

3441

OFFICE OF THE CUSTODIAN JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: YAMASAKI, MinoruHOME ADDRESS: P.O. Box 279, Trites Rd., Steveston, B.C.REGISTRATION NUMBER 03589 SEX: Male AGE: 66OCCUPATION: Fisherman

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

EMPLOYER: Great West Cannery, Steveston, B. C.MARRIED? YesNAME OF WIFE OR HUSBAND: SonaADDRESS OF WIFE OR HUSBAND: Box 279, Trites Rd., Steveston, B. C.NAMES OF ANY LIVING CHILDREN: Toshio (M); Suyahiro (M); Hayoko (F);Mitsuko (F); Miyoko (F); Tamiko (F); Haruyo (F).

Haruyo attending Deaf and Blind School, 4th Ave., Vanc'r, B.C.
ADDRESS OF CHILDREN: Box 279, Trites Rd., Steveston, B.C.

M.B. Miyoko working at 3938 West 35th, Vanc'r, B.C. also going to school.

AGE OF CHILDREN: 20; 16; 26; 22; 20; 18; 12 years respectively.

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

1. LOCATION AND DESCRIPTION: Howe Sound Beach, Lot 6, Block 6, District Lot 692, Map No. 3633 Vancouver, District. No. 2789 'I'

2. BUILDINGS AND OTHER IMPROVEMENTS: None

EXHIBIT No. 639-4DATE Sept 1/48FILED BY 489 Risa

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

4. TAXES (Amount and where payable) \$38.15 paid 1941 New Westminster

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

Or None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Box 279, Triggs Rd., Stevenson, B.O.
Rents only the land owns the house. his son (Toshio) owns the house.
2. LANDLORD'S NAME AND ADDRESS: Stevenson Fish Co., Stevenson, B.O.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Jointly with \$35.00 yearly paid Sept. 1942. In partnership with his son, Toshio.
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:
1-fishing boat: Reg. No. 444, out engine, 1-21 ft., W-7 ft., D-3 ft.,
now in custody with R. O. M. I. New Washington, B.O.
9 Fishing Weathers, - now at Box 279, Triggs Rd., Stevenson, B.O.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: 1-cat

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

4. INSURANCE CARRIED ON ABOVE PROPERTY:

None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

None

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

None

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

None

8. BANK ACCOUNTS: Royal Bank of Canada, Steveston, B.C. Sav. Acc., Amt. \$500.00

9. LIFE INSURANCE: \$1,000.00 Monarch Life Insurance Co., - Vanc'r, B. C.

beneficiary-Soma(wife), Policy No. ^{P.94492} ~~unknown~~ in owner's possession.
 ② \$500.00 Monarch Life in name of Haruyo (12 yr old daughter) in father's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS:

None

11. SAFETY DEPOSIT BOX:

None

LIABILITIES:

1. PERSONAL DEBTS:

None

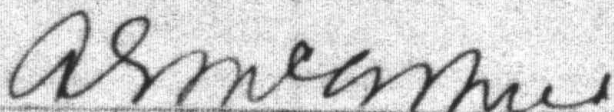
2. TRADE DEBTS:

None

REMARKS: The house the declarant occupies which is owned by son (Toshio) has been leased to Alex. F. Douglas and the fishing nets before mentioned will be in his care.

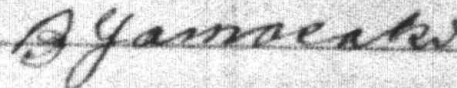
I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 13th day of April 1942.



Witness

(Signature)



FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE May 7/43

r File No. 3441

11 Name YAMASAKI, Bunkichi
(Surname in Block Letters)

Registration No. 03589

Male - Female
(Check)

Age 8-6-1876

Former Address Box 279, Steveston, B. C.

Date Evacuated

17/5/42

Naturalized - Canadian-Born - National
(Check)

Present Address A.A. Wilde, Welling, Alta.

c/o Otto Schneider, Raymond,
Alta.

Married - Single
(Check)

Name of Wife Soma #03707

Name of Husband -

Name of Mother -

Name of Father -

Names of Children under 16 Suyehiro - (M) Apr. 25/26

Haruyo (F) March 6/30

Requested by

ECT

Registered with Custodian

no
(Yes or No)

Additional Information

Fisherman.

REAL PROPERTY SUMMARY

Catalogue No. S.S.B.

File 3441.

Name: Bunkichi YAMASAKI.

Reg. No. 03589.

Address: Howe Sound Beach, B. C.

Legal Description: Vancouver Assessment District, Lot 6, Block 6, District
Lot 692, Group 1, New Westminster District, Plan 3633.

Classification: Undeveloped vacant land.

Registered in the name of: BUNKICHI YAMAZAKI.

State of Title (No. 2789-I): Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT AND VETERANS' LAND ACT for \$48.00.

As at: January 1st, 1943.

Payment received: June 9th, 1944.

Receipt of new Title (No. 102611-L) acknowledged by Purchasers on: June 9th, 1944.

Completed sales statement to Evacuee sent on: June 19th, 1944.

Net proceeds (\$42.01) released to credit of Bunkichi YAMASAKI as of: January 1, 1943.

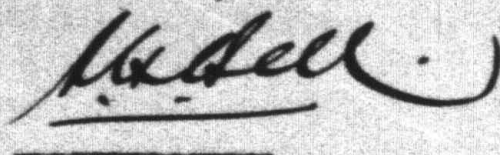
Chattels: Not involved.

Insurance: None.

Administration: This property consists of 4.87 acres of undeveloped land on Howe Sound Beach, the assessed value of which was \$300.00. No use could be found for it up to the time it was taken over by The Director, Soldier Settlement & Veterans' Land Act.

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

18th December, 1946.



RGE/P.

LIABILITIES SUMMARY

File 3441.

Bunkichi YAMABAKI

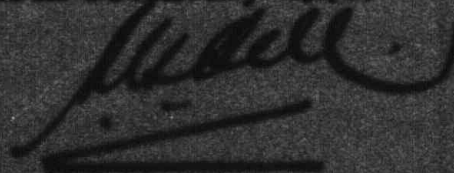
Reg. No. 03589.

\$5.50 Dr. A. Lowrie (Retail Credit Grantor's Bureau Ltd.).
Letter (May 27/43). Rejected by alleged Debtor (June 2/43).
Claimant advised (Nov. 26/43) direct action in order.

There are no other claims recorded in this file.

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

18th December, 1946.



REB/P.

NOTE: All accounts (5) connected with daughter's illness and death were paid
(Aug. 4/43) from proceeds of her life insurance policy.

SUMMARY TAKEN FROM VESSELS RECORDS

Date: June 13, 1944

Name: YAMASAKI, Bunkichi

Reg. No. 03589

File: 3441

Boat File No.: JFVDC 686

Name of Vessel: "B.Y.1329" 31'x7'3"x3'2" (1931) Chevrolet 50 HP

Lic. or Reg. No.: New Westminster 444

Naval No.: NW100-C

Owner's Valuation: \$1,000.00

JFVDC Valuation: 230.00 Survey #398 NW

Custodian Valuation: None

Date of Sale: B/S August 3, 1942-Vessel released June 5, 1942

Purchaser: John Hargrove

Signature on Sales Papers: U. Sakamoto, Att'y for B. Yamasaki

Selling Price: \$250.00

Paid to JFVDC ~~on Custodian~~: 250.00

Supervision Costs: 5.00

Balance due Owner: 245.00

Paid to: B. Yamasaki, per U. Sakamoto, Aug. 7, 1942

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.:

Repairs: Star Shipyard Job 67- \$180.39 (Paid)

*Through the
Dept of Fisheries*

Additional Information:

*J. H. Watson
Dec. 19, 1946*

EXHIBIT No. 639 -2

DATE Sept. 1/48

FILED BY S. Surovka

This Indenture

Made ^{in duplicate} the Eleventh day of April in the year of our Lord one thousand nine hundred and Thirteen.

