Name of Claimant YAKO, Tokuzo Case 1252

Custodian File 2881

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					353.		177.04				177.04

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS					
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
96.00	53.70	16.11	55.94%	18.00	10.07			26.18

TOTAL RECOMMENDATION	203.22

1540

CASE NO: 1252

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 15, 1948.

IN THE MATTER OF THE CLAIM OF

TOKUZO YAKO

PROCEEDINGS AT HEARING

Original

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J. A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

November 15, 1948.

IN THE MATTER OF THE CLAIM OF

TOKUZO YAKO

PROCEEDINGS AT HEARING.

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
R. A. BEST, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary.
G. N. R. UPTON, ESQ.?	Official Interpreter.
J. B. McGREGOR, ESQ.,	Official Reporter.

TOKUZO YAKO, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions? A. Yes.

Q. Do you swear the contents of it are true?

A. Yes.

(REAL ESTATE FARMLAND CLAIM FORM MARKED EXHIBIT NO. 1)

MR. CHRISTIE: I tender as Exhibit 2 the Farm Appraisal Report.

(FARM APPRAISAL REPORT MARKED EXHIBIT 2)

MR. BEST: Now I understand that you had a farm not very far from Mission, before the evacuation?

A. Yes.

Q. And you bought it in 1920 as uncleared land? A. Yes.

Q. And you had cleared three acres of it, had you? A. Yes.

Q. Apparently you built all the buildings yourself, did you? A. Yes; -- no, I employed outside help.

Q. For what buildings?

A. The 16 x 24.

Q. That is the house? A. Yes.

Q. And you built the wood shed and small barn and the bath house yourself?

A. Yes, with the help of my son.

Q. Now, what sort of fruit trees were these

that were on the property?

A. Apple and prune and cherry.

Q. Were they bearing at the time of the evacuation? A. Yes.

Q. Did you have any other occupation other than working this farm?

A. I helped at farm work besides.

Q. Can you understand my questions in English without the use of the interpreter, or would you rather have Mr. Upton interpret my questions for you. Do you understand my questions without the interpreter?

A. Sometimes, some places.

Q. I think in that case I will ask you the questions and Mr. Upton can interpret them for you because I want you to understand exactly what I ask you and what Mr. Christie asks you. I don't want any question of a misunderstanding.

Now, you have told us you worked this property part time and you worked out part time.

Apparently you had electric lights in this house, had you? A. Yes.

Q. What was the exact date you left the place, do you remember?

A. I don't know.

Q. Now, according to the appraisal you had already left before May 12th, 1942. Can you recall the month? A. In April.

Q. Did you ever lease this property yourself?

A. No, I didn't.

Q. You had been living on the same place since 1920? A. Yes.

Q. The appraisal calls it a very poor farm, what do you say about that?

A. It was bad.

THE SUB-COMMISSIONER: I saw the interpreter's face and knew what was coming.

MR. BEST: But you apparently decided to stick it out and continue to work the place?

A. Yes.

Q. What sort of trees were on these premises; what sort of timber?

A. Pine and birch and maple.

Q. Did the timber have any commercial value?

A. I used it for my own purposes for firewood.

Q. Is this your signature? A. Yes.

Q. Was that form prepared upon your instructions? A. Yes.

Q. Are the contents true? A. Yes.

(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT NO. 3)

MR. CHRISTIE: I tender as Exhibit 4 the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 4)

MR. BEST: This kitchen stove that you value at $15. was that a wood stove?

A. Yes.

Q. You bought it in 1939 for $30? A. Yes.

Q. How big a stove was it?

A. Four covers, eight inches in diameter.

Q. I think the other matters are a question of valuation.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 7th of April, 1942; is that your signature?

A. Yes.

(J. P. FORM MARKED EXHIBIT NO. 5)

Q. I don't think I have any questions in regard to the farm. The appraisal pretty well speaks for itself and I think the witness in this case has tried to be very fair about the valuation.

How old was this chinaware?

