

6983

HARRY

FILE NO.

6983

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: ISOSHIMA, Yujiro
HOME ADDRESS: 20th Ave., R.R. No. 1. Whonnock, BC
REGISTRATION NUMBER 13766 SEX: Male AGE: 54
OCCUPATION: Farmer (*Otagawa Ron*)

(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: Myself
MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yaeno

ADDRESS OF WIFE OR HUSBAND: 20th Ave., R.R. No. 1. Whonnock, BC

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Lot 3 of the East half of the SE quarter of Section 22, Twp 12, Map 3151 District of New Westminster, Title No. 118574R

2. BUILDINGS AND OTHER IMPROVEMENTS: Six-room dwelling house, barn, chicken house, packing house, woodshed, incubator house, brooder house

3. INSURANCE (Give particulars; state where policies are) \$1500 on dwelling and contents in the Millers National Ins. Co. Policy No. 82173 in my possession

4. TAXES (Amount and where payable) \$37.80 for 1941, payable at Maple Ridge

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Myself at present. I expect to rent it when I leave.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In my possession

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

9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, 200 fruit trees

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1

2. LANDLORD'S NAME AND ADDRESS. Myself

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. ---

4. STATE WHEREABOUTS OF LEASE. ---

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ---

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, kitchen utensils, chinaware, carpenter tools,

farm implements, chicken equipments, electric brooder, Singer sewing

machine in the house at 20th Ave., R.R. No. 1, Whonnock, BC

Key will be left in care of ^{Custodian} one of the neighbors;

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 500 hens (Leghorns)

1 horse, I expect to sell these sometime next week

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: See page 1, No. 3
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) Two \$25 War Savings Certificates and Three \$100 Victory Bonds in my possession
8. BANK ACCOUNTS: \$687.05 Bank of Montreal, Naney, BC. Acc't No. 4432
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 20th day of April 1942.

(Signature)

Y. Isoshima

J. W. Williams

Witness

FOR DEPARTMENTAL USE

P. D.
INFORMATION FROM R.C.M.P.

Date July 12, 1943.

Our File No. 6983

Full Name 150541MA, Yajiro
(Surname in Block Letters)

Registration No. 13766
13266

Male - Female
(check)

Age Feb. 22, 1888

Former Address R.R. No. 1, Whonnock, B.C.
20th Ave

Date Evacuated 24/9/42 Naturalized - Canadian-Born - National
(check)

Present Address New Denver
Roseberry, B.C.

Married - Single
(check)

Name of Wife nu (HORIKE) Yajiro #13767

Name of Husband

Name of Mother ISISHIMA, Daid
Kaku

Name of Father Asajiro - Daid

Names of Children under 16

Requested by L

Registered with Custodian
(Yes or No)

Additional Information Farmer

10 acres + buildings

BC-46-P
BC-1370-A

Farm Appraisal Report

File No. JL 310

Land Description E $\frac{1}{2}$ of Lot 3 of E $\frac{1}{2}$ of SE $\frac{1}{4}$ Sec. 22, Tp. 12, Map 3151

Containing 9.99 Acres

Owner's Name ISOSHIMA, Yojiro

Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C.

Distance 3 miles

Market Town New Westminster

Distance 24 miles

Church (give denomination) All denominations, Haney

Distance 3 miles

Nearest School Alexander Robinson School

Distance 1 mile

State how property was identified: Map location and corner post.

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

Direct access to Bowdrey Trunk Road, surfaced, good condition.

Is this district a good one? Yes, co-operative marketing.

Employment opportunity Very limited.

EXHIBIT No.

411-2

DATE

June 2/48

Predominating Nationality and religion: Mixed, Japanese predominating

Value \$

Describe Fencing and its condition: No fences.

Value \$

Water supply: Two wells, $\frac{1}{2}$ h.p. electric pump to house.

6983

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 30	frame	1 $\frac{1}{2}$ st	shgl	15	cement	fair	950.00
Woodshed	18 x 28	poles & shk	14'	shk.	20	wood	"	25.00
Shed	10 x 18	frame	6'-10'	"	4	concrete	good	70.00
BARN	x				15	wood	fair	80.00
Poultry hse.	15 x 30	frame	6'-12'	"	4	"	"	480.00
BARN	x				4	"	"	
Poultry hse.	20 x 138	"	6'-12'	"	1	"	good	350.00
GRANARY	x				20	"	fair	100.00
Poultry hse.	20 x 68	"	6'-12'	"				
Shed	36 x 40	poles & fr.	6'-20'	"				
	x							
	x							

Total present day value \$ 2055.00

\$ 1700.00

Total Value Buildings add to farm

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

Describe the basement and chimneys: Cement basement 26x40. Brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 2 How finished First floor wood, 2nd unfinished.

Are buildings painted? No. Condition of paint -

Distance from nearest bush No bush.

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

Cultivated Land

BC/46-P
BC/1570-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.83	level <i>7.83 acres</i>	ady. loam 10"-20"	hardpan	mixed small fruits	70.00	548.10
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
2.16	level <i>2.16 acres</i>	ady. loam 10"-20"	hard- pan	clearing, stump- ing, levelling	175.00 to 200.00	10.00
Area Unavailable 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 \$ 569.70

Total added by buildings to value of farm \$ 1700.00

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

Total value of farm \$ 2269.70

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property in good condition. Occupied by tenant and land is well operated.
Japanese owner and family still on property.

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

Noxious weeds: None of consequence.

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

1942 Taxes \$45.83
District of Westport Maple Ridge.

EXHIBIT No. *With 411-2*
DATE _____
FILED BY _____

Date: June 18th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 17th day of June, 1942.

Inspector's Signature

"H.I. SINCLAIR"

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

BC/46-P
BC/1370-A Page 3
Farm Appraisal Report

U.S. Form No. 43
(Sheet 2)

Remarks: This is a good small holding well operated and in good condition, with possibility of further small acreage being brought under cultivation.

Judging by the growth of standing crops the soil appears to have good fertility and cropped area is being kept fairly free of weeds.

The property is well equipped with poultry houses which are in fair condition. Electric light is established in both of the larger houses and water is available from a well adjacent to buildings.