In Pursuance of the "~~Short form of Deed~~"
REAL PROPERTY CONVEYANCE ACT

Between

James Brooks, of the City of Vancouver, in the
Province of British Columbia.

Insert full Name,
Street Address and
Occupation of
Grantor and of
Grantee.

(hereinafter called the "Grantor")

AND

Bunkichi YAMAZAKI, of the City of Vancouver, in the
Province of British Columbia.

(hereinafter called the "Grantee")

Witnesseth, that, in consideration of and for the sum of Three Hundred and Sixty
(360), -----

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor
(the receipt whereof is hereby by him acknowledged)

the, the said Grantor, ~~Both Grant~~
unto the said Grantee, his heirs and assigns FOREVER :

All and Singular that certain parcel or tract of land and premises situate, lying and being
in the Province of British Columbia, and known and described as Lot
number Six (6), in Block number Six (6) being a resubdivision of
Blocks number Five (5) and Six (6), in subdivision of District lot
number Six Hundred and Ninety-two (692) Vancouver District, Group
One (1), according to the registered map or plan of said subdiv-
ision deposited in the Land Registry Office at the City of Vancouver
in the said province and numbered Three Thousand Six Hundred and
thirty-three (3633),

Together with all buildings, fixtures, contents, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; ~~Subject nevertheless~~ to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands, save as aforesaid.

Wherever the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature of Witness | **"Tetsuichi HAMAGAKI"**
Street Address _____
City or Town _____
Occupation of Witness _____

"James Brooks"

STATUTORY DECLARATION OF ATTORNEY

I, _____ of the _____, in the Province of British Columbia,
DO SOLEMNLY DECLARE:—

1. That I am the attorney for _____ (Name of Donor)
2. That I am the person who subscribed the name of _____ (Name of Donor) in the annexed instrument as the Maker thereof.
3. That at the time of the execution of the said instrument the power of attorney had not been revoked by or on behalf of _____ (Name of Donor) of the death, disability, or bankruptcy of _____ (Name of Donor), and I have not received any notice or information [Or if the donor of the power is a corporation, substitute for 3 (ante)]—
3. That at the time of the execution of the said instrument the power of attorney had not been revoked by or on behalf of _____ (Name of Donor) of the bankruptcy or dissolution of _____ (Name of Donor), and I had not received any notice or information
4. That I know the contents of the said instrument and subscribed the name of the said _____ (Name of Donor) thereto voluntarily as the free act and deed of the said _____ (Name of Donor)

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 _____
in the Province of _____
this _____ day of _____, 19 _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

STATUTORY DECLARATION WHERE ATTORNEY IS A CORPORATION

I, _____ of the _____, in the Province of British Columbia,
DO SOLEMNLY DECLARE:—

1. THAT I am _____ (Office) of the _____ (Name of Corporation) the attorney of _____ (Name of Donor) to act
2. THAT being duly authorized by the _____ (Name of Corporation) in the execution of the power of attorney, I subscribed the name of _____ (Name of Donor) in the annexed instrument as the Maker thereof, and thereto.
3. THAT I know the contents of the said instrument and subscribed the name of the said _____ (Name of Corporation) thereto voluntarily as the free act and deed of the said _____ (Name of Donor)
4. THAT at the time of the execution of the said instrument the power of attorney had not been revoked by or on behalf of _____ (Name of Donor) of the death, disability, or bankruptcy of _____ (Name of Donor), and I am informed that the _____ (Name of Corporation) had not received any notice or information of the death, disability, or bankruptcy of _____ (Name of Donor)
4. THAT at the time of the execution of the said instrument the power of attorney had not been revoked by or on behalf of _____ (Name of Donor), and I am informed that the _____ (Name of Corporation) had not received any notice or information of the bankruptcy or dissolution of _____ (Name of Donor)

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 _____
in the Province of _____
this _____ day of _____, 19 _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

19

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

Dec. 19/48

C. McLaughlin

Farm Appraisal ReportFile No. **JL-741**Land Description **Lot 6, Blk. 6, D.L. 692, Map 3633.**Containing **4.87** AcresOwner's Name **YAMAZAKI, Dunkichi** Post Office Address **Grantham's Landing, B.C.**Shipping
Nearest R.M. Point **(Boat) Grantham's Landing** Distance **1 mile**Market Town **Vancouver** Distance **23 "**Church (give denomination) **United, Presbyterian, Anglican** Distance **1 & 1/2 miles**Nearest School **Howe Sound** Distance **1 1/2 miles**State how property was identified: **L.R.O. sketch and corner posts**

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

In 300 yards from North Road; no present access; 1/2 road allowance passing property is not yet opened.Is this district a good one? **No.**Employment opportunity **None in area.**Predominating Nationality and religion: **British. No predominating religion.**Describe Fencing and its condition: **None.** Value \$Water supply: **Not developed.** Value \$**BUILDINGS ON FARM**

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NONE						
	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ **-**Total Value Buildings add to farm \$ **-**

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished?

Are buildings painted? Condition of paint

Distance from nearest bush

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
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE
4.87	Gravelly soil; heavy clearing; not of sufficient agricultural value to warrant expense of clearing.			A few cedar trees for shingle bolts, mostly logged off.		Nominal value only \$10.00

Total value of Land \$ 48.70

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 48.70

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
No clearing.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Not suitable.

Noxious weeds:
None.

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

Provincial and School - \$2.75.

Provincial Collector, Vancouver Assessment
District, Vancouver, B. C.

Date: **2nd August 1942.**
Place: **Seehelt, B.C.**

I certify that the above report is based on a personal examination
of the whole farm made on the **10** day of **August** 19**42**

Inspector's Signature

"B.C. WORMWORTH"

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

Farm Appraisal Report

JL-741 -
YAMAZAKI

Remarks:

This property is not suitable for agricultural purposes. Soil is too porous being gravelly with only a thin humus on top that will promptly disappear with cultivation. Very heavy clearing and agricultural returns that could be anticipated would not warrant clearing.

(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

\$
\$
\$
\$
\$
\$
\$
\$
\$
\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

210 yds.
to North Road.

9. 22. 01 k.c.
Not open 2.5.42

Bunkichi Yamazaki
Lot 6 of B116 - DL 692.
Map 3633.
4.87 ac.

Scale 2 chains.

All Thick alder, cedar, & balsam.
Not agricultural land.



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

value is \$ 50.00

Date 3rd August 19 42.

"I.T. BARNET"

District Superintendent.