A. Those are things which have to be replaced when they get broken, so I can't say.

Q. Would it be fair to say he bought this chinaware over a period of years?

A. Yes.

Q. That is all, thank you.

I tender as Exhibit 6 the Assessment Notice for 1943. The land is assessed at $500. and the improvements at $500., making a total of $1000.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 6)

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT NO. 7)

(REAL PROPERTY SUMMARY AND PERSONAL PROPERTY SUMMARY MARKED EXHIBIT NO. 8)

(AUCTIONEER'S SHEETS MARKED EXHIBIT 9)

T. Yako,
(Discussion)

It is submitted, your honour, that the real property was sold at its fair market value.

It is submitted that the personal property was sold at its fair market value.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

I, J. A. McGibbon, 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.

J. A. McGibbon,
Deputy Commissioner.

NOV 28 1947

Case 1252.

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

2881

Toronto

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

(1) NAME YAKO (Print) Surname TOKUZO Given Name (RCMP) Reg. No. 13105

(2) Pre-Evacuation Address R.R #2. MISSION CITY. BC

(3) Present Address c/o J. NEUFELD, R.R. #2. LEAMINGTON, ONT.

(4) REAL ESTATE

(a) Street Address (if any) 383. DEWDNEY TRUNK RD., City or Municipality, MISSION CITY, Province B.C.

(b) Legal description (lot number, block number, section number, etc.) 383 DEWDNEY TRUNK RD., LOT 1, of the N. E. 1/4 of SEC. 28 TOWNSHIP 17, MAP 3031 DISTRICT of NEW WESTMINISTER C. of E. 52598

(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) - $ 1000.00
(v) Amount at which Custodian sold property and credited your account - - $ 300.02

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 699.98

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation at 383 DEWDNEY TRUNK RD in the hands of CUSTODIAN

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation Left as it was before 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") IN NO ONE'S CARE

(e) Itemized description of personal property which is the subject of the claim:

1.	3 BED & SPRING	Estimated Value $ 44.00
2.	1 KITCHEN STOVE	Estimated Value $ 15.00
3.	1 HEATER (WOOD)	Estimated Value $ 5.00
4.	CHINA WARE	Estimated Value $ 10.00
5.	1 BUFFET	Estimated Value $ 10.00
6.	3 SHOVEL, 2 CANT HOOK, 1 AXE	Estimated Value $
7.	3 FALLING SAW 2 MATTOCK	Estimated Value $ 30.00
8.	2 SLEDGE HAMMER 2 WEDGE	Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

CUSTODIAN SOLD FOR $55.72

TOTAL CLAIM FOR PROPERTY LOSS $ 114.00

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) - $ 158.26

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) TORONTO

(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 Essex
TO WIT:

I, Sakuzo Yako of the Township of Mersea in the County of Essex

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 Leamington in the County of Essex this 25th day of November A.D. 1947.

Sakuzo Yako

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.

EXHIBIT No. 1252-1

YAKO, TOKUZO
(Claimant's Name)

REAL ESTATE
(Farm Land)

DATE NOV 15 1948
FILLED BY R A Bute

13105
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	~~Uncleared~~ Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	7	1920					
Cultivated not planted	2						
Cultivated and not in crop							
List Crops							
Strawberries	1		Mr. I Hisaoka	$500.00	all uncleared	none	Land and improvement $1,000.00
24 fruit trees							
Total	10						

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

Description		When Made	Cost
Clearing	3 acres	1929	$ 800.00 (material and labour)
Well		1933	75.00 (material and labour)

875

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	16 x 34	frame	1928	$ 450.00	-	$150.00	$ 250.00	$ 350.00
Woodshed	14 x 33	frame	1938	50.00		20.00	20.00	50.00
Small barn	10 X 8	frame	1939	4000	—	2500	2000	4500
Bath house	10 X 8	frame	1932	4000		20.00	30.00	3000

Assessment 1943 - Land $ 500.00
Improvements 500.00
$1000.00

475

Summary

Estimated value	$ 1000.00
Sold by custodian	353.00
Claim	$ 647.00

$ 1350

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

1. Employment opportunity other than seasonal in Mission.
2. Claimant feels house and woodshed were in fair condition.
3. Claimant feels that the dwelling was not a mere shack and worth repairing.
4. Strawberry crop at evacuation was good.
5. Claimant feels valuation was too low.
6. Farm had fir trees of considerable value
7. Farm returned average revenue for the number of acreage.
8. Claimant fertilized farm every year.

