

7373

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: YOSHIOKA Kiemon
HOME ADDRESS: 71st Ave., R.R. #1., Port Hammond B.C.
REGISTRATION NUMBER 14000 SEX: Male AGE: 71
OCCUPATION: Farmer

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

EMPLOYER: Self
MARRIED? Yes
NAME OF WIFE OR HUSBAND: Sue
ADDRESS OF WIFE OR HUSBAND: 1st Ave R.R. #1., Port Hammond B.C.
NAMES OF ANY LIVING CHILDREN: All over 16 years.

ADDRESS OF CHILDREN: -----
AGE OF CHILDREN: -----

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

R 1. LOCATION AND DESCRIPTION: Municipality of Maple Ridge B.C.
20 Acres.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Shacks, 1 Barn.

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

4. TAXES (Amount and where payable) Taxes \$55.00 Payable at Maple Ridge B.C.
1941 Paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Dwelling house owned by
Asao Yoshioka. Occupied by Father.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of Sunao Yoshioka,
at Manitoba, Sugar Beets.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Strawberries, Gooseberries,
Asparagus, May try and sell the Crop.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Land owned by Kiemon Yoshioka, House
belongs to Son, Asao Yoshioka.
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none
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 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)
2-\$50.00 Victory Bonds. In declarants possession

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS:

none

2. TRADE DEBTS:

none

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 2nd day of May 1942.

(Signature)

W. L. Harris
Witness

Mr K Yoshioka

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Nov 5/43

Ar File No. 7223

Full Name YASHIOKA Kieman
(Surname in Block Letters)

Registration No. 14000

Male ☒ - Female
(check)

Age Sept. 16, 1870

Former Address

R R #1, Fort Hammond, B.C.

Date Evacuated

2/6/42

Naturalized - Canadian-Born - National
(check)

Present Address

1/2 Oscar Sanders
Picture Butte, Alta

Married - Single
(check)

Name of Wife

(OKAYAMA) Sue

Name of Husband

Name of Father

Chajiro (deid)

Name of Mother

? Tautai

Names of Children under 16

(Deid)

Requested by

ECP

Registered with Custodian

(Yes or No)

Additional Information

Parmen (strawberries &
beans) Cover of 35 acres - 3 houses
1/2 for truck.

103/9

EVACUATION SECTION

Rec'd DEC 18 1942

FILE NO. 7373

File No.

OFFICE OF THE CUSTODIAN

Ans.

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: Hiemon Yoshioka
HOME ADDRESS: 60 O.H. Sanders Picture Butte
REGISTRATION NUMBER 14000 SEX: male AGE: 72
OCCUPATION: Formerly (farmer) now sugar beet worker
of O.W. Sanders. Picture Butte

(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:

MARRIED? YesNAME OF WIFE OR HUSBAND: Sue YoshiokaADDRESS OF WIFE OR HUSBAND: 60 O.H. Sanders Picture ButteNAMES OF ANY LIVING CHILDREN: Asao, Hideko, Denta, KimioChizuko YoshiokaADDRESS OF CHILDREN: 60 O.H. Sanders Picture ButteAGE OF CHILDREN: 29, 22, 27, 26, 24 respectively

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

1. LOCATION AND DESCRIPTION: In municipality of
Maple Ridge Province of British
Columbia Roll No 1462, 1 of "A"
See Lot 280 Map 4020

2. BUILDINGS AND OTHER IMPROVEMENTS:

1 Barn 3 dwelling house, 2 wood shed, 1 truck shed
2 fruit packing shed

3. INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable)

Tax for 1942 is paid
Tax amount for 1942 73.03
municipal & school taxes

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

6. OCCUPANCY AND LEASES (If vacant so state)

They are all vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Picture Butte
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____
9. IF FARM LAND STATE CROPS SOWN Apparagus Gooseberries tree fruit
raspberry, Haps. strawberries currants
also Japanese tree fruits

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: _____
2. LANDLORD'S NAME AND ADDRESS Kimmon Yoshida
c/o C. H. Sanders Picture Butte Alta.
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: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

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

- | | |
|---|----------------------------|
| 2 walking plow | (2) horse drawn Cultivator |
| (1) Brand new 10" plough | 1 spring Cultivator |
| 1 Platform scale 500 lbs | 1 large Coal Heater |
| 1 Electric fan | 1 Camp stove oblong. |
| 1 set of Harness | 1 large tarp for truck |
| 2 wheel Barrow ^{wood} 1 steel Const. | 10 cord of hand sawed wood |
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS, 2 kitchen range
1 horse powered stumping machine and cables approx 250'
2 Blocks to go with machine, 10 does 2 shovel 2 pick
2 mattock 3 7' cross cut logging saw
these are found in barn and its surrounding buildings
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST ☒ OR

CLAIM ON ANY SUCH PROPERTY

Mr. K. Matsumura who has been renting house near
G. R. Grossings has believe left his good in
this house

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

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

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

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

*share of Pacific Coast Union Mission City BC
Canadian Western Ship Company share both with me.*

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: *me* _____

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 *16th* day of *December* 1942.