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Bankichi YAMASAKI

File 3441

Amount	On	Esp. Valuation	Ass. Value	VLA Appr.	Realized	Remarks
(1) \$400.00	Parcel of 4.87 acres vacant land, Howe Sound Beach	\$ 400.00	\$ 300.00	\$ 42.70	\$ 48.00	(1) This property is described by VLA Appraisement as undeveloped land, not suitable for agricultural purposes, situated about 1 mile from Grant's Landing, Howe Sound.
48.00	Acknowledged Custodian Credit					
\$ 352.00	Amount of Real Property Claims					
(2) \$1000.00	F. V. "B.Y."	\$1000.00	-	\$230.00	\$250.00	(2) This vessel was a Gill-Netter type fishing boat built in 1931, powered with a Chevrolet engine. She was appraised (Aug. 3, 1942) for the Custodian by Marine Surveyor John Gould at \$250.00.
(3) \$ 45.00	Dinghies (2)	45.00	-	-	-	(3) Our records show no trace of these dinghies.
(4) \$ 50.00	Cork & Lead Line	50.00	-	-	-	(4) & (5) The Cork and Lead Line would have been included with the nets, which our records (our letter of Nov. 4, 1942) show as having been sold by claimant to a Mr. A.F. Douglas.
(5) 625.00	Fishing Nets as listed in Claim	625.00	-	-	-	
\$1720.00	Correct Personal Property total					
250.00	Claimant's mistake in addition					
\$1470.00	Claimant's incorrect Pers. Prop. total					
\$1822.00	Total amount of Claimant's claim					

Witness, B.C., June 12/48.

J.M.P.

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

Oct. 19, 1948

9091
3441

July 23rd, 1942

Mr. A. F. Douglas,
Box 279 Trites Road,
Steveston, B. C.

Dear Sir:-

Re: YAMASAKI, Toshio
YAMASAKI, Bunkichi

We understand that when the above Japanese were evacuated, they leased their house, furniture, and fixtures to you for the duration of the war. We hear that the Great West Cannery may have a buyer for nets belonging to the above Japanese, but that you have told them that these nets belong to you.

We do not know what arrangements these Japanese made with you and should be glad to hear from you. As fishing nets deteriorate, we like to refer offers we receive for them to the Japanese owners so that they may have a chance of disposing of them. Of course we appreciate that in this case the nets may have already been given or sold to you, but in any case, request you to let us have an answer.

Yours truly,

H. F. Green
Manager Protection Dept.

C.C.R. investigating 11-8

HFG:F

3441

October 16th, 1942

Mr. A. F. Douglas,
Box 279, Trites Rd.,
Steveston, B. C.

Dear Sir:-

Re: YAMASAKI, Toshio
YAMASAKI, Bunkichi

We wrote to you on July 23rd and September 12th about nets left in your care by the above Japanese, but have received no answer from you.

We have now heard from Toshio Yamasaki that he sold all his nets before evacuation but understand from our Mr. Robinson, who called on you recently, that you still have some nets for Bunkichi Yamasaki. You were unwilling, however, to give him any particulars. ✓

This letter is to advise you that the property of evacuated Japanese is vested in the Custodian and we must insist upon your immediately accounting to us for the nets left in your care. Please, therefore, write to us immediately telling us what nets, if any, you have sold and at what prices, and what you have done with the proceeds. These proceeds must not be forwarded to the Japanese, but must be paid to this office. Please also at the same time advise exactly what nets are still in your care.

Yours truly,

H. F. Green
Protection Department

Follow up.

HFG:IF

3441.

COPY

November 4th, 1942.

Mr. A. F. Douglas,
Box 279, Trites Rd.,
Steveston, B. C.

Dear Sir:-

RE: YAMASAKI, Bunkichi.

Further to our letter of October 26th and your recent call on the writer, we have pleasure in giving you the following information.

On April 13th this Japanese declared nine fishing nets at Box 279 Trites Road, Steveston. He declared, "The house the declarant occupies, which is owned by son Toshio, has been leased to Mr. A. F. Douglas and the fishing nets aforementioned will be in his care."

We naturally assumed from this that these nets had not been sold and we wrote to you on July 23rd advising you that the Great West Cannery might have a buyer for these nets. We mentioned in this letter that you had told them that the nets belonged to you and asked you to let us know just what arrangements had been made. We sent a follow-up letter on July 31st and on receiving no answer, asked Mr. Robinson to report. Mr. Robinson reported on August 13th as follows. "Mr. Douglas has a proper authority to dispose of nets and report to the above owner. Mr. King drew up this himself." On receipt of this information we again wrote to the Great West Cannery and asked them to refer to you if they wished to buy any nets.

When reviewing our file, we found that we had not heard from you and as we were still uncertain that you had actually bought the nets, wrote to you again on September 12th. You did not answer our letter and we therefore asked Mr. Robinson to investigate.

You have now shown us a document proving that you bought these nets from the Japanese and the fault, of course, lies in him for not having made this clear in his declaration. Had you, however, when we first wrote to you, sent us a line or even telephoned us giving us this information, a great deal of time would have been saved on both sides.

Yours truly,

H. F. Green
Protection Department

HFG:IF

Lethbridge, Alta.,
May 14, 1943.

Commissioner for Japanese Placement,
Vancouver, B. C.

Dear Sir:

Re: Estate of Haruyo Yamasaki
(Deceased) Parent No. 03589

EVACUATION SECTION	
Rec'd	JUN 30 1943
File No.	
Ans.	
Referred	

I, Bunkichi Yamasaki, declare that I am the father of Haruyo Yamasaki, deceased, and that I am the beneficiary under Policy Assurance No. 95971 Monarch Life Assurance Company, issued on the life of Haruyo Yamasaki.

I hereby authorize you to authorize the Official Custodian to receive the full proceeds of said policy and from said proceeds to pay all last illness and funeral expenses of said Haruyo Yamasaki, deceased, to the extent of the proceeds of the said policy and as may be presented to you through your Alberta Representative's office.

" Bunkichi Yamasaki "
(Declarant)

Witness: "Edna I. McGinnis"

Declared before me in the City of Lethbridge in the Province of Alberta this fourteenth day of May in the year 1943.

" A. E. Russell "
Commissioner for Oaths in and for the Province of Alberta.

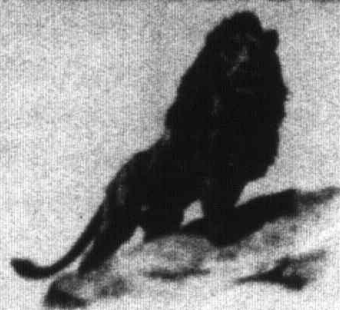
Verified a true copy
M. E. Russell
A Commissioner for taking Affidavits
within the Province of British Columbia

I, Edna I. McGinnis, declare that I was personally present when the above named, Bunkichi Yamasaki, signed his name.
" Edna I. McGinnis "

The above named Edna I. McGinnis appeared before me this date and is personally known to me. Declared this 14th day of May in the year 1943.

" A. E. Russell "
A Commissioner for Oaths in and for the Province of Alberta

THE MONARCH LIFE ASSURANCE COMPANY



HEAD OFFICE, WINNIPEG, CANADA.

PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER
AND ADDRESS COMMUNICATIONS TO THE COMPANY
Actuarial DEPARTMENT

May 26, 1943.

Through Vancouver Office

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

EVACUATION SECTION	
Rec'd	JUN 3 1943
File No.	
Ans.	JM 4.
Referred	

Dear Sirs:

Re: Policy No. P95971
Ass'd: Haruyo Yamasaki, dec'd. age 14?
App't: Bunkichi Yamasaki

According to advice received at our Vancouver office from the B.C. Security Commission, Miss Haruyo Yamasaki, the assured under the above numbered policy, died May 17th last.

The Policy, which was issued October 6th, 1936 on the 20 Yr. Endowment Plan when Miss Yamasaki was age 7 nearest birthday, assures the sum of \$500.00 in favor of the deceased's father, Bunkichi Yamasaki, who applied for the policy. According to our records Bunkichi Yamasaki's address is Box 279, Steveston, B.C.