T Yako

Signature

BC-666-P

EXHIBIT No. [illegible] 1948

BC/666-P Page 1

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

Farm Appraisal Report

R A Christie

File No. JL-83

Land Description NE¼ Sec.28,Tp.17, W. of D.T.Road.

383 Dewdney Trunk Road. Containing 10 Acres

Owner's Name T. YAHO Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 3 miles

Market Town Mission Distance 3 "

Church (give denomination) All denominations Distance 3 "

Nearest School Cedar Valley Distance 1½ "

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 Dewdney Trunk Road, gravel, good.

Is this district a good one? No.

Employment opportunity Seasonal.

Predominating Nationality and religion: Has been a large Jap settlement in this area.

Describe Fencing and its condition: No fencing Value $

Water supply: From wood cribbed well 15' deep. Value $

2881

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x34	Frame	8'	Shgls.	old	cedar posts	poor	$ 100.00
	8 x34	"	7'					
	x							
BARN	x							
Wood Shed	14 x33	Shakes on sides	7'	Shakes	old	"	"	-
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x	ELECTRIC LIGHT IN HOUSE						
	x							

Total present day value $ 100.00

Total Value Buildings add to farm $ 100.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Dwelling is a mere shack and is not worth repairing.

$

Describe the basement and chimneys: No basement. Stove pipe chimney

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

Are buildings painted? No. Condition of paint -

Distance from nearst bush 25 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
3	Rolling	Light clay & gravelly loam- 6-8", some low.	Clay & gravel	Some strawberries, poor.	40.	120.00

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	
7	Rolling, Some low land	Light clay & gravelly loam	Clay & gravel	Very heavy clearing	300.00	20.00	140.00

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 $ 260.00

Total added by buildings to value of farm $ 100.00

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

Total value of farm $ 360.00

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

Very poor condition. Japs left recently. No work has been done on property this year. Farm not rented. Vacant.

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

If more land cleared - small fruits, poultry, vegetables.

Noxious weeds:

Property weedy, but few noxious.

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

Taxes - $20.80
Mission Municipality.

Date: May 13th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 12th day of May 19 42.

Inspector's Signature "R.W. BROWN"

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

JL-83 - YAHO, T.

Farm Appraisal Report

Remarks: This is a very poor farm with only about 3 acres under cultivation and the balance heavy clearing and rolling. It is hardly a subsistence proposition. Soil appears to lack fertility, is partly gravelly and partly low. Only crop is some strawberries, 1 acre, which are not in good condition. There are also a few fruit trees on the lot of no commercial value. 2 acres cultivated but not cropped this year.

Buildings are shacks beyond repair. Water is obtained from a well about 15' deep and wood cribbed. No fencing on property. There is electric light - the house and property is located at 383 Dewdney Trunk Road.

I have not placed any value on the strawberry plants. No one but a Jap would make a go of a proposition of this kind and it is now likely to rent for taxes.