(Signature)

*吉田 幸次郎**Teruhiko Ikeda*

Witness

FOR DEPARTMENTAL USE _____

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: Keemon Yoshioka
HOME ADDRESS: 6% O.H. Sanders Picture Butte
REGISTRATION NUMBER: 14000 SEX: male AGE: 72
OCCUPATION: Formerly Farmer (now Sugar beet worker
of O.H. Sanders Picture Butte

(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: _____

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sue Yoshioka

ADDRESS OF WIFE OR HUSBAND: 6% O.H. Sanders Picture Butte

NAMES OF ANY LIVING CHILDREN: Uesoo, Hideko, Satsuyo, Kimio
and Chizuko Yoshioka

ADDRESS OF CHILDREN: all, 6% O.H. Sanders Picture Butte

AGE OF CHILDREN: 29, 23, 27, 26, 24 respectively

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

1. LOCATION AND DESCRIPTION: In municipality of Maple
Ridge Province of British Columbia
roll no 1462 1 of 4. Sec Lot 280 map 4020

2. BUILDINGS AND OTHER IMPROVEMENTS:

Barn, 3 dwelling houses 3 wood shed
truck shed 2 fruit packing shed

3. INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable): tax for 1942 is \$3.03 paid May 30/42 at
municipal Hall Naney B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state)

vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Picture Butte
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____
9. IF FARM LAND STATE CROPS SOWN: Asparagus Gooseberry tree fruits
raspberry hops strawberry currants also of
Japanese tree fruits

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: _____
2. LANDLORD'S NAME AND ADDRESS: Kiemon Yoshida
60 O. Sanders Picture Butte
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: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

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

2 walking plow	1 Camp stove ablong heater
1 Broad new 10" plow	1 large tarp for truck
1 platform scale 500 lbs	1 horse power stump pulling
1 Electric fan	machinery and approx. 250' of cable
1 set of harness	2 blocks to go with machine
2 wheel Barrow 1 wood 1 steel Const.	10 hors, 2 abbel 2 picks 2 on at work
10 Cord of Hand sawed wood	3. 7ft logging saw.
2 horse drawn Cultivator	<u>these are found in Barn and its</u>
1 spring Cultivator	<u>surrounding buildings</u>
1 Large coal Heater	

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: _____

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

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

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

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

Canadian western Hapa Co
Pacific Coop Union Mission City B.C.
all share are with me

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: _____

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 *16th* day of *December* 1942.

(Signature)

*姜用嘉在工**Teruhiko Ikida*

Witness

FOR DEPARTMENTAL USE _____

REAL PROPERTY SUMMARY

JAPANESE NAME: Kiemon YOSHIOKA Reg. No. 14000 File No. 7373.
Copy for File 10660
" " " 13785.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/97-P. First Offer.

PROPERTY ADDRESS: R. R. No. 1, First Avenue, Port Hammond, B. C.

LEGAL DESCRIPTION: Lot 1 of Parcel "A" of Lot 280, Group 1, Map 4020, Municipality of
Maple Ridge, D. N. W.

TITLE: Registered in the name of Kiyemon YOSHIOKA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25052, dated December 1st, 1942.

ASSESSED VALUES: Land - \$1800.00 Taxes - \$73.03.
Improvements - \$1500.00 - \$3300.00.

CLASSIFICATION: This is a small fruit and vegetable farm with a 4 room dwelling and
an old barn 24' x 30'. The house was burnt completely to the ground
on April 27th, 1943 - cause unknown.
This property had an area of 20.25 acres practically all cultivated
with 12 acres in small fruits, 2 acres in asparagus and the balance
in mixed vegetables.

**HISTORY OF
ADMINISTRATION:** This property was leased together with Asao YOSHIOKA'S, File 10660
(son of Kiemon YOSHIOKA) property adjoining viz., Lot 2, Parcel "A"
of Lot 280, Gp. 1, Map 4020, Mun. of Maple Ridge, by them Jointly on
May 5th, 1942. Term from 5th May, 1942 to 31st December, 1942, to
Joe Yee. Consideration - \$1,225.00 together with payment of Taxes.
This money was paid directly to the Lessors.