The B.C. Security Commission has requested that settlement of the claim be made in their favor but in order to do so we would require a direction to this effect from the beneficiary and also a discharge from all further liability by the beneficiary, if payment is made in this way. NO

If settlement in this manner meets with your approval, will you kindly let us have your advice to this effect.

Yours truly,

THE MONARCH LIFE ASSURANCE COMPANY,

per

PCP/ZMM



RETAIL CREDIT REPORTS
INSURANCE REPORTS
CHARACTER REPORTS

A MERCHANT CONTROLLED ORGANIZATION FOR THE PROTECTION OF RETAIL CREDIT

ADJUSTMENT DEPARTMENT

RETAIL CREDIT GRANTORS' BUREAU LTD.

808 RANDALL BUILDING - 535 WEST GEORGIA ST.

TELEPHONE MARINE 6145
VANCOUVER, B. C.



YOUR PAYING HABITS
GOVERN ALL FUTURE
CREDITS

May 27th, 1943

Claim

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuee Section,
506 Royal Bank Bldg.,
CITY

Dear Sirs:

We wish to list the following account owing by
Bunkichi Yamasaki, formerly employed with the Great West
Cannery at Steveston, B. C., and prior to that at the
Vancouver Cannery at Eburne, B. C.
Creditor: Dr. A. Lowrie \$5.50

Yours truly,

WS/MB

RETAIL CREDIT GRANTORS' BUREAU LTD.

Per:

W. Smith

No a/c

EVACUATION SECTION	
Rec'd	MAY 28 1943
File No.	3441
Ans.	
Referred	<i>Inclista</i>

*sent card of acct.
3/12/43
L.C.*

PAYMENTS SHOULD BE MADE AT THIS OFFICE TO INSURE IMMEDIATE CREDIT TO YOUR ACCOUNT
AND OUR CREDIT REPORTING BUREAU'S RECORDS.

3441

9th June, 1943.

Monarch Life Assurance Company,
Head Office,
Winnipeg, Manitoba.

Actuarial Department

Dear Sirs:-

Re: Policy No. P95971
Ass'd: Haruyo YAMASAKI, Deceased.
App't: Bunkichi YAMASAKI

I am instructed to advise you that settlement of Death Claim under the above numbered policy should be made in the usual way, i.e. - the cheque should be made payable to the beneficiary and should be sent to this office.

Kindly quote the above numbered file when sending payment here.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

*Note: When cheque comes in, send
file on to Mr. Alexander.*

THE MONARCH LIFE ASSURANCE COMPANY



H. F. H. BUREHAM
BRANCH MANAGER

HEAD OFFICE, WINNIPEG, CANADA

PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER
AND ADDRESS COMMUNICATIONS TO THE COMPANY
DEPARTMENT

BRITISH COLUMBIA BRANCH,
VANCOUVER, B. C.

June 30, 1943.

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

EVACUATION SECTION	
Rec'd	JUL 1 1943
File No.	3441
File	123 - File
Entered	Spinson

Dear Sir:

Handwritten: Name
Re: Policy 288971 - H. YAMAGUCHI

We acknowledge your recent letter enclosing the documents referred to in your letter and we have today forwarded same to our Head Office for their immediate attention.

Yours truly,

BRANCH SECRETARY

LAK:alt

3441

July 7, 1943.

Monarch Life Assurance Company,
470 Granville Street,
Vancouver, B. C.

Actuarial Department

Dear Sirs:

Re: Policy No. P95971

We have been provided by the B. C. Security Commission with authorization signed by Mr. Bunkichi Yamasaki for payment by you to the Custodian on his behalf as beneficiary, the full proceeds due under the Twenty Year Policy mentioned above on the life of his late daughter, Haruyo Yamasaki.

Reaffirming our request embodied in our letter to you dated June 9th, we ask that you forward us a cheque for the total due made payable by you as you may see fit, either to "The Custodian of Enemy Property" or to "Bunkichi Yamasaki".

Yours truly,

R. P. Alexander
Manager

27
RPA/ms

THE MONARCH LIFE ASSURANCE COMPANY



HEAD OFFICE, WINNIPEG, CANADA

PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER
AND ADDRESS COMMUNICATIONS TO THE COMPANY
Actuarial DEPARTMENT

July 8, 1943.

Through Vancouver Office

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

Your File No. 3441
Our Policy No. P95971
Ass'd: Haruyo Yamasaki, dec'd.
App't: Bunkichi Yamasaki

As directed in your letter of June 9th, 1943, we now
enclose the Company's cheque for \$502.85 payable to
the beneficiary, Bunkichi Yamasaki, being in full
settlement of all claims under the above policy.

As payment is generally contingent upon a satisfactory
discharge from the beneficiary, will you kindly have
Bunkichi Yamasaki complete the enclosed discharge form
and return it to this office.

Yours truly,

THE MONARCH LIFE ASSURANCE COMPANY,

per

PCP/KMM
Encls. 2.

3441

16th July, 1943.

The Monarch Life Assurance Co.,
470 Granville Street,
Vancouver, B.C.

Dear Sirs:

re: Your Policy No. P95971
Haruo YAMASAKI, Dec'd.
Bunkichi YAMASAKI.

Thank you very much for your letter dated July 8th from your Actuarial Department, enclosing your cheque for the sum of \$502.85 payable to Mr. Bunkichi Yamasaki under the Policy mentioned above.

Receipt is acknowledged also of the Discharge Form attached to your letter. We are arranging to have it signed by Bunkichi Yamasaki, and will return it to you duly signed as soon as possible.

Yours truly,

R. P. Alexander,
Manager.

RPA:GF

3441

16th July, 1943.

Mr. George Collins,
Commissioner,
B.C. Security Commission,
Vancouver, B.C.

Dear Sir:

re: Bunkichi YAMASAKI, Reg. No. 03589
Haruyo YAMASAKI, Deceased
Monarch Life Assurance Policy #P95971

Further to our letter dated July 7th we are happy to inform you that we have received today from the Monarch Life Assurance Co. a cheque for \$502.85, which will become available for payment of the accounts mentioned in your letter dated June 26th following completion by Mr. Bunkichi Yamasaki of the attached discharge form forwarded to us by the Monarch Life Assurance Co. Would you please be good enough to have the relative discharge form duly completed and return to us, after which we shall be happy to issue cheques for the amounts tabulated in your letter dated June 26th.

We are sending to you also attached original birth certificate of the late Haruyo Yamasaki, which you will no doubt wish to arrange to have placed in the hands of Mr. Bunkichi Yamasaki.

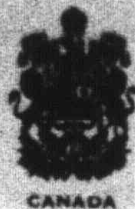
Yours truly,

R. P. Alexander,
Manager.

RPA:GF

Encls

DEPARTMENT OF
LABOUR



CANADA

Rec'd	AUG 2 1943
File No.	
Ans.	<i>Am</i>
Referred	<i>Alexander</i>

BRITISH COLUMBIA SECURITY COMMISSION

31st July, 1943.

Mr. R. P. Alexander,
Claims Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Your file ref. 3441

Dear Sir:

Re: Haruyo YAMASAKI, Deceased

As requested in your favour of July 16th, we are forwarding you herewith discharge form completed by Mr. Bunkichi Yamasaki, beneficiary under Monarch Life Assurance Company Policy No. P95971 carried on the life of the above deceased.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION

M. L. Brown,
Office Manager.

DWS:MF
Encl.

3441

9th August, 1943.

Christensen Brothers,
320 - 11th Street South,
Lethbridge, Alberta.

