I file as Exhibit 13 the Real
15 Property Summary.

16 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.13)

17 MR. BEST: Exhibit 12 is an offer of Coulthard
18 & Sutherland?

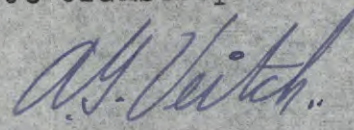
19 MR. CHRISTIE: An offer of Goodfellow made by
20 Coulthard & Sutherland on Goodfellow's behalf.

21 It is submitted that the real property was
22 sold at its fair market value.

23 It is submitted that those articles of personal
24 property classified as real estate in the claim were
25 sold at their fair market value.

26 (PROCEEDINGS ADJOURNED SINE DIE)

27 I hereby certify the foregoing to be a true
28 and accurate transcript of the proceedings
29 herein.

30 
"A.G. VEITCH"
Official Reporter.



M. Yamashita
claim.

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I, M.A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

M.A. Miller,
Deputy Commissioner.

NOV 21 1947

File 5447 Case 1186

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

B

Toronto

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

- (1) NAME Yamashita Mitsugi (RCMP) Reg. No. 08457
(Print) Surname Given Name
- (2) Pre-Evacuation Address Cor. Wood and Salter Sts, Queensboro, New Westminster
- (3) Present Address Care Mr. B. Windrum, Morrison Rd, Oakville, Ont. B.C.
- (4) REAL ESTATE
 - (a) Street Address (if any) _____
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
Roll No 7664, Block 11, Sub-Div W 1/2 of NE Quarter Section 32, Township 2, Dist of New Westminster B.C. Map 4409, C of E 52428
 - (c) Type of Real Property (cross out words which do not apply):
 - (i) Farm
 - (ii) ~~Residence~~ Type of business _____
 - (iii) ~~Business~~
 - (iv) Any other type of property (describe) _____
 - (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner
 - (e) Fair market value at date of sale (estimate this to the best of your ability):
 - (i) Land - - - - - \$ _____
 - (ii) Buildings - - - - - \$ _____
 - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
 - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3000.
 - (v) Amount at which Custodian sold property and credited your account - - - \$ 1588.
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1412.
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation
Cor. Wood and Salter Sts, Queensboro, New Westminster B.C.
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Float house and wood shed were on shore and the float walk and net house were in the water.
 - (c) How stored or packed at time of evacuation _____

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") These were left in the care of the Custodian

- (e) Itemized description of personal property which is the subject of the claim:
- | | | | |
|-----|--------------------------------------|-------------------------------|-------------|
| 1. | <u>Float house</u> | Estimated Value \$ | <u>850</u> |
| 2. | <u>Net house</u> | Estimated Value \$ | <u>175</u> |
| 3. | <u>Wood shed</u> | Estimated Value \$ | <u>60</u> |
| 4. | <u>Float walk</u> | Estimated Value \$ | <u>20</u> |
| 5. | <u>Total</u> | Estimated Value \$ | <u>1105</u> |
| 6. | <u>Less sales price by custodian</u> | Estimated Value \$ | <u>225</u> |
| 7. | | Estimated Value \$ | |
| 8. | | Estimated Value \$ | |
| 9. | | Estimated Value \$ | |
| 10. | | Estimated Value \$ | |

TOTAL CLAIM FOR PROPERTY LOSS \$ #880

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 2292

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Toronto, Ont. (b) Do you require the services of an interpreter at the hearing? Yes or no yes.

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA }
County of Hallon }
TO WIT: }

I, Yamashita Mutsugi of the Township
of Saholby in the County of Hallon

DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the Town of Saholby in the County of Hallon this 14th day of November 1947.
Yamashita Mutsugi
W. J. Johnson A Commissioner &c.

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C. BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

YAMASHITA MITSUGI

(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1186-1

DATE OCT 28 1948

FILLED BY

R. A. Bente

08457

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared							
Cultivated not planted							
Cultivated and not in crop	5 3/4	1928	Mr. Ono	\$1440			
List Crops							
Oats	3				All uncleared	None	\$3000.00
Rhubarb	2 1/4						2275.00
Black currants							
Asparagus							
Gooseberries							
Strawberries							
Total	7						
	19 3/4						

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

Description	When Made	Cost
Cleared and cultivated 14 Acres	1935 - 1942	\$6800 Labour and Material
Ditching - 2000'	1935 - 1942	1000
Roadway - 1000' x 10'	1935 - 1942	300
Well 12 x 30'	1938	150

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	22x38	Frame	1930	\$3000.00	\$100.00	\$200.00	\$300.00	\$300.00
Barn	24x20	"	1935	125.00	50.00	75.00	150.00	100.00
Chicken House	2 22x40	"	1935	These buildings were built by the claimant's brother-in-law Mr. Kawazoye				300.00
" " storey	20x52	"						300.00
" " "	22x100	"						400.00
Pickers House	19x36	"	1934	250.00	50.00	125.00	125.00	300.00
Bunk House Shed and Bathehouse	18 20x20	"	1934	25.00		35.00	35.00	25.00
								\$1725.00

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

1944 Assessment: Land \$1050.00
 Improvements 1450.00
\$2500.00

Rent: \$600.00 per year.