The dwelling is constructed on concrete foundation, 1st floor finished with V-joint, 2nd floor unfinished. Domestic water is pumped to house by $\frac{1}{2}$ horse-power electric pump. Electric lights in dwelling.

Fruit tree value included in land value.

Property leased about May 15th by Sam Telasky. Terms - \$500.00 for 1942, \$250.00 for following years.

(FOR ORCHARD LANDS ONLY)

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

EXHIBIT NO.

DATE

FILED BY

With 411-2

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

Strawberries 1.28 acs. good condition

Raspberries .90 "

Oats, green manure 2.72 "

Fallow, grass &

buildings 2.93 "

Bush 2.16

About 180 mixed fruit trees.

Total \$

Amount fruit trees add to value of farm \$

REAL PROPERTY SUMMARY

JAPANESE NAME: Yujiro ISOSHIMA Reg. No. 13766 File No. 6983.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/46-P. First offer.

PROPERTY ADDRESS: 2981 Dewdney Trunk Road, Whonnock, B. C.

LEGAL DESCRIPTION: The East half of Lot 3 of the East half of the South East quarter of Section 22, Township 12, Map 3151, Municipality of Maple Ridge, D.N.W.

TITLE: Registered in the name of Yujiro ISOSHIMA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25235, dated December 19th, 1942.

ASSESSED VALUE: Land - \$ 800.00
Improvements - \$1800.00 - \$2600.00. Taxes - \$45.83.

CLASSIFICATION: Small Berry and Fruit Farm with Dwelling and out-buildings.
The Municipality gives the area of this property as 10 acres.
The Custodian's representative reported November 23rd, 1942, that this property was planted to the following crops: $\frac{3}{4}$ acre raspberries, $\frac{3}{4}$ acre strawberries, 150 mixed fruit trees.
1 - $1\frac{1}{2}$ storey 6 room dwelling, 1 brooder house, 2 chicken houses, 1 packing house, 1 woodshed, 1 incubator house, 1 barn.
House in good condition. Property is well worked and clean.

HISTORY OF ADMINISTRATION: This property was leased by Yujiro ISOSHIMA, May 16th, 1942, to Sam Telasky for Term of 9 months from May 1st, 1942, with option to extend lease for 1943 under arrangement with Maple Ridge Co-Operative Produce Exchange. Consideration \$500.00 paid. Rental for 1943 to be \$250.00. House and buildings included.
Term extended by Collateral Agreement to September 30th, 1943, for \$115.00 payable August 31st, 1943.

Lease and Collateral Agreement given to The Director, The Veterans' Land Act, August 6th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$2,228.00 as at 1st January 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Yujiro ISOSHIMA as at May 8th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$2,210.00 from said transaction.

Adjustments as at 1st January, 1943, to the amount of \$9.43 covering unexpired Fire Insurance Premiums, were placed to Yujiro ISOSHIMA'S credit as at May 4th, 1944.

1944.

Page 2.

File No. 6983.

The following Insurance Policy:

Millers National Insurance Co., Policy No. 82173, covering \$950.00 on Dwelling and \$50.00 on Pressure Pump, was transferred to The Director, The Veterans' Land Act.

In view of the rents to August 31st, 1943, having been collected by the Custodian, a cheque for \$115.00 was issued to The Director, The Veterans' Land Act, on November 17th, 1943.

Certificate of Title No. 169524-E in the name of The Director, The Veterans' Land Act.

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

March 20th, 1946.


D. A. CRAMER.

DAC:JS

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Maple Ridge B.C.

Date: Nov. 23/42

NAME: ISOSHIMA, Yujiro

REGISTRATION NO. # 13766

ADDRESS: 2981 Dorney Trunk Rd., Whonnock B.C.

PROPERTY:

ACREAGE:

KIND OF CROPS:

Rasps.

Straws.

Mixed Fruit Trees.

APPROXIMATE ACREAGE OF EACH: $\frac{5}{4}$.

$\frac{5}{4}$.

150.

HOUSE: $1\frac{1}{2}$ Story

VACANT: No

OCCUPIED: Yes

DESCRIPTION: Wooden frame.

ROOF: Shingle.

SIZE: 22 x 36'

NO. OF ROOMS: 6.

CONDITION: Good, (unfinished)

OTHER BUILDINGS: Brooder house (16x28') Chicken houses (20x60) & (18x20)
Packing house (14x22') Woodshed (18x34') Incubator house (14x10)
Barn (32x 40')

NAME OF LESSEE OR RENTOR: Sam Telasky

TERMS: Paid 500.00 for /42.

WATER: Well

ON:

OFF:

LIGHT: Electric

ON: Yes

OFF:

REMARKS: House is not finished but good. The property is well
worked and clean.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

See attached list.

Signed:

R.M. Anderson
R.M. Anderson

IROSHIMA, Tajiro

6983

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Millers National Insurance Company	12/23 62223 <i>12/23 1947</i>	\$1500.00 <i>\$1500.00</i>	Dec.	27	1944	<i>1/2 Lot 3 W. 1/2 of S.E. 1/4 of Sec. 22 Twp. 12, R. 3157 Municipality of Maple Ridge</i>
Millers National Insurance Company	62653 <i>62653</i>	\$500.00 <i>\$500.00</i>	Dec.	27	1947	<i>1/2 of Lt. 3 of W. 1/2 of S.E. 1/4 Sec. 22, Twp. 12, R. 3157, Mun. of Maple Ridge, B.C.</i>
<i>95% Smiling</i>	<i>5% Pressure Corp</i>	<i>1/4</i>				
<i>5% H.N. Office</i>						

File No.: 6983

June 14th, 1945.

CLAIMS DEPARTMENT

Tujiro ISOSHIMA - Reg. No. 13766

CREDITORS

Provincial Tuberculosis Unit:-

ISOSHIMA, Kikuyo - Reg. 05924	\$ 2091.00
ISOSHIMA, Toshio - Dec'd	1611.00

23rd Nov. 1945.

I telephoned today to Mr. McRae, the Collector of Institutional Revenue regarding the above accounts, and he agrees that the father, Tujiro is not legally responsible for these debts.