Dear Sirs:-

Re: Dunkichi YAMASAKI and the late
Haruo YAMASAKI

The British Columbia Security Commission have forwarded to us your statement for \$165.00 against the above named deceased, together with the authorisation of Mr. Dunkichi YAMASAKI to effect settlement.

We are forwarding to you attached our cheque No. 4599 payable to your order and amounting to \$165.00.

Yours truly,

R.P. Alexander,
Manager

SPA:PM

Inc.

3441

5th August, 1943.

Mr. Bankichi YAMASAKI,
Registration No. 03589,
c/o Mr. A.A. Wilde,
Welling, Alberta.

Dear Sir:-

In accordance with your wishes, we have today charged your account accordingly and have effected payment on your behalf of the following bills:-

Frache Bros. Limited, Lethbridge	\$26.00
The Galt Hospital, Lethbridge	113.55
Christensen Bros., Lethbridge	165.00
Dr. J.S. Madill, Raymond, Alta.	5.00
B.C. Security Commission	20.15

Your remaining credit balance with the Custodian is
\$172.15.

According to our records we have record of one further claim against you for \$5.50 claimed by Dr. A. Lowrie and concerning which we last wrote to you on July 12th. We look forward to hearing from you in this connection by return mail.

We also look forward to receiving some indication from you as to your wishes regarding disposition of your credit balance with the Custodian.

Yours truly,

R.P. Alexander,
Manager

RPA:FM

Enc.

3441

5th August, 1943.

Mr. George Collins,
Commissioner,
B.C. Security Commission,
360 Homer Street,
Vancouver, B.C.

Dear Sir:-

Re: Bunkichi YAMASAKI - Reg. No. 03589,
and Haruo YAMASAKI, Deceased

Further to our letter dated July 7th, we are sending to you attached carbon copies of our letters today addressed to Messrs. Frache Brothers Limited, Lethbridge, The Galt Hospital, Lethbridge, Christensen Brothers, Lethbridge, and Dr. J.S. Madill of Raymond, Alberta, which you will find to be self-explanatory.

We are attaching also our cheque No. 4601 payable to the order of the B.C. Security Commission for the sum of \$20.15 representing settlement in full of the Security Commission's statement dated June 26th.

Please send us the customary receipt.

Yours truly,

R.P. Alexander,
Manager

RPA:FM

Enc.

341

5th August, 1943.

Dr. J.S. Edill,
Raymond, Alberta.

Dear Sir:-

Re: Dankichi YAMASAKI and the late Haruyo
YAMASAKI

The British Columbia Security Commission have forwarded to us your statement for \$5.00 against the above named deceased, together with the authorisation of Mr. Dankichi YAMASAKI to effect settlement.

We are forwarding to you attached our cheque No. 4500 payable to your order and amounting to \$5.00.

Kindly send us a duly receipted statement by return mail.

Yours truly,

R.P. Alexander,
Manager

HPA:FM

Enc.

341

5th August, 1943.

The Galt Hospital,
Lethbridge, Alberta.

Dear Sirs:-

Re: Bunkichi YAMASAKI and the late
Haruo YAMASAKI

The British Columbia Security Commission have forwarded to us your statement for \$113.55 against the above parties, together with the authorisation of Mr. Bunkichi YAMASAKI to effect settlement.

We are forwarding to you attached our cheque No. 4596 payable to your order and amounting to \$113.55.

Yours truly,

R.P. Alexander,
Manager

HPA:FE

Enc.

3441

5th August, 1943.

Frache Brothers Limited,
Lethbridge, Alberta.

Dear Sir:-

Re: Bunkichi YAMAGAKI and the late
Haruo YAMAGAKI

The British Columbia Security Commission have forwarded to us your statement of \$26.00 against "Frank YAMAGAKI", together with the authorization of Mr. Bunkichi YAMAGAKI to effect settlement.

We are forwarding to you attached our cheque No. 4597 payable to your order and amounting to \$26.00.

Kindly send us a duly receipted statement by return mail.

Yours truly,

R.P. Alexander,
Manager

RPAs:FM
Enc.

G. A. H. Wilde,
Wellington, Alta.,
Oct. 29, 1943.

Dept. of Secretary of State,
Office of the Custodian,
Japanese Evacuation Section.

EVACUATION SECTION	
Rec'd	NOV 4 1943
File No.	3441
Ans.	10/23/43
Referred	Abon

Dear Sir: -

Since we have received no word from the Security Commission in regards of the Insurance Money that was left after deducting the bills of Miss Haruyo Yamasaki, we went and inquired about it to day and found that you have forwarded to them a letter dated August 5th regarding that matter.

In thinking matters over, regarding the money, will you kindly send us the balance of \$172.15 to the above address and not to the Security Commission.

On regards to that claim by Mr. Louie, we have already written to him, so kindly ignore that matter.

2011
Hoping to receive ^{words from} you soon.

Sincerely yours,
Bunkichi Yamasaki

172.15

11-43
A

3441.

March 20th, 1944.

Mr. Charles P. Smith,
Gibson's Landing,
B. C.

Dear Sir:

Re: Bunkichi YAMASAKI - Reg. 03589.

The above Evacuee is the registered owner of a parcel of vacant land (Lot 6, Block 6, District Lot 692, Group 1, N.W.D., Plan 3633) on Howe Sound Beach.

This property is included in a catalogue that is now in the hands of the printer and as it is the policy of this office to name an Agent for each property listed, we are putting your name against this property, as being the nearest licensed Real Estate Agent.

If we do not hear from you promptly, we shall assume that this appointment is agreeable to you and as soon as ready we will send you a few copies of the catalogue, which includes Island and B. C. Coast properties owned by individuals of the Japanese race.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

P.S.-1 We shall require an appraisal of the above property, made by a qualified appraiser, other than the Agent of the property, and if you can recommend anyone for this work we shall be glad to have your recommendation.

3441.

Mailed 23/12/46

December 19th, 1946.

REGISTERED MAIL.

Mr. Munichi YAMAGUCHI,
Registration No. 03589,
c/o Mr. Otto Schneider,
Raymond, Alta.

Dear Sir:

This file is up for review and we take advantage of this opportunity to give you a brief resume of our administration of your affairs.

Real Property: Your real property, consisting of an undeveloped parcel of land on Howe Sound Beach, was purchased by The Director, Soldier Settlement & Veterans' Land Act, for \$48.00. A complete statement of this transaction was mailed to you on the 19th June, 1944.

Personal Property: In your declaration of assets and liabilities ("JP" form) dated April 13/42, the only chattels listed by you was Fishing Nets. Our records show that these nets were sold by you prior to your evacuation.

Specified Articles: Your Fishing Vessel, the "B.Y. 1329" was sold at its appraised value of \$250.00, net proceeds (\$245.00) being paid to you on August 7th, 1942.

Bills Receivable: Refund of subscriptions for War Savings Certificate was received by this office and credited to your account in the sum of \$5.50.

Bank Accounts: A balance of \$500.00 declared by you to be in an account with the Royal Bank of Canada, Steveston, remained under your control.

Life Insurance: A Monarch policy declared by you remained in your possession and did not come under our administration.

The same Company, Monarch Life Insurance Co., paid in to this office, for the credit of your account as the named beneficiary in your daughter, Haruyo's, policy No. P95971, the sum of \$502.85; out of which this office paid, at your request, 5 claims connected with deceased's illness and death.

Liabilities: The only unpaid claim registered against you, one of \$5.50 by Dr. Lowrie, was rejected by you and claimant was referred to you for any action he might decide to take.