(FOR ORCHARD LANDS ONLY)

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

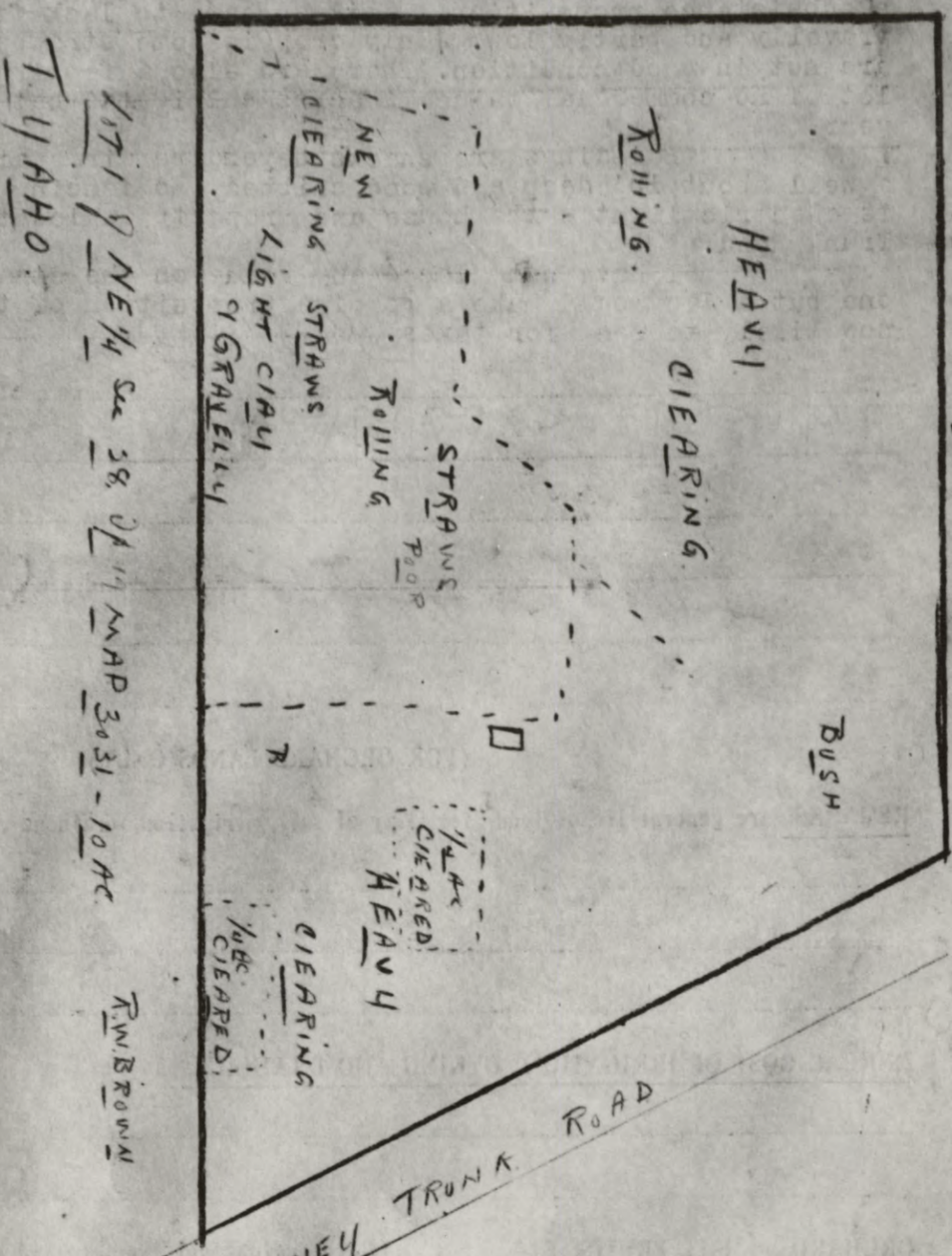
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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
Acreage of small fruit - 1 acre strawberries.	$
Farm vacant; 2 additional acores have been cultivated, but not in crop this year.	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



LOT 1 & NE 1/4 Sec 38 OF 17 MAP 3031 - 10 AC.
T. 4 AHO.

T.W. BROWN

SCALE - 2CH = 1"

Following careful review of this appraisal report, it is my opinion that the present value is $ 350.00

Date 20th May 1942.

"I.T. BARNET"

District Superintendent.