The chicken houses on the claimant's farm were built by his brother-in-law Mr. Kawazoye. The Custodian gave Mr. Kawazoye \$980 of the selling price of \$1588 for these. The claimant claims his farm is worth \$3000. over and above the \$1000 for the chicken houses built by Mr. Kawazoye.

Summary
 Estimated Value Land 2275.00
 Buildings 1725.00
\$4000.00

Original Claim \$3000.00 as amended.
 Sold by Custodian 608.00
 Claim \$2392.00

M Yamashita
 Signature

Farm Appraisal Report

FILLED
K File No. JL-570
Shuttle

Land Description Lot 11, NE $\frac{1}{4}$, Sec.32, Tp.2, Map 4409.

1564 Town Line Road. Containing 18.016 Acres

Owner's Name YAMASHITA, Mitsugi Post Office Address R.R.#4, New Westminster.

Nearest Rail Point Kennedy - B.C.E.Ry. Distance 2 miles

Market Town New Westminster, B.C. Distance 5 "

Church (give denomination) St. Helens (Anglican) Distance 2 $\frac{1}{2}$ "

Nearest School Queen Elizabeth and Simon Cunningham Distance $\frac{3}{4}$ "

State how property was identified: By map and roads.

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

On corner of TownLine and Roebuck roads, $\frac{1}{2}$ mile West of King George Highway, gravel-good.

Is this district a good one? Not a good farming district as a whole, but there are some fairly good small farms in the area.

Employment opportunity Seasonal on farms. Industries located along Fraser River about 5 miles distant

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing. Value \$

Water supply: From well, electric pump and pressure tank. Value \$
Many wells in district go dry in a dry year, but I was unable to find out if this one goes dry.

BUILDINGS ON FARM

5447

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 38	Frame	7'	Shgl. & Shkes.	30	Cedar posts	Poor	No value (a poor shack)
BARN	20 x 24	Poles & Shk.	8'	Shkes.	old	Posts	Poor	
Chicken Hse.) 2	22 x 40	Frame	12'	Shgl.	new	6x6 fir posts	Good	300.00
" BARN ") st.	20 x 52	"	12'	"	10	Cedar "	Fair	300.00
" ")	22 x 100	"	5'	"	10	" "	"	400.00
(GRANARY Rhubarb	x					Sills on ground	"	150.00
(Forcing Hse.)	18 x 36	"	14'	"	20		"	
Bunk hse. above	x							
Shed & Bath hse.	20 x 20	"	6'	Shkes.	20	Posts	Poor	No value
(5 Colony hses.)	x							
(each	10 x 12	" slats	4'	Bds.	5	On skids	Fair	-

Electricity in buildings. Total present day value \$ 1150.00

Total Value Buildings add to farm \$ 700.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Just a shell of a shack - not worth spending money on.

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

No. rooms downstairs? 4 Upstairs? nil How finished Studs papered.

Are buildings painted? No. Condition of paint -

Distance from nearest bush 100 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
13.4	Level	Sandy loam, some gravel, 8"-24"	Sand, gravel, some hardpan.	Small fruits, rhubarb, oats, etc., mostly good.	65.00	871.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
4.616	Level	Sandy & gravelly loam - 8"-24"	Sand, gravel, Hardpan.	Clearing of bush.	150.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 917.16

Total added by buildings to value of farm \$ 700.00

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

Total value of farm \$ 1617.16

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

Property in fairly good state of cultivation. Part of straws weedy; also garden and ground around buildings. Rented by Custodian to M. Kolarcik for \$600.00, of which \$250.00 has been paid in cash; balance to be paid out of crop.

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

Small fruits, poultry.

Noxious weeds:

Some thistles and common weeds.

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

Taxes-\$58.19 - Surrey Municipality.

Date: July 11th, 1942.

Place: New Westminster, B.C. I certify that the above report is based on a personal examination of the whole farm made on the 8th day of July 1942.