Toshio was admitted to the Hospital on the 5th April, 1936, and was at that time over the age of 21 years, and the daughter, Kikuyo, was of the age of 23 years when first admitted to the Hospital.



/OH

No claims on wife's File No. 7076.

LIABILITY SUMMARY

File No. 6983.

Tajiro ISOSHIMA - Reg.No. 13766.

The above named Japanese declared on his JP Form, signed 30th April, 1942, that he had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against him.

This summary is certified
to be in accordance with
information on file.

March 20th, 1946.


D. A. CRAMER.

DAC:JS

RECEIVED
AUG 25 1942

August 24, 1942,
Hastings Park.

Office of the Custodian,
Vancouver, B. C.

Re: Iwashima Yajiro #13766
20th Ave., Haney, B. C.
R. R. #1, Whonnock.

Mrs. Isano Iwashima and daughter
Masako are still in Haney. The house,
furniture, tools and crop have been leased
to Mr. Sam Palasky, Whonnock as per lease
attached for \$500., \$241.35 of which have
been paid to Mr. Iwashima by the Pacific
Co-operative Society. The balance is
payable Sept. 1st.

Encl.
GBS/AW

Geo. B. Spain
Geo. B. Spain.

MEMORANDUM

June 8, 1943.

File #7076
6983

TO: Mr. J. Morrison
FROM: Mr. E. F. Green.

Re: Kaeno ISOSHIMA and
Yuiro ISOSHIMA

We have heard from Mrs. Kaeno Isoshima +
that she has some things hidden on the premises of
her husband (whose 'JP' form I attach) at Whonook.
She asks that we record this and give the following
information:-

"A trunk containing two futons and some
chinawares stored inside ship lap wall right hand side
as you go upstairs of her house without registering
Custodian and tenant knowing.

Will you kindly instruct Mr. Morrison to
take off wall board and take proper records of as the
property be disposed of.

I do not know what is her wish of disposi-
tion of the same. I am writing to her in effect that
I asked Custodian to take care of the same."

You might look into this at your convenience -
no urgency.

EFG/HVP

* actually from a member of the Japanese Committee
in the building

✓
MEMORANDUM

File Nos. 6990 & 6983

15th April, 1946.

Re: Torakichi ISOSHIMA - Reg. No. 13818
Yujiro ISOSHIMA - Reg. No. 13766

Torakichi ISOSHIMA, File No. 6990, declared he left a bed on his brother, Yujiro ISOSHIMA's property, which is being administered under file No. 6983.

Our fieldmen were unable to identify the bed referred to, in view of the fact that it was not tagged or marked.

Five beds were sold and the proceeds credited to the brother's account, File No. 6983, and in view of the impossibility of our identifying the bed belonging to Torakichi ISOSHIMA, some adjustment will have to be made between the two of them personally, regarding it.

WHA:HA

Whamson

MEMORANDUM

File No. 6983

14th October, 1948.

Re: Isujiro ISOSHIMA - Regn. No. 13766

TO: Mr. C.H. Reed

FROM: M.L. BROWN

Please remove from the Safety Deposit Box, Envelope No. 468, containing 5 x \$100.00 Dominion of Canada 9th Victory Loan 3% bonds in bearer form, Nos. P.7 A910288/92 inclusive, belonging to the above Japanese.

We would like these bonds sent to Mr. Isoshima at New Denver, B.C., through the Bank of Montreal.

M.L. Brown

HA

MEMORANDUM

File #7076
6983

June 8, 1943.

TO: Mr. J. Morrison
FROM: Mr. H. F. Green.

Re: Yaeno ISOSHIMA and
Kujiro ISOSHIMA

We have heard from Mrs. Yaeno Isoshima that she has some things hidden on the premises of her husband (whose 'JP' form I attach) at Whonnock. She asks that we record this and gives the following information:-

"A trunk containing two futons and some chinawares stored inside shiplap wall right hand side as you go upstairs of her house without registering Custodian and tenant knowing.

Will you kindly instruct Mr. Morrison to take off wall board and take proper records of as the property be disposed of.

I do not know what is her wish of disposition of the same. I am writing to her in effect that I asked Custodian to take care of the same."

You might look into this at your convenience - no urgency.

HFG/MFP

*actually for a number of the Japanese
units on the island*

*Mr. reports no trunk behind wall, but trunk containing bedclothes
in an upstairs. Behind wall there are:-
2 iron bedsteads... 2 x 10 gallon stone crocks
quantity dishes... large quantity wallpaper*

Mr. Good

File No. 6983

August 24th, 1949.

Re: Yujiro ISOSHIMA- 13766
Case No. 411.

Figures received from you as follows:

Auction \$355.50 for \$74.85 changed to \$212.75 for \$57.10
D.N.F. R.N.M. 00 changed to \$97.75 plus pump \$110. - Total \$207.75.

See revised chattel analysis on case file. Recap as follows:

Claiming \$308.00 Sold at Auction \$65.65
" 3.50 Decl. not found
" 154.00 Not acct. for theft, etc.
\$465.50

While the claimant claimed for the pump in his original claim for chattels, this was not included in revised chattel claim. He does mention the pump in the revised real property claim but does not state how much he is claiming for it. There is no mention of \$110.00 being the amount claimed for this pump in the transcript but since you made special mention of pump in the above figures I have presumed he is still claiming on same and the same amount so have included it in with the rest of the chattel claim.

6983

September 22nd, 1942

The B. C. Security Commission,
Marine Building,
Vancouver, B. C.

Attention Mr. Fisher

Dear Sir:-

Re: ISOSHIMA, Yuiiro--Reg. #13766

The above Japanese is leaving for New
Denver on September 24th, and has applied for the
shipment to him of the following articles now left
with Mr. Sam Telasky, Dewdney Trunk Road, Haney,
B. C.

1 Small coal stove -- Kazy No. 43
1 Pipe, which is in the basement.

As I understand this stove weighs only
50 to 60 pounds, it would be covered by your allow-
ance and we would request you to make the necessary
arrangements. We enclose herewith extra copy for
the use of Mr. Saunders if necessary, or for hand-
ing to Mr. Telasky as a receipt.

Yours truly,

H. P. Green
Protection Department

Enc.
HFG:IF

6983

5th January, 1943.