YAKO, TOKUZO
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 12 T 2 -2
DATE NOV 1 5 1948
FILLED BY R. A. Beck

13105
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Kitchen Stove	1939	used	$30.00	good	$15.00
Buffet	1937	used	$20.00	good	$10.00
3 beds and springs	1940 - 41	new	$70.00	good	$44.00

Total claim as per Col. 3, analysis of Personal Property
Claim $114.00.

Description of Storage of Goods:

All goods claimed were stored in the home of the claimant.

General Statement as to Chattels not Described above:

Claimant claims $5.00 for 1 heater sold by custodian at ~~xxxx~~ auction for $95.0 which is some indication of the fairness of the claim. 9.50

Additional Comments, if any:

Summary

Estimated value	$114.00
Sold by custodian	53.70
Claim	$ 60.30

T Yako
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2881 EXHIBIT No. _____

NAME Tokuzo YAKO

REG. No. 13105

DATE	INVENTORY	DETAILS OF CLAIM			SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Apr. 7/42	TAKEN BY D.C. Smith				AUCTION	TENDER &c		
EVACUATION Apr. 11/42	DATE May 21/42							
4 dinette chairs		1.	3 beds & springs	44.00	28 10			
2 beds		2.	1 kitchen stove	15.00				
2 beds		3.	1 heater (wood)	5.00	9 50			
5 window blinds		4.	Chinaware	10.00	1 30			
1 sewing machine		5.	1 buffet	10.00	6 50			
4 dressers		6.	3 shovels)		1 45			
2 tables			2 cant hooks)		1 25			
Set kitchen utensils			1 axe)		1 00			
2 buck saws			3 falling saws)	30.00	4 10			
1 faller saw			2 mattocks)		25			
2 wedges			2 sledge hammers)		25			
1 faller wedge			2 wedges)					
2 wedge hammers				$114.00	$53.70			
1 scale								
1 Shake splitter								
1 shoe maker stand & last			Other tools sold at auction		3 15			
2 falling axes			Other furniture etc. "		19.35			
1 double bitted axe								
2 shovels					$76.20			
5 hoes			Less expenses		20.48			
2 mattocks								
2 manure drags					$55.72			
1 peavey								
1 hatchet								
Set carpenters tools								

FILE No. 2881 EXHIBIT No. _____ EXHIBIT No. 1252-4

REG. No. 13105 DATE NOV 15 1948

FILLED BY K A Christie

CASE No. _____

VENUE TORONTO

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
28 10								
						15 00		Inventoried as old, probably abandoned
9 50								
1 30								
6 50								
1 45								
1 25								
1 00								
4 10								
25								
25								
						Approx.3 00		Probably sold amongst box of tools sold.
$53.70								
						18 00		
3 15								
19.35								
$76.20				Goods valued by claimant at			$96.00	sold at auction for $53.70
				" " " " "			18.00	not accounted for, theft, etc.
20.48								
							$114.00	
$55.72								

FORM "JP"

Mission City

FILE No.

EXHIBIT 1252-5

OFFICE OF THE CUSTODIAN

DATE Nov 15, 1948

JAPANESE SECTION

FILED BY K.A. Christie

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: YAKO, Tokuzo

HOME ADDRESS: R.R. #2 Mission City, B.C.

REGISTRATION NUMBER 13105 SEX: Male AGE: 52

OCCUPATION: Strawberry grower

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

EMPLOYER: "Self"

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kiri

ADDRESS OF WIFE OR HUSBAND: R.R. #2 Mission, B.C. City

NAMES OF ANY LIVING CHILDREN: Toshio; Tatsuo; Fumico ----Male

Suzuko; Nobuko; Harako; Haruko--------Female

ADDRESS OF CHILDREN: R.R. #2 Mission City, B.C.

AGE OF CHILDREN: 21; 19; 17; 15; 13; 10 and 8 years respectively

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

1. LOCATION AND DESCRIPTION: R.R.#2 Mission City, B.C. on the Dewdney Trunk Road; district Ferndale, lot 1 of the North East Quarter of section 28 Township 17 Map 3031 Municipality of Mission, in the District of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1- storey 4-room house wooden frame size 34 x 22 also a woodshed and chicken coop.