Funds: There is a balance of \$32.51 standing at the credit of your account at the present time, as per attached statement, and as no further entries are expected we enclose our cheque in your favour for \$32.51 and will close this account.

(Over)

Mr. Bunkichi YAMASAKI.

Page 2.

December 19th, 1946.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl. 2.

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE

VANCOUVER, B.C.

December 5th 1947.

Mr. Bunkichi Yamasaki, Reg. No. 03589,
Box 270,
Raymond, Alta.

3441

Re: CLAIM OF BUNKICHI TAMASAKI

This will acknowledge receipt of the claim of the above in connection with property sold by the Custodian.

For your information the Custodian will be forwarding to you particulars in regard to the valuation made for him of any Real Property involved. Statements of account have previously been supplied to all persons evacuated from the protected area, whose property has been taken over.

If the above claimant did not receive his statement of account, or has lost it, please advise the undersigned, who will supply you with a duplicate.

If the claimant has filed a claim in person and proposes to retain a lawyer to present the claim, he should immediately deliver to his lawyer the valuation report and all other documents received from the Custodian.

Prior to the date of hearing, any further relevant documents which the Custodian intends to use at the enquiry will also be made available to the claimant.

The claimant or his lawyer will be given notice later of the time and place fixed for the hearing of his claim, which in so far as possible will be at a point near the present residence of the claimant.

Yours truly,

A. Watson
JW

Secretary to the Commission.

NOV 27 1947

Cal. 888

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.

3441

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

(1) NAME ~~YAMASAKI~~ YAMASAKI HIRAKUCHI (RCMP) Reg. No. ~~851103509~~

(Print) Surname

Given Name

(2) Pre-Evacuation Address Steveston, B.C.

(3) Present Address Box 270 Raymond, Alta.

(4) REAL ESTATE Gibsons Landing, B. C.

(a) Street Address (if any) Vancouver district B.C.

City or Municipality,

Province

(b) Legal description (lot number, block number, section number, etc.) Lot No. 6, Blk. 6,
Resub. 22 of Blk. 5 & 6, Sub. of Dist. Lot No. 692, Plan 3633, BD 143.
Vancouver district

(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) Unimproved lot

(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.) Full title

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ 100.00

(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) - - - - - \$ 100.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 18.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 352.00

(5) PERSONAL PROPERTY

(a) Place or places where property was kept by the claimant at date of evacuation

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

(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")

In case of navy, and note in care of A.F. Douglas who later turned them over to the custodian.

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

1.	Planting vessel, B.I.	Estimated Value \$	Custodian
2.	Port of Registry, New Westminster, B.C.	Estimated Value \$	sale price
3.	Official Number, 1111	Estimated Value \$	
4.	Length 31' Breadth 7' 3"	Estimated Value \$	
5.	Propelling power: 50 H.P. Chevrolet	Estimated Value \$	
6.	Lead line and cork line 1 set	Estimated Value \$	
7.	Dredge, old	Estimated Value \$	
8.	Dredge, new	Estimated Value \$	
9.	Dog fish net, 100 fathoms	Estimated Value \$	
10.	Net: 300 fathoms, 30 mesh deep, 9 3/4" mesh	Estimated Value \$	
	Net: 300 fathoms, 15 mesh deep, 7" mesh	Estimated Value \$	
	Net: 300 fathoms, 50 mesh deep, 5 3/4" mesh	Estimated Value \$	
	TOTAL CLAIM FOR PROPERTY LOSS	\$ 1470.00	
		\$ 150.00	
		\$ 200.00	
		\$ 75.00	
		\$ 30.00	
		\$ 15.00	
		\$ 50.00	
		\$ 1000.00	
		\$ 250.00	

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))

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

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

TO WIT:

1. *Bartholomew J. Campbell*

in the presence of

of the

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 *Richmond*

in the presence of *Albert*

this 19 day of *November*

A.D. 1947.

A Commissioner etc.

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.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
September 1st, 1946.

IN THE MATTER OF THE CLAIM OF
DUNKICHI YAMASAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. REE, Esq., K.C., appearing for the
Dominion Government.

L.S. TURCOTTE, Esq., appearing for the
Claimant.

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

30

B. Yamasaki,
In Chief.

THE SECRETARY: Case No. 639, Bunkichi Yamasaki.

BUNKICHI YAMASAKI, the claimant herein,
being first duly sworn, testified
through the Interpreter as
follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Will you ask him to sign these forms, please,
(indicating)?

A (Witness complies).

10 Q Mr. Yamasaki, you are making a claim arising out
of the sale of five acres of property which was
sold by the Custodian after you left the Coast?

A Yes.

Q I am showing you a statement of that showing that
you bought it in 1913, that you paid \$360.00 for
it, that you think it was worth \$400.00 when you
left the Coast; is that right?

A Yes, that is correct.

MR. TURCOTTE: Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

20 MR. TURCOTTE: Q I am showing you a document or an
agreement or a deed between James Brooks and
yourself, dated April 11th, 1913, with regard to
Lot 6, Block 6, District Lot 692, Group 1, in
which the consideration is \$360.00. Is that the
deed of purchase for this particular property?

A Yes, that is correct.

MR. TURCOTTE: Exhibit 2.

(DEED MARKED EXHIBIT NO. 2).

30 MR. TURCOTTE: Q Now what sort of a district is it
where this land was situated? What were people

using the land for around it?

A They were all small farms in that neighbourhood and they were raising chickens and vegetables and produce and some fruits as well.

Q Was that property near the Coast?

A It was about half a mile inland.

Q And was there anything between this land and the sea in the way of the use of the land besides farming, was there anything different between that land and the land towards the sea?

10

A Pardon?

Q Was the land between your property and the sea used for anything else besides farming?

A There were dwelling houses between my farm and the sea and paved streets.

Q Were those dwelling houses used the year round?

A There were small summer cottages right on the beach and then there were dwelling houses.

MR. TURCOTTE: Now will my learned friend admit that the assessed value of this property was \$100.00?

20

MR. BISH: Yes.

MR. TURCOTTE: Q: Now you are also making admission, Mr. Yamasaki, for the loss arising from the sale of fishing nets, lead line and two dinghies?

A Yes.

Q I am showing you a statement setting that out (indicating). Is that correct to the best of your memory and belief?

A Yes, this is correct.

30 MR. TURCOTTE: I see. Exhibit 3.

4
B. Yamaguchi,
In Chief.

(STATEMENT MARKED EXHIBIT NO. 3).

10 MR. TURCOTTE: Your Honour, you will note that in his original claim the claimant has a claim for a fishing boat. I have letters here from the Custodian or from the Japanese Fishing Vessels Disposal Committee to the effect that they sold the boat and under the circumstances, within the present terms of reference, no claim can be made and, therefore, it is withdrawn. The letter is dated August 3rd from the Committee, and apparently they signed a bill of sale or sent him a bill of sale, I mean, to sign and he signed it, or somebody signed it.

MR. RICE: His attorney did.

MR. TURCOTTE: Pardon?

MR. RICE: His son signed it, I think.

20 MR. TURCOTTE: In any event, according to the letter dated August 3rd the boat was sold by the Japanese Fishing Vessels Disposal Committee for the sum of \$250.00.

THE SUB-COMMISSIONER: Did he agree to that price?

MR. TURCOTTE: Well, his son signed the document. They sent him something saying that they had sold the boat and asked him to sign it and somebody signed it; I don't know whether he did or not, but, anyway, under the present terms of reference Mr. Justice Bird has held that no claim can be made for a boat sold by the Japanese Fishing Vessels Disposal Committee.