Mr. Sam Telasky,
2981 Dewdney Trunk Road,
Whonock, B.C.

Dear Sir:

re: Yuiiro ISOSHIMA.

Confirming our conversation the Custodian has no objection to your building a fence around subject Japanese property and agrees that at the termination of your tenancy, unless said fence is paid for by either the owner or a new tenant, it will be quite in order for you to remove the fence from the property.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:OF

7076 and 6913

June 23rd, 1943.

Mr. and Mrs. Fujiro ISOSHIMA,
Reg. Nos. 13766 and 13767,
Hope, B. C.

Dear Sir and Madam:

Mr. Yamaga wrote to us quite recently and asked that we look into the matter of some of your belongings stored inside the shipley wall of your house on the Deedney Trunk Road. We cannot find the trunk containing two futons, but there is such a trunk included in the inventory of belongings left upstairs and cared for by the tenant.

Behind the wall our agent found the following:

2 New iron bedsteads
Quantity dishes, kitchen
utensils
2 x 10 Gallon stove crocks
1 x 4 " " "
Large quantity miscellaneous

If you require any of your things shipped to you, please apply through the Supervisor in the usual way.

Yours truly,

H. F. Green,
Protection Department.

HFG:MAI

March 22, 1948.

Mr. Yujiro IROGHIMA,
Reg. No. 19766,
New Denver, B. C.

Dear Sir:

We beg to acknowledge receipt of your letter of the 16th instant, enclosing Maple Ridge Co-operative Produce Exchange Certificates for 102 Shares, but you have been given credit for \$134.14, which is the redemption of 105 Shares.

Certificate #362, for three shares, was not enclosed in your letter, and we shall be glad if you will forward this Certificate to us when acknowledging receipt of the enclosed cheque for \$134.14.

As requested in your letter of the 12th instant, we attach hereto a statement of your account, together with auction sheets covering the sale of your chattels.

The Soldiers Settlement Board appraisal of real property was sent to your solicitor, Mr. R. J. McMaster, on February 13, 1948.

Yours truly,

CHH/fa
enc. (4)

C. H. Reed,
Office of the Custodian.

6983

March 2, 1944.

Mr. Yujiro IDOSHIMA,
Registration No. 13766,
New Denver, D. C.

Dear Sir:

The enclosed cheque in the amount of \$40.35 represents the credit balance in your account at this office, as requested in your letter of February 22, 1944.

We are also enclosing a copy of our letter of August 30, 1943, as it appears from your remarks that you did not previously receive a copy. In answer to your question regarding disposal of revenue from your property, please refer to the third paragraph of this letter.

Yours truly,

W. E. Anderson,
Farm Department.

Enc. 2.
WEA/BO

Credit Balance - Nil.

6983

August 30, 1943.

Mr. Yujiro ISOSHIMA,
Registration No. 13766,
New Denver, B. C.

Dear Sir:

Re: Sale of Rural Property.

The Custodian has recently accepted an offer received from The Director, The Veterans' Land Act, to purchase a large number of Japanese-owned rural properties.

We are writing to advise you that a property which you own, or have an interest in, is included in this deal.

The sale was made effective as at January 1st 1943 and adjustments will be made as at that date and rentals received in the current year will accrue to the Director of the Veterans' Land Act.

As this is a transaction of considerable size it will take some time to make all the necessary adjustments and receive payment. In due course, however, we will supply you with full details as it concerns your own particular property, showing the adjustments which have been made and the amount which will be placed to your credit.

We would suggest that further correspondence from you in regard to this matter should be delayed until we are in a position to supply complete information and make the proceeds of sale available to you, subject to the adjustments mentioned above, and to any legitimate claims filed with the Custodian.

In due course, therefore, you may expect to hear from us further in regard to this matter.

Yours truly,

F. G. Shears.

F. G. Shears,
Director.

FGS/PMH.

6983

14th October, 1948.

REGISTERED

Mr. Yujiro ISOSHIMA,
Regn. No. 13766,
New Denver, B.C.

Dear Sir:

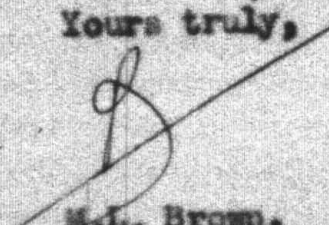
We enclose herewith our cheque for \$1823.83 being balance of your account accruing from sale of your personal and real property. We are also forwarding to the Bank of Montreal, New Denver, for your account \$500.00 Victory Loan bonds, particulars of which will be sent to you under separate cover.

Please be assured that acceptance of this cheque will in no way prejudice any claim you may have before the Commission, as the Honourable Mr. Justice H.I. Bird has so ruled.

For your information we are attaching a statement of your account covering the period since the previous statement sent to you 22nd March.

Please acknowledge receipt.

Yours truly,


M.L. Brown,
Office of the Custodian.

MLB:BA
Encls. 2 (cheque)
C.C. to Messrs. Black & Stubbs.
Barristers & Solicitors.

8th December, 1948.

Mr. Yujiro ISOSHIMA,
Regn. No. 13766,
New Denver, B.C.

Dear Sir:

This is to advise you that the Bank of Montreal,
New Denver, B.C., is holding on your behalf, the undernoted
Dominion of Canada Ninth Victory Loan 3% bonds:

P7-A910288	- \$100.00
A910289	- \$100.00
A910290	- 100.00
A910291	- 100.00
A910292	- <u>100.00</u>

\$500.00

Please call at the bank at your earliest opportunity
and take delivery of your certificates.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

RECEIVED
MAY 19 1942

6983

I YUJIRO ISOSHIMA of Whonnock, B.C

Owner of property Three of East half South East quarter Section twenty-two (22)

South and E.W. Half in the municipality

of Maple Ridge hereby agree to let the above de-
scribed lands to SAM TELASKY for the sum of \$500.00 for the year 1942 and
\$250.00 for 1943 and subsequent years until my return.

giving him the right to carry on work immediately on my farm de-
scribed above.

This agreement is to protect both parties against the legal rights
of myself as owner of the said lands and the new occupant carrying
on to conserve the crop thereon and not to be construed as inter-
fering with the legal rights of the Custodian of Japanese property
if and when such property becomes his legal guardianship.