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

4. TAXES (Amount and where payable) $22.00 paid 1939. Payable City Hall Mission,B.C.

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

None

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession

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

9. IF FARM LAND STATE CROPS SOWN One and one Quarter acre of strawberries.

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:

4 dinette chairs; 2-beds; 2-beds; 5-window blinds; 1-sewing machine; 4-dressers; 2- tables; set of kitchen utensils; 2-buck saws; 1- faller saw; 2- wedges; 1- faller wedge; 2- wedge hammers; 1-scale; 1-shake splitter; 1-shoe maker stand & last; 2-falling axes; 1- double bitted axe; 2- shovel; 5-hoes; 2-mattock; 2-manure drags; 1-peevee; 1-hatchet; 1 set of carpenters tools; All located R.R. #2 Dewdney Trunk Rd. No. 383

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

12 Bantam chickens; 1-dog; 1-cat.

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

FORM "JP

4. INSURANCE CARRI

5. MORTGAGES, LIEN

OTHERS:

6. MONEYS OWING TO

7. BONDS, DEBENTUR

1-War Saving Certif

name(son); 5 Shares

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY E

11. SAFETY DEPOSIT B

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

REMARKS: Declarant w

in house.

I certify that the above

every description in any pr

and indirect.

Dated this 7th

A.G. MacArthur

Witness

FOR DEPARTMENTAL U

are a true copy of the

Date: March 18, 194

ossession

acre

AID: None

aid)

NITURE, FIXTURES,
SONAL EFFECTS:

achine; 4-dressers;

aw; 2- wedges;

1-shoe maker stand

oes; 2-mattock;

ls; All located

TS

Y INTEREST IN, OR

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

None

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

1-War Saving Certificate $5.00 and 1-War Saving Certificate in Fumio's name(son); 5 Shares of Capital Stock in the Pacific Co-operative Union Nos. 1147; 3064; 5478; 2489; 1830; and 1 share of Cap. Stock The United Farmers of Canada Co-op. Fruit & Produce Exchange No. 290 in own possession.

8. BANK ACCOUNTS: None.

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

REMARKS: Declarant will lock house with skeleton key leaving contents as listed in house.

~~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 7th day of April 1942

(Signature) Tokuzo YAKO

A.G. MacArthur
Witness

FOR DEPARTMENTAL USE I hereby certify that the foregoing words (3 pages) are a true copy of the original whereof they purport to be a copy.

M Ghuslaee

Date: March 18, 1949.

Fb # 2881
Reg # 13105

CORPORATION OF THE DISTRICT OF MISSION

BRITISH COLUMBIA

ASSESSMENT FOR THE YEAR 1943

EXHIBIT No. 1252-16
DATE NOV 15 1948
FILLED BY K G Christie

Mr. T. ~~Taho~~ YAKO

ASSESSED OWNER	NATURE OF TITLE DEED HOLDER "D. H." AGREEM'T HOLDER "A. H." ASSIGNEE OF A. H. "A. A. H."	DESCRIPTION OF PROPERTY: NO.	LEGAL SUB-DIV.	QUARTER	SECTION	TOWNSHIP	DIST. LOT	BLOCK	LOT NUMBERS	NO. OF LOTS	ACREAGE	ASSESSED VALUE PER ACRE OR LOT	ASSESSED VALUE WILD LAND	ASSESSED VALUE IMPROV'D LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE OF LAND & IMPROVEMENTS
Yaho, T.	D.H.	10/18		NE	28	17		1			10	50		500	500	✓

APPEAL TO COURT OF REVISION, MUNICIPAL ACT, Sec. (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 wrongly inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongly entered upon or omitted from the roll, or that any land or improvements has or have been valued 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 grounds 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.

DO NOT REMIT ON THIS STATEMENT

TAX DEMAND NOTES WILL FOLLOW

TAKE NOTICE that you are assessed as above specified for the year 1943 under the Statute.