Kiemon YOSHIOKA owned a small dwelling built on his son's property
adjoining.

While this property was leased in 1943 all rental consideration and
relative documents were assigned to The Director, The Veterans' Land
Act.

SOLD: To The Director, The Veterans' Land Act for \$1,351.00 as at January
1st, 1943.
Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Kiemon YOSHIOKA as at May 10th, 1944,
against which were the following charges: Tax Arrears - \$12.28,
Registration Fees - \$3.00, Legal Fees - \$15.00 = \$30.28, leaving a
net credit of \$1320.72 from said transaction.

EXHIBIT NO. 795-7
DATE October 14/48
FILED BY W. A. Rice

Farm Appraisal Report

File No. JL-8

Containing Lot 2 of Sub. "A" of Lot 300, Map 4000, N.W.D.

Containing 29.255 Acres

1944, New YORK, N. Y.

Post Office Address Hammond, B.C.

Edward Ball Point Diamond - C.P.R.

Distance 1 mile

Home Town New Westminster, B.C.

Distance 16 miles

Check (give denomination) All denominations

Distance 1 mile

Forest School - 500 yards. Nancy High School
1 1/2 miles.

Distance

State how property was identified: Two corner posts located and map check.

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

Property fronts on 1st Avenue paved road and back of property fronts on paved road paved.

the district is good and Yao, mostly small fruit farmers.

Important opportunity FAIR in session at Hammond.

Dominating Nationality and religion British Protestant. Japs predominating in
immediate area.

Describe Fencing and its condition: 4 barbed wire fence along front of Value included in
property. Land
150.00

Water supply: 20' dug well with electric pump	Value \$150.00
---	----------------

BUILDINGS ON FARM

[illegible]

Total present day value \$ 400.00

Total Value Buildings and to farm: Houses and Barn \$ 500.00

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

Describe the basement and chimney: Stove-pipe

Downstairs 6 Upstairs W12 How finished Wood

Are buildings painted No Condition of paint _____

Distance from nearest land 1000 meters.

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.00	Undulating	Sandy gravelly loam 3'	Gravelly	All in crop except	80.00	534.00
3.33	Level 8.40 3.25	2' to 3' black clay loam	clay	Small fruits, etc.	65.00	211.25
2.00	Low wet 2.00	2' to 3' clay loam	Clay	Grass	60.00	120.00
Area which can be cultivated without cost other than for breaking,						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
6.10	Level, wet 6.10	2' to 3' black clay loam	clay	Alder, willow and scattered fir and cedar.	100.00 to 150.00	10.00 61.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. WET, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
	20 25 1000					

Total value of Land \$ 986.25

Total added by buildings to value of farm \$ 300.00

Well and electric pump

Total fruit trees add to value of farm (for use in orchard districts only) \$ 150.00

Total value of farm \$ 1376.25

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

Property leased to Yee Wo Yuen for \$1250.00 for 1942 season, which includes crop off Lot 2. Owner still in occupation, 73 years of age and 30 years on this property.

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

No white man would bother with the upper cleared land which is very stony and would appear to me to dry out in summer months.

Noxious weeds:

Thistles bad in places.

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

Maple Ridge Municipality, Honey, B.C. 1942, Land assessed at \$1500.00, Improvements assessed at \$1000.00 - Total \$2500.00. 1942 Tax \$73.05.

9.00 acres of this property subject to Dyking charges, Dyke Tax \$10.62.

Date: 12th May 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 11th day of May 1942.

Inspector's Signature

"L. B. PLUMLEY"

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

Farm Appraisal Report

Remarks This property has been cleared out of the back by the present owner, who is now 75 years of age and he and his wife are both very sick.

This 20.25 acre lot has been worked with the adjoining lot B, of 14.40 acres, and there are very poor buildings on this piece of land, and the area fronting on the Sharps Road is very gravelly, gradually sloping to the west, and there is some very good land in the bottom. All crops growing appear in excellent shape, but if weather turned warm land would dry out badly.

See sketch and report on A. YOSHIOKA (JL-9) - Lot 2 of Lot 200.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general use of land, fertility of soil, irrigation, drainage or dyking and reclamation.
On this property there are a number of bearing fruit trees
(apple, plum and cherry).

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Maple Ridge Byking District - 9.00 acres subject to byking charges, annual charge \$10.00.