Inspector's Signature

"R.W. BROWN"

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

Farm Appraisal Report

JL-570 - M. YAMASHITA

Remarks: Property is located at 1564 Town Line Road at the intersection of the Town Line and Roebuck Roads about 1/2 mile West of the King George Highway. Property is fairly well located and the soil is mostly a sandy loam with some gravel towards the south end. The subsoil is sand, gravel, and some hardpan. Most of crops are in fair condition. The area in bush is fairly heavy clearing. The dwelling is a shell of a shack, practically valueless and not worth repairing. The chicken houses, two double-deckers and a single, are in good shape. The double decker, 22x40' is new, and has not been used. There is housing capacity for about 1500 birds. There is no fencing and water is obtained from a well by an electric pump and pressure tank. The supply appears to be good and no one could tell me that the well goes dry. There is electricity in the buildings.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. There are a few fruit trees around the house - apples, prunes, cherries, pears, but of no commercial value.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

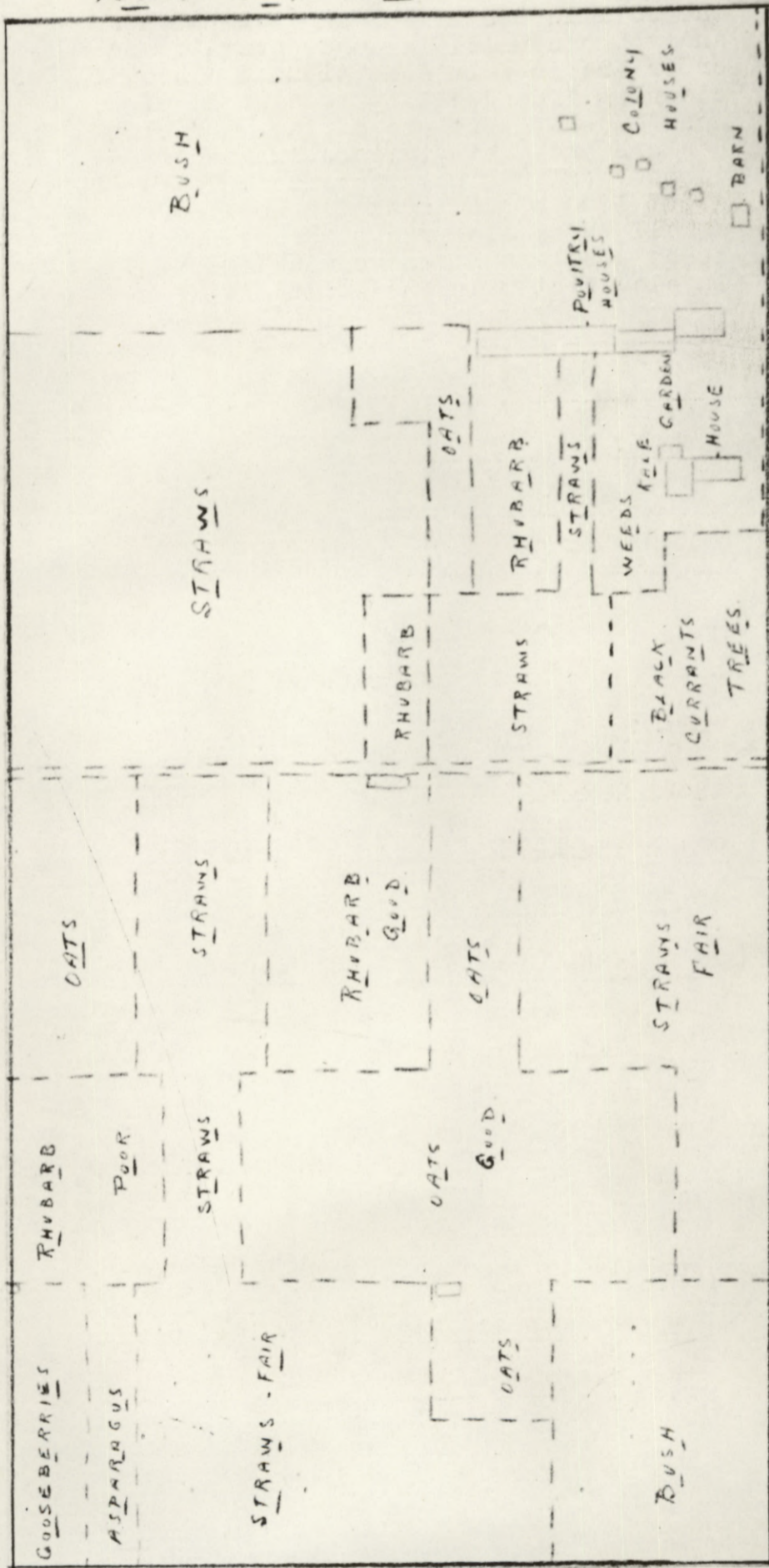
Approximate acreage in small fruits -	\$
.36 acres Gooseberries - poor.	\$
.21 " Asparagus - good.	\$
1.75 " Rhubarb, part good.	\$
.5 " Black Currants	\$
7. " Straws - mostly good.	\$

Also - 2.89 acres oats & .71 acs.garden, weeds & buildings. \$

Total \$

Amount fruit trees add to value of farm \$

N
Diagram of Property
TOWN LINE ROAD



T. W. BROWN.

LOT 11, NE 1/4, SEC 33, T 33, R 1109. - 18.016 AC

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1600.00

Date 23rd July 1942.