If you deem yourself overcharged, or otherwise improperly assessed, you or your agent may notify me at the Municipal Hall, Mission City, B.C., by signing notice attached, of such overcharge or improper assessment, at least ten days previous to the first meeting of the Court of Revision, which will be held in the Council Chamber Mission City, B. C., commencing at 10 a.m., February 8, 1943, when your complaint will be tried in conformity with the Statutes.

TAKE NOTICE that I intend to appeal against the above assessment for the following reason, viz:

WILLIAM J. MANSON, Assessor
Mission City, B. C.

(Signed) .....

No. 52598
File No.2881

1252- 7
EXHIBIT No.
DATE Nov 15, 1948
FILED BY
K.A. Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

New Westminster, B.C.

____minutes 10'clock 24th day of September 1943

I HEREBY CERTIFY that the following is the state of the title to- - - - - -
Lot 1 of the North East quarter of Section 28 Township 17, Map 3031
Municipality of Mission, in the District of New Westminster.

Registered Owner: Tokuzo YAKO

Register of Indefeasible Fees Folio 32515E

Registered Charges: Certificate of Vesting in the Custodian filed No. 26264

Applications for Registration: None

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

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To Office of the Custodian.

"E.S. Stokes"
Registrar
SEAL

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

M Wanstall

Date: March 7, 1949

1252 - 8

EXHIBIT No.

DATE Nov 15 1948

FILED BY K.A.Christie

REAL PROPERTY SUMMARY

V.L.A. B.C. 666

JAPANESE NAME: Tokuzo YAKO - - Reg No. 13105

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

PROPERTY ADDRESS: No. 383, Dewdney Trunk Road, Mission, B. C.

LEGAL DESCRIPTION: Lot 1 of the North East ¼ of Section 28, Township 17, Map 3031, D.N.W. Municipality of Mission.

TITLE: In name of Tokuzo YAKO

ENCUMBRANCE: Vesting in Custodian 26264, 21st September 1943.

ASSESSED VALUE: 1943 - 10 acres.
Land $500.00
Improvements $500.00 Total $1000.00, Taxes $22.00

CLASSIFICATION: Berry and poultry farm. Custodian's inspector on 21st may 1942 reported 3 acres of farm cleared with a half acre in strawberries. Buildings were a 1 storey 4 room house 22 x 34 in fair condition, a woodshed 10 x 20 poor and a chicken house 8 x 10 fair. No insurance. Buildings vacant, locked or nailed. Land not well cultivated as at that date.

HISTORY OF ADMINISTRATION: Leased on 18th May to end of 1942 to Frank Morrison on basis of half of crop return, which was reported in November as amounting to $25.52 and paid to Custodian. On 25th of March 1943 the farm was leased by the Custodian to Seldon S.Hodges to the end of the year for $50.00, of which rental $27.90 was paid to Custodian and allowed to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for $353.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Tokuzo Yako - Sale price $353.00 plus 1942 rental return $25.52, part 1943 rental $27.80, total $406.42; less debits of Certificate of Encumbrance $1.00, registration fee $3.00, taxes $74.51, legal fee $15.00, The Director, The Veterans' Land Act allowance of rent 1943, $27.90 total debits $121.41. Net amount released to credit $285.01.

TITLE: Included in C of T. 170748-E and payment of consideration made to Custodian in cheque dated 9th March 1944.
The above summary is certified to be in accordance with the information of file and on record by accounting department.

DATED November 27th, 1945.

"Ian Macpherson."

IM:ML

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

March 19th 1949

1252 - 8

EXHIBIT No.

Nov 15 1948

DATE

FILED BY K.A.Christie

PERSONAL PROPERTY SUMMARY

File No. 2881

22 February, 1946

Re: YAKO, Tokuzo - Reg No. 13105

CHATTELS: The above Japanese declared a quantity of chattels as being left on his property at Misson on April 7th 1942. He was evacuated on April 11th 1942. On May 12, 1942 our fieldman made an inventory of chattels found on the property. Details are shown on the attached shedule. The Custodian rented the property and left the chattels for the use of the tenant in compensation for his looking after same. They were sold by Public Auction on December 14, 1943 for the net sum of $55.72 as detailed on the schedule and the chattels as inventoried are well accounted for.