Time is the essence of this agreement.

Y. Isoshima

Witness:

[Signature]

Sept. 18, 1942

6983

In connection with the lease of my property to Mr. Telasky I wish to inform you that Mr. Telasky was brought to me by two individuals, one representing the Maple Ridge Co-operative and named Ralph Yoshida, and the other man, whose name I do not know, who represented the Pacific Co-operative Union.

I was offered \$500.00 cash for the sale of my 1942 crop and was told that I would have to go to the Pacific Co-operative Union to have the agreement signed. I went to a law office in Mission, accompanied by the people mentioned above, and was told that I was to sign an agreement. Mr. Yoshida explained to me that I would be paid \$500.00 cash but that was all. I was then told that I was to receive two cheques and was handed two cheques, one for payment immediately and the second for payment on the 1st September, and I raised no objection because I presumed that the Pacific Co-operative Union would have sufficient money after crops were sold.

I was told nothing about the manner of the contract I have signed and know nothing about any provisions in connection with the crop failure, poor weather or the effect of war on the carrying on of the contract I made. At the time I signed the agreement I also agreed to have the farm rented for the following year at one half the price.

Y. Yoshida

Yajiro ISOSHIMA
P.M.

File No.

6913

Date

Feb 21/45

SUMMARY

Name:

Yajiro Iwashima

Address:

Whomash

(1) - We have today moved to auction room at Museum effects as per enclosed list at a total cost of \$ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Small balance of chattels to be auctioned later

The tenant gave us the following explanation:

W. Hudson

6983

*Copy
out to Anderson.*

Hastings Park,
Sept. 1, 1942.

ADDITIONAL REGISTRATION

ISHOSHIMA, Yujiro

Reg. No. 13766
R. R. #1, Whonnock, B. C.

File this please.

OFFICE OF THE CUSTODIAN

SEP 2 1942

The following are a list of chattels
left with Mr. Sam Telasky, Dewdney Trunk
Rd., Haney, B. C.

FURNITURE

2 double beds
2 double bed springs
2 threequarter bed springs
1 sofa
1 dresser
1 phonograph
6 mattresses
1 dining table
11 chairs
1 Eikosha Clock
1 kitchen stove, McClay Garry
1 McLary Heater
1 Coal stove, Kozy #43
1 Electric water pump, Beatty Bros.
3 boxes kitchen utensils and clothes

FARM IMPLEMENTS

1 Jamesway Brooder
1 spring hollow
1 sprike hollow
1 cultivator
2 manure forks
2 hoes
2 rakes
2 cross cut saw 7'8"
1 faller's saw 8'

SIGNATURE.....

Y. Ishishima

WITNESS.....

A. Williams

NAME ISOHIMA, Fujio

REGISTRATION NO. 13766

FILE NO. 6983

The following chattels were sold by public

auction at Mission, B. C. on February 21, 1945.

- 1 Bread bin, old sickle and hoe	\$ 0.35
- 1 Bed	8.50
- 1 Bed	6.00
- 1 Clock	3.00
- 2 Screens	0.20
- 1 Bookshelf and mop	0.25
- 1 Bed	1.50
- 1 Mattress	1.00
- 1 Range	6.00
- 1 Heater	0.50
- 1 Dresser	3.00
- 1 Table	1.75
- 1 Couch	7.00
- 1 Crock	2.85
- Tub, clothes line and wicker chair	0.75
- 6 Chairs	3.00
- 1 Gramophone	3.25
- 1 Bed	0.50
- 1 Bed	3.00
- 1 Spring and shovel	0.60
- 3 Saws	0.60
- 1 Bar and fork	0.35
- 1 Shovel and saw	1.60
- Dishes	0.30
- Dishes	0.75
- Dishes	0.10
- 1 Deck chair	1.65
- 1 Box of kitchen utensils	0.75
Total	\$ 60.10
Carried forward	
Less Expenses	
Net Proceeds	
Amount of Cash Received	
Amount of Cash Received	
Amount of Cash Received	

NAME ISOSHIMA, FujioREGISTRATION NO. 13766FILE NO. 6983

The following chattels were sold by public
 auction at Mission, B. C. on February 21, 1945.

	Brought forward	\$	60.10
- 1 Shovel			0.50
Sink			1.00
1 Shoe last and pulley, hatchet			0.25
- 1 Box of tool heads			0.50
1 Box of tool heads			0.35
- 1 Auger			0.75
- 1 Saw and saddle head			0.20
- 1 Wheelbarrow			1.25
Chick troughs			0.25
1 Basket, lanterns and 2 pails			0.75
- Chick fountain			1.00
- 1 Cultivator			3.00
1 Box of sundries			0.55
- 1 Hoe			0.70
- Single tree			0.50
- 1 Bar			0.25
- 1 Harrow			2.25
- 1 Harrow			6.75
1 Parasol			0.10
- 1 Shovel and fork			0.25
- 1 Peevie			1.70
- 1 Spud digger			0.50
Cultivator parts			0.40
- 1 Shovel and pulley			0.50
- 1 Mail box			3.00
- 1 Pulley and saw			0.40
- Wire			2.50
Total	Carried forward	\$	90.25
Less expenses:		\$	
Net proceeds credited:		\$	

~~Number of Auctioneer's Staff Present:~~~~Directed from Auctioneering List No.~~~~Remarks:~~

NAME ISOSHIMA, Tuziro

REGISTRATION NO. 13766

FILE NO. 6963

The following chattels were sold by public
auction at Mission, B. C. on February 21, 1945.

	Brought forward	\$ 90.25
1 Saw and tackle		0.75
1 Breeder		8.00

Total

Less Expenses: (Auctioneer's Fee \$ 9.90
(Advertising 0.64
(Moving) 21.36

Net Proceeds Credited:

\$	99.00
\$	31.90
\$	<u>67.10</u>

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No.

Mission 17.

Remarks.