"I. T. BARNET"
District Superintendent.

YAMASHITA MITSUGI

(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1186-1
DATE OCT 28 1948
FILLED BY B. A. Best,

08457
Reg. No.

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

Float House 14' x 34'

4

Frame

Residence
in fishing

On dyke

1928

~~REASON~~ reason
S

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Fishing

\$1500 Labour and Material

\$850

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

The buildings were appraised by Westminister Trust Company
June 3, 1944 at \$440.00

Complete Summary

Float House	\$ 850.00
Net House	175.00
Woodshed	60.00
Floatwalk	20.00
	<u>\$1105.00</u>
Sold by Custodian	225.00
Claim	<u>\$ 880.00</u>

M Yamashita
Signature

YAMASHITA MITSUGI
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1186-4
DATE OCT 28 1948
FILLED BY BA Best

08457
Reg. No.

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

~~Flatwalk~~ 20' x 60'
Floatwalk

Frame

on dyke land

1925

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Fishing

\$100

\$20

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

M. Yamashita
Signature

YAMASHITA MITSUGI

(Claimant's Name)

REAL ESTATE
(Other than farm)

08457

Reg. No.

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

Woodshed 26' x 30'

1

Frame

Store@room

on dyke land

1933

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Fishing

\$125.00

\$60.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

M Yamashita
Signature

YAMASHITA MITSUGI
(Claimant's Name)

REAL ESTATE
(Other than farm)

08457
Reg. No.

<u>Type of Premises</u> (e.g. House, Store, etc.)	<u>No. of Rooms</u>	<u>Type of Finish</u>	<u>Use of Premises</u>	<u>Size of Lot</u>	<u>When Purchased</u>	<u>Date of Purchase</u>
Net House 14' x 60'	1	Frame	Storing nets	on dyke land	1933	

<u>Type of Locality</u>	<u>Cost Price</u>	<u>Improvements made by Claimant</u>	<u>Estimated Value Date of Sale</u>
Fishing Community	\$300.00		\$175.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

M Yamashita
Signature

EXHIBIT No.
 DATE.....
 FILED BY K.A. Christie

WESTMINSTER TRUST COMPANY

Head Office

NEW WESTMINSTER, B.C.

June 3rd. 1944.

Protection Department
 Japanese Evacuation Section
 Department of the Secretary of State
 506 Royal Bank Building,
 Vancouver, B. C.

Attention: H. F. Green.Re: Mitsugi YAMASHITA - Your File #5447

Dear Sir:

As requested in your letter of May 27th, we have inspected the property of the above, which we understand is situated on the foreshore immediately south of the end of Salter Street, New Westminster.

As stated, the buildings consist of a float house, net house, wood shed and float walk, which we find very difficult to value. They have been constructed for a specific purpose and owing to the age and condition we doubt very much if the buildings could be floated away. If a purchaser could be found who could utilize the buildings in connection with the fishing industry, they would of course be much more valuable to him than any other type of purchaser.

In our opinion a fair valuation would be as follows:

Float House	\$300.00
Net House	100.00 ?
Wood Shed	15.00 ✓
Float Walk	25.00 ✓
	<u>\$440.00</u>

Yours very truly,
 WESTMINSTER TRUST COMPANY

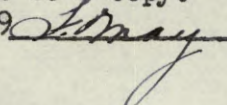
"W. D. Bowden"

WDB:D.

W. D. Bowden. Manager.

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

Feb. 17/49



COULTHARD, SUTHERLAND & CO. LTD.
Real Estate and Insurance Agents

1186-5

EXHIBIT No. _____
DATE _____
FILED BY K.A.Christie

Your File: 5447

609 Columbia Street
NEW WESTMINSTER, B. C.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B. C.

June 8, 1944.

RE: Mitsugi YAMASHITA.
Attention Mr. Green.

Dear Sir:

Thank you for your letter of June sixth in which you advise that the Westminster Trust Company have put a valuation of \$440 on the above property and that it will be impossible for you to recommend acceptance of Mr. Goodfellow's offer of \$200.

In our opinion this appraisal is entirely out of line and we would like to point out that on October 30th, 1943, you wrote us confirming a deal between M. Tsuida (File 3343) and Mr. Arithson whereby he purchased a house a few feet from the one under discussion. We also have on file a letter from the Japanese agreeing to sell this property for \$250. to Mr. Arithson.