On September 21, 1944, YAKO wrote stating that he had a quantity of fire wood on his property. It was not declared, inventoried nor liquidated and no action regarding same appears on the file.

On January 18, 1943 YAKO asked that a shipment of two tubs of soy-bean sauce be sent to him. Upon investigation however it was found they had been thrown out by the tenant because of their vile smell.

On August 3, 1943, YAKO requested the shipment of a few books to him. He was requested to apply through the B.C.Security Commission. We have no record of any books on the property or any further action taken regarding them.

ACCOUNTS RECEIVABLE: The B.C.Electric Rly Co.paid $3.00 to YAKO'S credit at this office being the refund of his Security Deposit with them.

BONDS AND INVESTMENT: The above Japanese declared having in his possession a $5.00 War Savings Certificate and one of his son's Fumio. These were not brought under control by the Custodian. He also declared holding shares in the Pacific Co-Operative Union and the United Farmers Co-operative Exchange. His shares in the P.C.U. consisted of $100.00 in Unredeemable shares and $50.00 in Redeemable shares. A breakdown of the latter is as follows:

$10.00 - 1937)
$10.00 - 1938)
$10.00 - 1939)
$10.00 - 1940)
$10.00 - 1941

These shares were received and redeemd for $40.00. A P.C.U. account of $33.52 was deducted from this. $6.48 was received on January 10,1946 and credited to YAKO's account here.

Interest on P.C.U. shares totalling $1.53 has been received and credited to YAKO'S account here.

File No. 2881 (Personal Property Summary)

BONDS & INVESTMENTS (cont.):

YAKO's holding in the United Farmers Co-operative was a $10.00 share. This was sold by the Custodian for $65.00 and will be released to him upon receiving his share certificate. Interest on this share totalling $2.40 has been received and credited to his account here.

LIFE INSURANCE: The above Japanese declared no Insurance. It is noted on his file that the P.C.U. asked that we notify him that his Mutual Aid Society policy there was in arrears.for dues and would be cancelled unless payment was received by April 11, 1944. Due notice was sent to YAKO by this office on March 11, 1944 and as no reply was received, the policy was allowed to lapse.

This file reveals no Specified Articles.

This file reveals no other Personal Property assets.

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

February 22, 1946
WEA:EH

..."W.E..Anderson".....

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

Mar.22-49 Mukustaee

EXHIBIT No. 1252 - 9
DATE Nov 15 1948
FILED BY K.A.Christie

NAME YAKO, Tokuzo

REGISTRATION NO. 13105 FILE NO. 2881

The following chattels were sold by public auction at Mission City, B.C. on December 15th, 1943.

2 mattocks	$ .25
1 Potato hook	.75
1 peavey	.50
1 axe	1.00
2 sledge hammers	.25
1 Box tools old	2.65
3 Hoes	.50
2 shovels	1.45
3 saws	4.10
1 Box heater	9.50
1 Wheelbarrow	1.50
5 Windo blinds	1.50
1 Mail box	3.50
2 Chest drawers	5.50
4 beds with springs	28.10
1 Light fixture	.25
4 chairs - old	1.60
1 buffet	6.50
1 Lacrosse stick	.25
1 Mixing bowl	.35
Dishes	.95
1 Scale - 240 lb.	5.25

Total			$ 76.20
Less Expenses:	(Auctioneer's fee	7.62	
	(Advertising & bank chgs.	1.08	$ 20.48
	(Moving	10.25	
	(Rent of hall	1.53	
Net Proceeds Credited:			$ 55.72

Members of Custodian Staff Present. Mr. Ure

Extracted from Auctioneering List No. Mission No. 4

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

Mar.22-49

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