DEC - 2 1947

FORM FOR CO-OPERATIVE COMMITTEE

6983

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

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

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

2310
AC 46P
21370A
Nov 9

(1) NAME **ISOSHIMA** **YUJIRO** (RCMP) Reg. No. **13766**

(Print) Surname Given Name

(2) Pre-Evacuation Address **2981 Denney Trunk Road, Whonnock, B.C.**

(3) Present Address **New Denver, B.C.**

(4) REAL ESTATE **Municipality of Maple Ridge, B.C.**

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot Three (3) of the East Half of the South East Quarter of Section Twenty-Two (22) Township Twelve (12) map Three Thousand One Hundred and Fifty-One (3151)

(c) Type of Real Property (cross out words which do not apply):

(i) Farm _____
(ii) ~~Residence~~ Type of business **Fruits, Berries and Chickens**
(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**
Income off place about \$2,500.00 per year.

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

(i) Land	\$ 3,000.00
(ii) Buildings	\$ 4,800.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	\$ 574.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	\$ 8374.00
(v) Amount at which Custodian sold property and credited your account	\$ 2234.43
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	\$ 6139.57

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation **Maple Ridge, B.C.**

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

(c) How stored or packed at time of evacuation **As it was.**

(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")

of Maple Ridge. Later date were taken care of by the Custodian (1943)

(e) Itemized description of personal property which is the subject of the claim:	Estimated Value \$
1. Furniture	124.50
2. Iron implements	149.50
3. House	3000.00
4. Buildings	1800.00
5. Estimated Value \$	
6. Estimated Value \$	
7. Estimated Value \$	
8. Estimated Value \$	
9. Estimated Value \$	
10. Estimated Value \$	6374.00
TOTAL CLAIM FOR PROPERTY LOSS \$	

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)) \$ 4329.21

(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:

I, of the in 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 Village of New Denver

in the Province of B.C.

this 14 day of November

A.D. 1947.

Commissioner for Taking Affidavits

With Best Regards

A Commissioner &c.

Y. Jackson

LIST OF HOUSE FURNITURE AND FARM IMPLEMENTS

1	only	Dining Table	\$ 5.00
2	"	Double Beds	50.00
2	"	" " Springs)	
2	"	Three Quarter Bed Springs	10.50
1	"	Sofa (Studio Lounge)	41.50
1	"	Dresser	25.00
1	"	Record Player (Electric)	19.50
6	"	Mattresses	27.00
11	"	Chairs	22.00
1	"	Wall Clock	8.00
1	"	Kitchen Stove (McLay Garry)	80.00
1	"	Heater (McLay)	25.00
1	"	Electric Water Pump (Beatty)	10.00
1	"	Jamesway Brooder	48.00
1	"	Spring Hollow	25.00
1	"	Sprike Hollow	16.50
1	"	Cultivator	15.50
2	"	Manure Forks	2.50
2	"	Hoes	2.50
2	"	Rakes	3.50
2	"	Cross-Cut Saws (7'6")	20.00
1	"	Faller's Saw (8')	16.00
			<hr/>
			\$ 574.00
			<hr/>

The above is list Custodian took over and sold and for which I got no credit.

KEEP

DESCRIPTION OF HOUSE - FRAME BUILDING:

(1)	Size - 28 x 28 - full cement basement 2 storey - 6-room house with Front & Back Perch - Built 1932	\$ 2,500.00
(2)	CHICKEN HOUSE: - 20 x 132 Lumber - each 20' partitioned off - Feed Room 12 x 20 5' Back @ 6' Front - Wire Netting Front	800.00 500.00
(3)	CHICKEN HOUSE: - 20 x 64 as above (new)	225.00
(4)	CHICKEN BROOD HOUSE: - 16 x 32 (7 years old) (Double walls)	600.00
(5)	BARN - 20 x 24 - 10' Studding - Lumber	175.00
(6)	INCUBATOR HOUSE: - 8 x 10 - Concrete Floor 3 double lumber walls	
		<u>\$ 4,800.00</u>

This is a fair valuation and I was averaging \$2000.00 a year from my produce at the time of my evacuation which I have lost.

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.

NOV 21 1947

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

- (1) NAME **ISOSHIMA** (Print) Surname Given Name **YUJIRO** (RCMP) Reg. No. **13766**
- (2) Pre-Evacuation Address **2961 Dewdney Trunk Road, Whonnock, B.C.**
- (3) Present Address **New Denver, B.C.**
- (4) REAL ESTATE
- (a) Street Address (if any) **Municipality of Maple Ridge, B.C.** City or Municipality. Province
- (b) Legal description (lot number, block number, section number, etc.)
Lot Three (3) of the East Half of the South East Quarter of Section Twenty-Two (22) Township Twelve (12) map Three Thousand One Hundred and Fifty-One (3151) in the District of New Westminster, B.C.
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~ **Fruits, Berries and Chickens**
- (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
Income off place about \$2,500.00 per year.
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- | | | |
|---|----|----------|
| (i) Land | \$ | 3,000.00 |
| (ii) Buildings | \$ | 4,800.00 |
| (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) | \$ | 574.00 |
| (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) | \$ | 8374.00 |
| (v) Amount at which Custodian sold property and credited your account | \$ | 2234.43 |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) | \$ | 6139.57 |
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
Maple Ridge, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Residence
- (c) How stored or packed at time of evacuation
As it was

(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") Under care of Mr. Sam Tolansky of Maple Ridge. Ledger date were taken care of by the Custodians (1943)

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

1. Furniture	Estimated Value \$	424.50
2. Farm Implements	Estimated Value \$	149.50
3. House	Estimated Value \$	3000.00
4. Buildings	Estimated Value \$	4800.00
5. Estimated Value \$		
6. Estimated Value \$		
7. Estimated Value \$		
8. Estimated Value \$		
9. Estimated Value \$		
10. Estimated Value \$		
TOTAL CLAIM FOR PROPERTY LOSS \$ 8374.00		

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)) \$ 4939.51

(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 ☒ 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
of
TO WIT:

1. Tujire Isoshima
of New Denver
in the Province of British Columbia

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 Village of New Denver
of the Province of B.C.
this 14 day of November
A.D. 1947
Commissioner for the Province of B.C.

N.B.—THIS FORM IS TO BE 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.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/467
File No. (JL-510)

Vancouver, B.C.