30 THE SUB-COMMISSIONER: Yes.

B. Yamasaki,
In Chief.

MR. TURCOTTE: We are not abandoning the claim, your Honour; we are withdrawing it at the moment.

Q Now the Custodian says, Mr. Yamasaki, that all your nets were given by you to a man named Douglas, A.F. Douglas, and that if he did not get the nets that you gave him full authority to sell the nets for you. Now in reference to the four nets that you are claiming, have you anything to show, any record to show that that is not correct, that you have a right to claim for these four nets?

10

A At the time I evacuated I asked Mr. Douglas to dispose of my nets, and that was the arrangement made and these four nets referred to are the ones that were not sold by him.

Q All right, you say they were not sold by Mr. Douglas?

A Yes.

Q Now have you got anything from Mr. Douglas to prove that? Have you any correspondence or letters?

20 A I have a letter somewhere at home, but I couldn't find it.

Q You couldn't find it?

A But I shall try and find it.

Q Well, have you looked for it since last week when I told you to make a very great effort to find it?

A Yes, I remember you told me so and I made an endeavour to find it but I am afraid I mislaid it. It was left in some drawer but I shall make another attempt at locating it.

30

B. Yamasaki,
In Chief.

MR. TURCOTTE: You see, Mr. Yamasaki, according to a letter written by the Custodian to Mr. Douglas, which reads in part: "Mr. Robinson reported on August 13th", that is 1942,

"as follows, 'Mr. Douglas has a proper authority to dispose of nets and report to the above owner. Mr. King drew up this himself'."

10 MR. REE: You had better read the whole letter, the rest of it.

MR. TURCOTTE: I don't think I will read any of it then.

Q You say that you did make an arrangement with Douglas so that he could sell the nets?

A Mr. Douglas was renting my house at the time and, therefore, when I evacuated I left everything with him.

Q I see.

A: I even left my bank book with him so that after he sold the nets he could credit my account with the amount.

20

Q Now then, will you tell me how much money you got from Mr. Douglas for the nets that he sold and how many nets he sold for you?

A He sold about ten nets altogether and he realized in the neighbourhood of about \$2000.00, I am not quite certain of the figure.

Q Well did you get that money?

A Yes, it was sent to me from Steveston.

Q By Mr. Douglas?

30 A Through the bank.

7
B. Yamasaki,
In Chief.

Q Through the Bank?

A Yes.

Q You say that he sold ten nets?

A I am not quite certain. I think it is about ten, but I have it down in my record book.

Q Where is your record book?

A I left it at home.

Q You see, Mr. Yamasaki, we are trying to establish a claim here, and if you do not bring your books we cannot do much for you. You see, Mr. Yamasaki, when you signed the form for the Custodian before you left the Coast you said you had a fishing boat and nine nets. Now you say Mr. Douglas sold about ten nets for you, and if he sold ten nets for you, you wouldn't have very many nets left for him to give to the Custodian?

A Could I have the form in which he says that he had the nine nets and the boat?

MR. TURCOTTE Yes. You see there is one fishing boat setting out the number of the engine and so forth, and nine fishing nets, and it says that they are now at Box 279, Triton Road, Steveston, B.C., you see there (indicating).

A There must have been a little mistake about this because I had several other nets besides the ones I have mentioned.

Q Well how many nets altogether did you have?

A These nine must have been the ones I reported to the Custodians, but I had several others at home.

30 THE SUB-COMMISSIONER: What was the answer?

B. Yamasaki,
In Chief.

BY THE REPORTER: "These nine must have been the ones I reported to the Custodians, but I had several others at home."

THE SUB-COMMISSIONER: So that he had more than nine nets then at that time?

MR. TURCOTTE: That is what he says.

THE SUB-COMMISSIONER: Originally.

10 MR. TURCOTTE: Well, your Honour, unless he can produce some proof, a letter or something from Mr. Douglas to the effect that the Custodian took over three or four nets from Douglas, I don't know about the claim.

THE SUB-COMMISSIONER: Unless you want to have this man produce his record book on the 13th of September when I am up here again.

MR. TURCOTTE: Will you put in the J.P. form now, Mr. Rice?

MR. RICE: Yes, I will.

MR. TURCOTTE: That J.P. form is produced by Mr. Rice.

20 MR. RICE: I would like to have him admit that it was his signature.

MR. TURCOTTE: Yes.

Q That is your signature on the J.P. form, Mr. Yamasaki?

A: Yes, that is my signature.

(J.P. FORM MARKED EXHIBIT NO. 4).

30 MR. TURCOTTE: Q: Well, Mr. Yamasaki, between now and the 13th of September, that is a week from next Monday, if you can find that letter and your record book, will you bring them in here and show the Court

B. Yamasaki,
In Chief.

Cross-Exam.

otherwise I do not think you have got much hope
on your nets.

A To the Court House?

MR. TURCOTTE: Will that be satisfactory, your Honour?

THE SUB-COMMISSIONER: Yes, and we can finish it up
in a few minutes. You might as well, Mr. Rice,
cross-examine him now on what has been said by
him.

10 MR. RICE: I wish to submit, your Honour, that the
real estate was sold for its fair market value.
I wish to submit that the nets claimed by the
claimant were turned over to a person other than
the Custodian for sale and that the Custodian is
not responsible for the same. I submit that the
dinghies claimed for by the claimant were not
declared by the claimant in his J.P. form, and the
Custodian is not responsible for the same as they
never came into his hands.

20 I wish to tender as an exhibit a farm
appraisal report.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 5).

MR. RICE: I wish to tender as an exhibit an analysis of
personal property claim to which is attached a
claim on real and personal property.

(DOCUMENTS MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE:

Q You turned your property, you say, over to Mr.
A.F. Douglas, that is your nets?

30 A Yes.

B. Yamasaki,
Gross-Exam.

Q And you instructed him to sell them for you?

A Yes.

Q And did you sign a form authorizing him to do that?

A: It was a verbal arrangement.

Q It was a verbal arrangement?

A Yes.

Q Do you know Mr. King?

A: Yes.

Q Did you sign any statement before him?

10 A No. I had known Mr. King for a long time. We were old friends and he offered to look after my affairs for me.

Q I am going to read a letter to you written from the Protection Department of the Custodian's Office to Mr. Douglas, under date of November 4th, 1942. It says:

"Further to our letter of October 26th, and your recent call on the writer, we have pleasure in giving you the following information. On April 13th this Japanese declared 9 fishing nets at Box 279, Triton Road, Steveston. He declared, 'The house the declarant occupies which is owned by son Toshie has been leased to Mr. Douglas and the fishing nets aforementioned will be in his care'."

That you have already admitted.

"We naturally assumed from this that these nets had not been sold and we wrote to you on July 23rd advising you that the Great West

B. Y amasaki,
Gross-Exam.

"Cannery might have a buyer for these nets. We mentioned in this letter that you had told them that the nets belonged to you and asked you to let us know just what arrangements had been made. We sent a follow-up letter on July 31st and on receiving no answer asked Mr. Robinson to report. Mr. Robinson reported on August 13th as follows: 'Mr. Douglas has a proper authority to dispose of nets and report to the above owner', which is yourself,

"Mr. King drew up this himself".

Now you say that there was no document at all that you signed that Mr. King drew up authorizing Mr. Douglas to sell your nets?

A I do not recall that at all.

Q You don't recall it?

A No.