ORCHARDS, SMALL FRUITS, ETC.

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

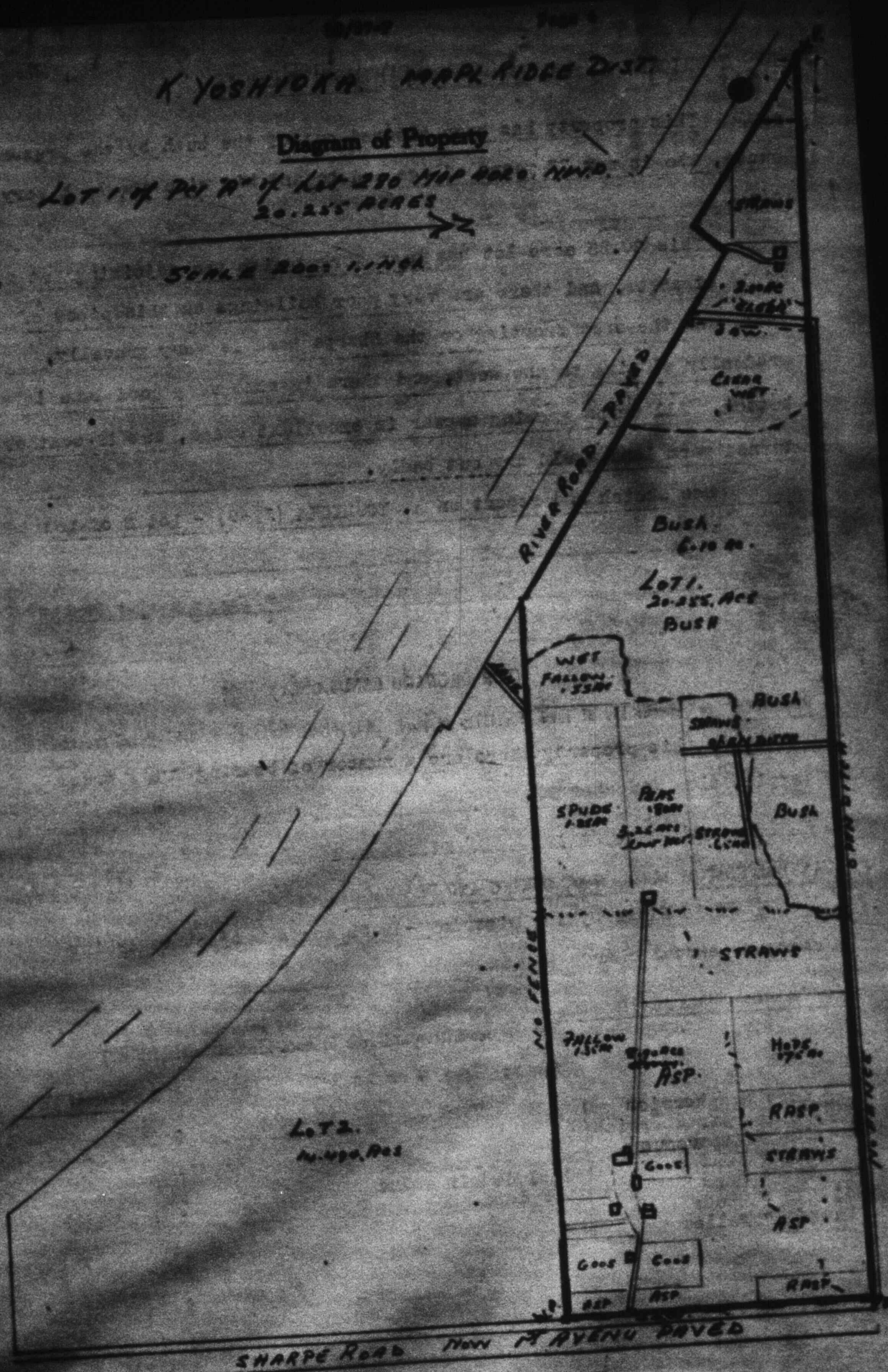
[illegible]

K YOSHIOKA MAPLE RIDGE DIST

Diagram of Property

Lot 1 of Pct 7th of Lot 280 MAP ROAD N.W.D.
20.255 ACRES

SCALE 200' = 1" INCH



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

value is \$ 3400.00

Date 15th May 19 48.

"I. T. HARRIS"

District Superintendent.

REAL PROPERTY SUMMARY

Copy for 10660

JAPANESE NAME: Kiemon YOSHIOKA Reg. No. 14000 File No. 7373.
Copy for File 10660.
" " " 13785.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/97-P. First Offer.