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

6983

Dear Sir:-

Re: The E¹ of Lot 3 of the E¹ of the
SW¹ of Sec. 22, Tp. 12, Map 5151.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 149524-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 22,704.41, in favour of The Secretary of State,
forwarded to you and dated March 22nd, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 2,228.00

Less arrears of taxes to
January 1st, 1943,

- \$ -

Amount paid to Secretary of State -

2,228.00

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

APR 28 1944

Date

Solicitor for
The Secretary of State

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 6983

Reg. No. 13766

506 Royal Bank Building,
Vancouver, B. C.

Mr. Yojiro ISOSHIMA,
New Denver, B. C.

MAY 22 1944

Dear Sir:

Re: 2981 Dowdney Trunk Road, Whannock, B. C.
Municipality of Maple Ridge, the E. ½ of Lot 3 of the
E. ½ of the S.E. ¼ of Sec. 22, Twp. 12, Map 3151,
Dis. of New Westminster, C. of E. 51561.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 2228.00
Add:	9.43
Unexpired insurance premium as at January 1st, 1943	<u>2237.43</u>
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	<u>3.00</u>
Net proceeds of sale	<u><u>\$ 2234.43</u></u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

8.

1961	Jan. 1	Feb. 22	Mar. 5	Mar. 26	1966	Mar. 7
1961	Jan. 1	Feb. 22	Mar. 5	Mar. 26	1966	Mar. 7
Credit to Sale of Property	Land Registry Office C/E	P. O. U. Cheque	Cheque to you	" " "	" " "	" " "
\$2236.43	\$ 1.00	241.95	100.00	100.00	40.35	40.35
Balance						
Credit						
\$2236.43						
CR \$2236.43						

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

New Denver, B.C.

June 22, 1948

10

IN THE MATTER OF THE CLAIM OF
YUJIRO ISOSHIMA

PROCEEDINGS AT HEARING

20

APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.E. COBUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to New
Denver Sub-Commission

MRS. I.C. SMITH,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

30

MR. COBUS: The claim, your honour, of Yujiro Isoshima, which appears as No. 15 on the Secretary's list.

YUJIRO ISOSHIMA, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 MR. COBUS: I would ask leave to amend the claim, your honour. With respect to the claim for realty under 4 (e), we are now showing the total value of land and buildings as \$6500.00. It was originally broken down into land and buildings in the amount of \$7800.00. We credit the Custodian with \$2228.00, which leaves a realty net claim of \$4272.00

20 With respect to personalty under 5 (e), we show a total claim for personal property in place of an itemized list on the claim -- we are submitting a list with the statement later -- in the amount of \$355.50, and we credit the Custodian with \$64.85, leaving a net claim for personal property of \$280.65.

The total claim under 5 (f) is now \$4552.65.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate, which was farm land, for which you are submitting a claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

30 Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the real estate statement.

THE COMMISSIONER: That will be Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my friend produce the Farm Appraisal Report on the property which is the subject matter of this claim?

(Handed to Mr. Cobus)

10 MR. COBUS: The Farm Appraisal Report is filed on behalf of the Crown.

THE COMMISSIONER: Exhibit No. 2.

(FARM APPRAISAL MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to Exhibit 1, your honour, this was a ten acre farm.

Q: Witness, this farm of yours was located three miles from Haney, B.C., is that correct?

A: Yes.

20 Q: Was it near any other station; was it closer to any other point than Haney?

A: Haney station was the nearest.

Q: I see.

MR. COBUS: It is a 10 acre farm, your honour, of which two acres were uncleared, two acres were cleared but not planted, five acres were cultivated and in crop. The crops were strawberries, 1 acre, raspberries, half an acre, vegetables and grain, 3½ acres. The property was purchased in 1920 at a cost of \$2075.00. At that time none of the land was cleared and there were no improvements on it.

Y. Isoshima
In Chief

10 The witness estimates the value of the property, that is, land and improvements, at \$6500.00. He lists as improvements which he made upon the property after purchase, clearing about 8 acres from 1920 to 1939, using some hired labour and the rest being done by his own labour. The cost of clearing, he says, was \$300.00 per acre, a total of \$2400.00 in all for clearing. He put in about 4000 feet of drainage ditches with cedar covers, and they were tiled ditches. He did this by his own labour and estimates the cost of ditching at \$500.00. He planted about 180 fruit trees, mixed varieties, at different times, and at \$1.50 each. He estimates the cost of planting the trees at \$270.00. On the property he dug two wells and installed a one-quarter horsepower electric pump and piping to the house. That, he estimates, cost about \$400.00.

20 With respect to buildings erected on the land, there was a house, a two storey house, 6 rooms, which apparently was supplied with electricity. He gives complete details as to its construction and says the estimated cost of the house is \$2500.00. Thereafter he lists a woodshed and incubator house, a chicken brooder house and poultry house, the poultry house being electrically equipped. A second poultry house and a barn or shed is listed. He has shown estimated costs of each building thereon.

30 He says the age of the house is given as

fifteen years -- he is referring, of course, your honour, to the Farm Appraisal Report. He says it was just ten years old and in good condition. He says the appraiser has over-estimated the age of the other buildings. In 1942 he built the hen-house, and that was entirely new and had never been used. He considers that the value the appraiser placed on the land and buildings was much below a fair value. With respect to the location of the property, he says the property is well located with access to Dewdney trunk road, and about three miles from the railway at Haney. The soil is excellent for small fruits, and his fruit trees provided for domestic use and gave him a \$400.00 surplus annually. He believes the property was worth at least \$6500.00 when it was sold by the Custodian for \$2228.00.

10

Q: Now, witness, I produce to you a statement concerning the personal chattels for which you have submitted a claim. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

20

A: Yes.

Q: In your statement you make reference to a list of chattels attached thereto. I produce to you a list, the total of which is \$355.50 as an estimated value of all the articles on the list. Is that the list to which you make reference in your statement?

A: Yes.

30

Q: Is the information contained in your statement and

in the list attached true to the best of your knowledge and recollection?

A: Yes.

THE COMMISSIONER: That will be Exhibit 3.