The Westminster Trust Company have appraised the Yamashita house at \$300 and in our opinion it is worth less than half of that of M. Tsuida. Therefore, M. Tsuida has sold his house for less than half its value or the Westminster Trust appraisal is out of line.

The writer would be pleased if you would come over at your convenience and drive with him to where these two houses can be seen and the discrepancy will then, we feel, be obvious.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

"F. H. Coulthard"

F. H. Coulthard.

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

Feb. 17/49 J. May

5447
9581

February 22, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Mitsugi YAMASHITA - Lot 11 of NE $\frac{1}{4}$
of Sec. 32, Twp. 2, Map 4409, in
Municipality of Surrey.

We enclose herewith Certificate of Encumbrance No. 52428, covering subject property and showing the registered owner as Mitsugi YAMASHITA, Evacuee, Registration No. 08457.

Our files indicate that the following buildings on this property belong to Harumi KAWAZOYE, Evacuee, Registration No. 12630.

- | | | | |
|-----|------------------------------------|-------------|--------------|
| (1) | 20' x 100' chicken house | Value \$400 | |
| (2) | 20' x 52' two storey chicken house | 300 | |
| (3) | 22' x 40' two storey chicken house | 300 | 1000 |
| (4) | 10' x 12' chicken range house | | |
| (5) | 5' x 5' pump house | no value | Less 20 |
| (6) | tool shed. | | <u>\$980</u> |

We ask that you kindly obtain separate appraisals to cover these buildings so that we may properly proportion the proceeds of sale.

Yours truly,

F. D. Richardson,
Farm Department.

Enc.
RDR/RG

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Feb. 17/49 F. D. May

CRUX & McMASTER
Barristers and Solicitors

EXHIBIT No. 1186-5
DATE Oct. 28/48
FILED BY K.A.Christie

308 Randall Building
535 West Georgia St.
VANCOUVER, B. C.

March 22, 1944

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
VANCOUVER, B. C.

Attention Mr. Shears

Dear Sir:

Re: Mitsugi Yamashita - Surrey

We have been advised by the Director, The Veterans' Land Act as follows regarding the buildings you wished appraised:

"Item (1) is valued at \$400.00; Item (2) at \$300.00; and Item (3) at \$300.00. The other three buildings have no value. The only other building on the property of any value is a forcing house appraised at \$150.00."

400
300
300
1000

We trust this gives you the information you desire.

Yours truly,

CRUX & MCMASTER

PER "G. F. McMaster"

G. F. MCMASTER

GFM/OH

VLA #1588 —

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

Feb. 17/49 L. May

A. N. MacINTOSH, LIMITED

EXHIBIT No.

Oct. 28/48

Real Estate, Mortgage Loan, Insurance

DATE.....
FILED BY K. A. Christie

New Westminster, B. C.

September 26, 1944.

H. F. Green, Esq.,
Protection Department,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

re: File #5447 - Mitsui YAMASHITA

The writer has made an inspection of this property and after comparing it with other properties in the neighbourhood and other private sales of properties which have been made, I would report as follows:-

The float house can hardly be called a float house as it would not float under any conditions. The logs are all water-soaked and decayed and if orders were given by those in authority that this had to be removed, the building would be useless. As it is, I would place a value of about \$150.00 on it. The net house also is very poor and I would consider a value of about \$40.00 for it to be a fair value and a value of about \$10.00 for the wood shed. The float walk I could not place any value on as the logs are decayed and water-soaked.

I would consider a total value of around \$200.00 to be a good and fair value for this property.

Yours very truly,

A. N. MacIntosh"

Valuator.

ANM/BT

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

Feb. 18/49 *L. May*

OFFICE OF THE CUSTODIAN

DATE

Oct. 28/48

FILED BY

K.A.Christie

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: YAMASHITA, MitsugiHOME ADDRESS: Wood & Salter Sts, New Westminster, B. C.REGISTRATION NUMBER 08457 SEX: Male AGE: 54OCCUPATION: 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: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: same addressNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: ---AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Municipality of Surrey, Lot 11 of the Northeast quarter of section 32, Township 2, Map 4409 in the district of New Westminster. 20 acres - 16 acres cleared and cultivated.