Q The letter goes on to say, and I quote,

"On receipt of this information we again wrote to the Great West Cannery and asked them to refer to you if they wished to buy any nets. When reviewing our file we found that we had not heard from you and as we were still uncertain that you had actually bought the nets wrote to you again on September 12th. You did not answer our letter and we therefore asked Mr. Robinson to investigate."

This letter, as I said before, is addressed to

B. Yamasaki,
Cross-Exam.

Mr. A.F. Douglas, the man with whom you left your nets. I continue the quotation of the letter:

10 "You have now shown us a document proving that you bought these nets from the Japanese and the fault, of course, lies in him for not having made this clear in his declaration. Had you, however, when we first wrote to you sent us a line or even telephoned us giving us this information, a great deal of time would have been saved on both sides", and that finishes the letter.

Q Now, do you still say that you signed no documents whatever and gave them to Mr. Douglas?

A No, I do not recall it. It was just a verbal agreement.

Q But you did make a verbal agreement with him turning the nets over to him and authorizing him to sell the same for you?

20 A Yes, I gave him that permission.

Q That authority, is that what you mean?

A I gave him that permission.

Q All right.

RE-DIRECT EXAMINATION BY MR. TURCOTTE:

Q But, as I understand it, you claim now, Mr. Yamasaki, that you got a letter from Mr. Douglas saying that the Custodian had taken possession of three or four nets. That is my understanding now. I want to know whether that is correct.

30

B. Yamasaki,
Re-Direct Exam.

A This letter told me that he had sold so many nets and that there were three or four left that he had not been able to sell.

Q Well how does that affect the Custodian? How is the Custodian then made responsible for nets that you gave Mr. Douglas?

A I am claiming for the three nets that I left at that time and the four nets that Mr. Douglas was not able to sell for me.

10 THE SUB-COMMISSIONER: That is seven nets.

MR. RICE: Wrong again.

MR. TURCOTT: Well I think we had better wait until we get the record book. Get your record book, Mr. Yamasaki, and any letter that you have from Mr. Douglas.

A Yes.

THE SUB-COMMISSIONER: Did Mr. Douglas buy some of these nets, too, did I gather from that last letter?

20 MR. RICE: I gathered from that last letter that Mr. Douglas had bought them all. The Custodian's Office in that letter is rather apologetic for hounding the man when he said that he had proper authority to have them.

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

(Witness aside)

(PROCEEDINGS ADJOURNED TO SEPTEMBER 13/48).

Certified a true and accurate transcript.

S.M. Howard
"S.M. HOWARD"; Official Reporter.

30

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

SUB-COMMISSIONER.

B. Yamasaki,
Discussion.

Lethbridge, Alberta,
September 13th, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT).

MR. TURCOTTE: Your Honour, the case of Bunkichi Yamasaki, you will remember that the claimant had a letter that he could not find.

THE SUB-COMMISSIONER: Or a record book.

MR. TURCOTTE: Yes. Well he can't find it.

10 THE SUB-COMMISSIONER: He cannot find it?

MR. TURCOTTE: No, your Honour.

THE SECRETARY: That is Case No. 639.

MR. TURCOTTE: Yes. I think we can consider that the evidence so far as he is concerned is closed.

THE SUB-COMMISSIONER: Yes. That covers everything?

MR. TURCOTTE: That covers everything, sir.

THE SUB-COMMISSIONER: All right.

(PROCEEDINGS ADJOURNED SINE DIE)

20

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

S.R. Howard
"S.R. HOWARD: OFFICIAL REPORTER".

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

SUB-COMMISSIONER.

DEFENCE BRIEF

Lethbridge, Alberta.
September 1st, 1948.

Bunkichi YAMASAKI

File No. 3441

Case No. 639

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim (1)

Vancouver Assessment Dist.,
Lot 6, Blk. 6, D.L. 692,
Gp. 1, N.W.D., Plan 3633.

\$400.00

Appraised at
\$48.70

Sold for
\$48.00

Witness: B. C. Wormworth, Appraiser.

Ref:- V.L.A. report, August 10, 1942,
on claim file: "This property is
not suitable for agricultural
purposes. Soil is too porous
being gravelly with only a thin
humus on top that will promptly
disappear with cultivation. Very
heavy clearing and agricultural
returns that could be anticipated
would not warrant clearing".

J.D. Mather's report, September 11,
1942, on claim file, states:
"The land consists of 5 acres
situated at Howe Sound Beach, is
undeveloped, no buildings".

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim (2)

Nets and Lines

\$625.00

(a) Goods valued by claimant
at \$625.00

Sold by Japanese prior to
evacuation.

Witness: A. F. Douglas

Ref:- Letter November 4, 1942, to
A.F. Douglas, on claim file,
states: "You have now shown us
a document proving that you
bought these nets from the
Japanese and the fault, of course,
lies in him for not having made
this clear in his declaration".

Transcript p.5, lines 11-14,
claimant states he asked Mr.
Douglas to dispose of his nets
and he states the 4 nets he is

Hunkichi YAMASAKI - File No. 3441, Case No. 639.

claiming for were not sold by Douglas. He states on P.5, line 20, that he has a letter at home to prove this statement but was unable to produce same - see Transcript p.14, line 9.

Claimant only declares 9 fishing nets on JP Form. Transcript p.7, line 3, claimant says Mr. Douglas sold about 10 nets for him. He also states he had this down in his record book. He was, however, unable to produce said book as per Transcript p.14.

Claim (3)

Other Gear

\$95.00

(a) Goods valued by claimant
at \$50.00

Sold prior to evacuation.

Witness: A. F. Douglas.

(b) Goods valued by claimant
at \$45.00

No record at anytime.

Claim (4)

Fishing Boat

\$1000.00

Withdrawn as per Transcript p. 4, lines 2-9.

Submission: "I wish to submit, your Honour, that the real estate was sold for its fair market value. I wish to submit that the nets claimed by the claimant were turned over to a person other than the Custodian for sale and that the Custodian is not responsible for the same. I submit that the dinghies claimed for by the claimant were not declared by the claimant in his J.P. form, and the Custodian is not responsible for the same as they never came into his hands".
Transcript p. 9, lines 9-18.

Summary of Defence
Witnesses

Where Required

Summary of
Documents to be filed

Witness
Proving same.

B.C. Wormworth

1

A.F. Douglas

2

3 (a)

Name of Claimant **YAMASAKI, Susukichi**Case **639**Custodian File **3441**

<u>REAL PROPERTY</u>										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% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					48.00	38.40			38.40	
<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 & Not Found & 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			
						.00 .00		.00	.00	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION									38.40	

3441

JAN 8 1951

Mr. Bunkichi YAMASAKI,
Raymond, Alta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 639

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$ 38.40.

Cheque in your favour is enclosed for \$ 37.96
and we have paid the Co-Operative Committee .. \$.44
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:BK
Encl.

P.S.

You will note that Legal Fees of \$.44 have been deducted from the amount of the Award and paid to the Co-Operative Committee although no signed authority has been received from you.

3441

28th March, 1951.

Mr. Bunkichi YAMAZAKI,
Regn. No. 03589,
P.O. Box 270,
Raymond, Alta.

Dear Sir:

Distribution is now being made from the assets
of the River Fish Company at the rate of \$33.98 per share.
You were the holder of 1 share and payment to you is as
follows:

1 share	\$33.98
Less previously advanced	<u>25.00</u>
	\$ 8.98

Custodian cheque for this amount is attached
hereto.

Please acknowledge receipt.

Yours truly,


C.H. Reed,
Office of the Custodian.

CH:HA
Encl.