(STATEMENT AND LIST MARKED EXHIBIT NO. 3)

10 MR. COBUS: Referring to the statement in Exhibit 3, your honour, he says that the household articles and the farm tools were all left in the basement of his farmhouse at Maple Ridge, B.C., except the two stoves which were left in the kitchen and parlour. He wishes to direct special attention to his new electric brooder which cost him \$48.00 in 1941 and which he used just three weeks. He says the Custodian sold this for \$8.00. He says that he has allowed for depreciation on all items.

Q: Witness, I produce to you three snapshots which I will show to you separately. The first one is dated 1931. Will you identify that picture?

20 A: This is the house that he lived in, and it was not quite completed then.

Q: It was still under construction?

A: Yes, it was still under construction.

Q: The picture doesn't show a great deal of fruit trees or garden there. Had you planted your fruit trees in that year?

A: There are some, but he said you can't see some of them.

Q: You had done some planting on that property at that time?

30 A: They were all together, 100 fruit trees.

MR. COBUS: I would like to file the picture taken in 1931.

(PHOTOGRAPH MARKED EXHIBIT NO. 4)

Q: Now, I show you, witness, a snapshot. Would you identify that?

A: These are the trees that were planted in 1939.

MR. COBUS: 1939? Are you sure he said that?

THE INTERPRETER: I am not quite sure.

MR. COBUS: Well, we better find out.

10

(Interpreter to Witness)

A: That was three years old.

MR. COBUS: Q: What year was the picture taken?

A: That was 1931 it was taken, 1931, and this was taken.

Q: Now, be careful --

THE COMMISSIONER: She says this picture was taken in 1931, now that picture was taken, when?

MR. COBUS: On the record, it wouldn't be very clear as to which picture was taken in 1931. This picture, Exhibit 4, was taken in 1931.

20

THE INTERPRETER: 1931.

THE COMMISSIONER: All right, when was that picture taken?

A: 1931, and the tree was three years old at the time that was taken in 1931.

THE COMMISSIONER: That will be Exhibit 5.

(PHOTOGRAPH MARKED EXHIBIT NO. 5)

MR. COBUS: Q: Now, witness, I show you a third snapshot. Would you identify that the buildings are and anything else of interest in the picture?

30

A: This is the pump, and the hose continues on, and this is a greengage tree, and this is the new brooder house.

Q: The one on the left of the picture is the new brooder house?

A: Yes, and this is the chicken house.

Q: That is the building in the background?

A: Yes.

Q: By the way, when was this picture taken?

10 A: Just in 1942, before I left, before I was evacuated.

MR. COBUS: I file the snapshot as the next exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 6)

MR. COBUS: With respect to the real property, would my friend admit that the assessed valuation of the farm in 1943 was land \$600.00, and improvements \$1800.00, a total of \$2600.00 2400.00

MR. MACDONALD: Yes, your honour.

MR. COBUS: Is the assessed valuation of the land, Mr. MacDonald, shown as improved land, \$800.00?

20 MR. MACDONALD: Well, it is under the head of "land" on the improved side, so I presume it is.

MR. COBUS: I see, thank you. If my friend would produce the Analysis for filing. The Analysis is filed on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 7)

MR. COBUS: Your witness.

MR. MACDONALD: Your honour, I submit that the real property was sold at its fair market value and the personal property that was sold was sold at its fair market value, and the personal property claimed

for is claimed at an exorbitant value. As regards the real property, I have nothing to say as the Soldier Settlement Board Appraisal is already on file.

CROSS EXAMINATION BY MR. MACDONALD:

- 10 Q: It would seem that a lot of the furniture and goods that you left at your place were not of any particular value, as a lot of them were abandoned by the Custodian. What have you to say about that?
- A: He said that they were in quite good condition when he left.
- Q: Does he know what condition they were in, himself?
- A: Yes, I can say they were in good condition. I considered they were in good condition.
- Q: Now, have you had any experience in selling second hand furniture and goods, and chattels?
- A: Yes, I have.
- Q: What experience have you?
- 20 A: I had bought several things in the second hand shop and also at auction, but I have never sold any.
- Q: That is what I asked you, if you had any experience in selling any.
- A: I have no experience in selling anything.
- Q: And you have had no experience in placing values on second hand goods before?
- A: No.

MR. MACDONALD: That is all, your honour.

MR. COBUS: No questions, your honour.

30 THE COMMISSIONER: That is all, thank you.

Y. Isoshima

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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



G. Hambleton
Official Reporter

Thereby certify that the foregoing trans-
cript purports to be an accurate record
of the evidence adduced before me.

H.W. Colgan
Sub-Commissioner.

10

20

30

Defence Brief

NEW DENVER
22 June 48.

Yuiro ISOSHIMA

File No. 6983

Case No. 411 ✓

REAL PROPERTY CLAIM

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$6500.00 as amended. (Ex. 411-1)	\$2269.70	\$2228.00

Witness: ✓ H.L. Sinclair, Appraiser.

Ex. 1 - Real Estate Statement
Ex. 2 - S.S.B. Appraisal

PERSONAL PROPERTY CLAIM

2. Chattels

\$355.50 Ex. 411-3 All sold at auction for \$74.85 (21%)

Witness: ✓ J.H. Harkiss, Auctioneer

✓ W.E. Anderson, attended sale.

On Ex. 3 -- Chattel Statement -- claimant complains that a new electric brooder for which he paid 48.00 in 1941 was sold at Auction for 8.00, although only used for three weeks.

Note: Claimant himself leased his place (extract from lease is on this file) and the lease included House, buildings, chattels, livestock and farm implements, therefore, the question arises as to whether lessee took proper care of the chattels, etc. and if this would not account for the prices realized at auction.

RWN/mw

Name of Claimant **ISHIHAMA, Yujiro**411 Case **411**Custodian File **6983**

<u>REAL PROPERTY</u>									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
				Pump claim	\$110. -	26.8%			29.48 ✓
					2228	2979.89			2979.89 ✓
<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
<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		
212.75	57.10	17.13	26.8%	97.75	26.19				43.32 ✓
TOTAL RECOMMENDATION									3012.69 ✓

6983

October 16th, 1950.

Mr. Yuziro ISOSHINA,
New Denver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 411

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 ... \$3,012.69.

Cheque in your favour is enclosed for \$2,839.01 and we have paid the Co-Operative Committee .. \$ 173.68 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.