2. BUILDINGS AND OTHER IMPROVEMENTS: Wooden frame 4 room bungalow 16' x 36' rooms, with rhubarb Hothouse in basement. Barn 20' x 26'. 3 packing houses: 14' x 36', 12' x 20', 14' x 22'. 1500 capacity chicken house with attic. 4 Brooder houses 16' x 16'

3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) \$45.19 per annum Paid August 30th 1941.Municipal Hall, Cloverdale, B. C.5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) Self and relations

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in declarant's possession
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
- 9. IF FARM LAND STATE CROPS SOWN: 7 acres strawberry; 1 1/2 acres small fruits and asparagus and oats; 26 fruit trees; 5000 rhubarb plants. 20,000 strawberry shoots

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:
 - On Lot 11 - Muni. of Surrey, B. C. :- 780 pcs. Jam Grates; 180 pcs strawberry trays; one lot of farming, implement comprising 2 plows, cultivator, Harrow, etc. One wagon (single) one Motor driven deep Well pump & tank in situ. Other property and personal effects as per separate list attached.
- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
 - 1 horse - mare
- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY
 - None

- 4. INSURANCE
- 5. MORTGAGES
- OTHER
- 6. MONEYS
- Messrs.
- Katsuji
- Oikawa
- 7. BONDS, DEBTS
- \$50.00
- 60 shares in own
- 8. BANK ACCOUNTS
- 9. LIFE INSURANCE
- 10. INTEREST
- 11. SAFETY DEPOSIT BOXES

LIABILITIES:

- 1. PERSONAL
- 2. TRADE DEBTS

I, the undersigned, certify that the above is a true and correct statement of the assets, liabilities, and interests of the declarant as of the date hereof.

I certify that the above is a true and correct statement of the assets, liabilities, and interests of the declarant as of the date hereof.

Dated this _____

"Geo. _____"

FOR DEPARTMENT OF REVENUE

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

Messrs. Takashi Oikawa \$30.21; Jinpei Tosaka \$159.17; Kitagawa \$27.33;

Katsuji Nakashima \$81.44; S. Takahashi \$21.72; Kikuji Sato \$47.49; Takeo

Oikawa \$88.18. Addresses unknown.

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

\$50.00 Victory Bond 1941 H 469489. \$50.00 Victory Bond 1942 H661927.

60 shares (No. 619) New Pacific Holding Company, Seattle, Washington. All in owner's possession

8. BANK ACCOUNTS: Joint account with wife (Mrs. Itoe YAMASHITA) about \$2700. Bank of Commerce, New Westminster.

9. LIFE INSURANCE:

None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 22nd day of April 1942

(Signature) "M. Yamashita"

"Geo. ?"

Witness

FOR DEPARTMENTAL USE I hereby certify the foregoing words to be a true copy

of the original whereof they purport to be a copy.

Feb. 18/49 J. May

fruits

0

FIXTURES, EFFECTS:

es strawberry

Harrow, etc.

ST IN, OR

Mr. Mitsugi Yamashita
Wood & Salter Sts.,
New Westminster, B. C.

Reg. No. 08457

At Queensboro, New Westminster, B. C. outside dike:-

One Float House 18' x 26' - 3 rooms and attic, containing:-

5 parlor hardwood chairs, 2 arm chairs, 3 tables, 1 gramophone, 70 records,
Singer sewing machine, 3 double beds, 1 china cabinet, 1 desk, kitchen stove,
heater, clothes cupboard, 6 kitchen chairs.

-----oOo-----

One Net House on Float 18' x 50' containing:-

380 fathoms 5 $\frac{1}{8}$ " Sockeye Net, 300 fathoms 6 $\frac{1}{2}$ " Cohoe net with life & lead
line, 300 fathoms 6 $\frac{1}{2}$ " 30 mesh net. 1 roll roofing paper, 1 rowboat 12'.

Built outside dike at Queensboro, New Westminster, B. C.

One wood shed 22' x 26' containing:-

One Float Wharf 12 x 40.

"M. Yamashita"

HOWARD SMITH

GENOA BOND



Re: (Mr.) Mitsugi YAMASHITA
Foot of Wood St., Outside Dyke,
New Westminster, B. C.
(Pictures taken June 18, 1943)

EXHIBIT No. 1186-7
DATE OCT 28 1948
FILLED BY W. A. Christie



Float-house
Claiming \$850.00.



Net House
Claiming \$175.00.



Woodshed
Claiming \$60.00



Float-walk
Claiming \$20.00

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5447

EXHIBIT No. _____

NAME YAMASHITA, Mitsugi

REG. No. 08457

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>April 22/42</u> EVACUATION <u>April 23/42</u>	TAKEN BY _____ DATE _____					
On Lot 11- Muni of Surrey, B.C. - 780 pcs. Jam Crates 180 pcs. strawberry trays		1. Float house 850.00 2. Net house 175.00 3. Woodshed 60.00 4. Float walk 20.00		\$225.00		
one lot of farming implement comprising 2 plows cultivator Harrow, etc. One wagon (single) One motor driven deep Well pump & tank in situ.		Total 1105.00		\$225.00		
At Queensboro, New Westminster, outside dike: 1 float house 18'x26' - 3 rooms & attic, cont. 5 parlor hardwood chairs 2 arm chairs 3 tables 1 gramophone 70 records Singer sewing machine 3 double beds 1 china cabinet 1 desk kitchen stove heater clothes cupboard 6 kitchen chairs One Net House on Float 18'x50' cont.: 380 fathoms 5 1/8" Sockeye Net, 300 fathoms 6 1/2" 30 mesh Net 300 fathoms 6 1/2" Cohoe net with life & lead line, 1 roll roofing paper 1 rowboat 12'.						
Built outside dike at Queensboro, New Westminster, B.C. One wood shed 22'x26' cont. 5 cords fire wood. One Float Wharf 12x40.						

EXHIBIT No. 11A6-A

FILE No. 5447

EXHIBIT No. _____

DATE OCT 28 1948

CASE No. _____

REG. No. 08457

FILLED BY R. A. Blusell

VENUE TORONTO

I

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
	} \$225.00 <hr/> \$225.00							Pictures of buildings attached to Claim file. Three Valuations were obtained and the Rural Advisory Committee fixed the selling price at \$225.00. Only one offer received although advertised in Vancouver and New Westminster papers Aug. 26, 28 & 29, 1944. Offer of tenant, Mr. Goodfellow, increased from \$200.00 to \$225.00. Relative documents and correspondence attached to claim file.

EXHIBIT No. 1186-9

DATE OCT 28 1948

FILLED BY R A Christie

MUNICIPALITY OF SURREY, B.C.

NOTICE OF ASSESSMENT, 1942³

*File 5447
Reg 08457*

NOTE.—ALL LANDS ARE ASSESSED AS "IMPROVED"

DESCRIPTION OF PROPERTY									NO. OF ACRES OR LOTS	VALUE PER LOT	VALUE OF IMPROVEMENTS	TOTAL VALUE OF LAND ONLY
LOT	BLOCK	RE SUB-DIVISION	QUARTER	SECTION	TOWN-SHIP	BLK 5 N. RANGE WEST	GROUP 2 DISTRICT LOT	MAP No.				
	11	W ¹ / ₂	NE	32	2			4409	18.016		1450	1050

TAKE NOTICE that the above property is assessed as above for the year 1942. Court of Revision will be held at the Municipal Hall, Cloverdale, B.C., on 9th February, 1942, at 10 a.m. Section 234 of the Municipal Act reads as follows:

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

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

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

Cloverdale, B.C., 30th, December, 1941.

C. P. SMITH
JOHN G. FARMER, Assessor.

*The Courtroom
re Mitauqi Yamashita
113855 E*

1186-10

EXHIBIT No. _____
DATE _____
FILED BY K.A. Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

No. 52428

Your file No. 9581 and 5447

-----minutes 10 o'clock 1st day of September, 1943

I HEREBY CERTIFY that the following is the state of the title to-----

Lot 11 of the North East quarter of Section 32 Township 2 Map 4409
in the District of New Westminster

SURREY

Registered Owner: MITSUGI YAMASHITA *Reg #08457* *A* viz:

Register of Indefeasible Fees Folio No. 113855E

Registered Charges: Certificate of Vesting in the Custodian filed No. 26199

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanic's Liens: None

To: Office of the Custodian

"A.H. Sivewright"
Deputy Registrar.
SEAL

1092

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

Date: Feb. 18/49

E. J. Case

Advertisement appearing in Vancouver and New Westminster Newspapers on August 26th, 28th and 29th, 1944.

File No. 5447

P-26-8-44
**FLOAT HOUSES
FOR SALE**

The Secretary of State of Canada and/or Custodian offers for sale by tender:

PARCEL "A" Small floating bath house and two-room float house, opposite 1024 River Road, Sunbury. *Sold*

PARCEL "B" Combined float and net house at 1047 River Road, Sunbury. *"*

PARCEL "C" Net rack float, Sunbury. *"*

PARCEL "D" Tie-up float, Sunbury. *"*

PARCEL "E" One 2-log float walk and one net rack float, 1093 River Road, Sunbury.

PARCEL "F" Float, 1087 River Road, Sunbury. *Sold*

PARCEL "G" Woodshed on float and three shacks, River Road, Sunbury. *"*

PARCEL "H" Two float houses and net house, also open float, 1041 River Road, Sunbury. *"*

PARCEL "I" Floating net house, 1084 River Road, Sunbury. Formerly occupied by Bungoro Goto. *Sold*

PARCEL "J" Floating net house, 1084 River Road, Sunbury. Formerly occupied by Toshiaki Goto. *"*

PARCEL "K" Shack on bank, walkway float, square float, net float and float house, River Road, Sunbury. *"*

PARCEL "L" Float house and net house, also float walk and woodshed, end of Salter Street, New Westminster. *Sold*

Tenders for the individual parcels should be addressed to the undersigned marked "Tender" up to Noon Pacific Daylight Saving Time on the 16th day of September, 1944, and must be accompanied by a certified cheque payable to the Custodian for 10% of the amount tendered.

Arrangements to inspect will be made by the undersigned.

The highest or any tender not necessarily accepted.

These assets are offered for sale without any warranty whatsoever on the part of the Custodian as to the condition or state of repair.

DATED at Vancouver, B.C., this 26th day of August, 1944.

THE CUSTODIAN,
506 Royal Bank Bldg.
Vancouver, B. C.

Sold RURAL ADVISORY COMMITTEE
RULED \$22500 WOULD
BE ACCEPTABLE PRICE.

COULTHARD, SUTHERLAND & CO. LTD.
Estate and Insurance Agents
Car Financing

1186 - 12
EXHIBIT No. _____
DATE..... Oct 28, 1948
FILED BY K.A. Christie

609 Columbia Street,
New Westminster, B. C.

Aug. 31, 1944.

The Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Re Parcel "L", Mitsugi Yamashita
File #5447

On behalf of our client R. Goodfellow we herewith tender the sum of \$200. cash for the above property, as advertised in the British Columbian of Aug. 26th., and enclose 10% of the above amount. This property is advertised as being at the foot of Salter Street, actually it is located at the foot of Wood Street, which runs off Salter Streetm and we presume it is is the property about which we wrote to your Mr. Green on June 8th.

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

"F.H. Coulthard"
F.H. Coulthard.

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

Date: Feb. 18/49.

E. J. Case

File No. 5447

1186 - 13

EXHIBIT No. _____
DATE..... Oct 28 1948
FILED BY K.A.Christie

September 8, 1947.

REAL PROPERTY SUMMARY

CATALOGUE NO.: Included in Director of Veterans' Land Act Offer. FILE NO: 5447
JAPANESE NAME: (Mr.) Mitsugi YAMASHITA REGN. No: 08457
PROPERTY ADDRESS: 1564 Towline Road, New Westminster, B. C.
LEGAL DESCRIPTION: Lot 11 of N.E. $\frac{1}{4}$, Sec. 32, Twp.2, Map 4409, N.W.D. Mun. of Surrey.

-----SOLD-----

TITLE: In name of Mitsugi Yamashita
Register of Indefeasible Fees Folio No. 113855E.

ENCUMBRANCES: Certificate of Vesting in the Custodian Filed No. 26199.

ASSESSED VALUE: Land \$1,050.00 Improvements \$1,450.00 Taxes \$58.19.

CLASSIFICATION: A farm of 18.016 acres, of which approximately 16 acres are cleared and planted in small fruits and vegetables, having thereon 1 dwelling house of 4 rooms, 1 pickers house, 3 packing sheds, 1 chicken house, and 4 brooder houses.

CHATELS: Not included in sale of property.

HISTORY OF ADMINISTRATION: Mr. Yamashita was evacuated on April 23, 1942. On his JP Form of April 22/42 he declared himself to be owner of the above described property.

The farm was leased to Michael KOLARCIK on May 4/42, for 1 year, for the consideration of \$250.00 paid on May 4/42 and the balance of \$350.00 payable on Nov. 1/42. Taxes to be paid by lessee. The dwelling house and certain specified chattels were included in the lease.

Income from property was sufficient to cover administration costs.

A new lease was drawn in favour of M. KOLARCIK, for the period May 4/43 to Sept. 3/43 for the sum of \$125.00 payable on Aug. 1/43. Chattels were not included. This second lease was delivered to the Director of Veterans' Land Act on Aug. 3/43. In Oct/43 it became evident that several buildings on this property were owned by Harumi KAWAZOYE. In his letter of Nov. 9/43 Yamashita declared that several years previously he had given KAWAZOYE verbal permission to build some chicken sheds on the property, free of rental, and in his letter of Feb. 10/44 he sets out particulars of the buildings owned by himself and by Kawazoye.

A separate appraisal of the Kawazoye buildings was obtained from the Director of Veterans' Land Act in which the Kawazoye buildings were priced at \$1,000.00.

The property was sold to the Director of Veterans' Land Act for \$1,588.00.

After deducting \$3.00 Registration Fee, \$15.00 Legal Fees, \$608.00 was credited to M. Yamashita and \$971.00 to the account of H. Kawazoye, with advice to both parties.

Duplicate Certificate of Title No. 172723E was delivered to the Director of Veterans' Land Act and receipt acknowledged on June 28/44.

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

"M.L. Brown"

M.L. Brown

MLB/JJW

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: Feb. 18, 1949

E. LaBrosse