PROPERTY ADDRESS: R. R. No. 1, First Avenue, Port Hammond, B. C.

LEGAL DESCRIPTION: Lot 1 of Parcel "A" of Lot 280, Group 1, Map 4020, Municipality of
Maple Ridge, D. N. W.

TITLE: Registered in the name of Kiyemon YOSHIOKA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25052, dated December 1st, 1942.

ASSESSED VALUES: Land - \$1800.00
Improvements - \$1500.00 - \$3300.00. Taxes - \$73.03.

CLASSIFICATION: This is a small fruit and vegetable farm with a 4 room dwelling and
an old barn 24' x 30'. The house was burnt completely to the ground
on April 27th, 1943 - Cause unknown.
This property had an area of 20.25 acres practically all cultivated
with 12 acres in small fruits, 2 acres in asparagus and the balance
in mixed vegetables.

HISTORY OF
ADMINISTRATION: This property was leased together with Asao YOSHIOKA'S File 10660
(son of Kiemon YOSHIOKA) property adjoining viz., Lot 2, Parcel "A"
of Lot 280, Gp. 1, Map 4020, Mun. of Maple Ridge, by them Jointly on
May 5th, 1942. Term from 5th May, 1942 to 31st December, 1942 to
Joe Yee. Consideration - \$1,225.00 together with payment of Taxes.
This money was paid directly to the Lessors.

Kiemon YOSHIOKA owned a small dwelling built on his son's property
adjoining.

While this property was leased in 1943 all rental consideration and
relative documents were assigned to The Director, The Veterans' Land
Act.

SOLD: To The Director, The Veterans' Land Act for \$1,351.00 as at January
1st, 1943.
Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Kiemon YOSHIOKA as at May 10th, 1944,
against which were the following charges: Tax Arrears - \$12.28,
Registration Fees - \$3.00, Legal Fees - \$15.00 = \$30.28, leaving a
net credit of \$1320.72 from said transaction.

transaction.

Page 2.

File No. 7373.
Copy for Files 10660 & 13785.

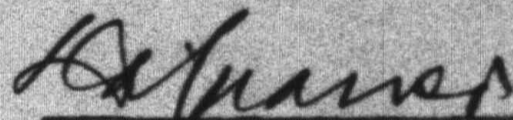
The distribution of these funds was held up owing to the mix-up over the 3 houses built on Lot 2 of Parcel "A" of Lot 280, Gp. 1, Map 4020, Mun. of Maple Ridge, as we were unable to distinguish Kasuo TAMURA'S File 13785, interest in the property, and also because of the undistinguishable equity of Father, Kiemon YOSHIOKA, File 7373, and Son, Asao YOSHIOKA, File 10660, because of their houses having been built on the property of Asao YOSHIOKA. The net proceeds derived from the property sales were sent to the Father and Son Jointly, asking that they make the proper distribution among themselves direct.

Certificate of Title No. 169875-E in the name of The Director, The Veterans' Land Act.

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

October 31st, 1946.

DAC:JS


D. A. CRAMER.

LIABILITY SUMMARY

File No. 7373.


Kiyomasa YOSHIOKA - Reg. No. 14000.

The above named Japanese declared on his JP Form, signed May 2nd, 1942, that he had no Personal or Trade Debts.

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.

October 31st, 1946.


D. A. CRAMER.

DAC:JS

John Coplan

NAME YOSHIOKA, Kemon

REGISTRATION NO. 14000

FILE NO. 7373

The following chattels were sold by public
 auction at Haney, B. C. on August 24, 1944.

Umbrella stand	\$ 0.35
2 Show cases	0.50
Crutches etc.	0.25
Gramophone	3.00
Electric lamp and pail	0.45
Trays etc.	0.75
Stove	1.00
Musical instrument	0.40
Chairs	5.00
Mattress	0.50
3 Mattresses	4.00
Mattresses	2.00
1 Settee	0.50
1 Settee	1.00
Mop	0.55
Stand	0.55
Dresser	0.25
Show cases	0.25
2 Tables	0.75
Nails	1.10
Dresser	7.50
Linoleum	0.25

Total

(Auctioneer's Fee: \$ 3.09

\$ 30.90

Less Expenses:

(Advertising: 0.45

\$ 3.66

(Moving: * 0.12

Net Proceeds Credited:

\$ 27.24

Members of Custodian Staff Present.

Mr. R. M. Anderson

Extracted from Auctioneering List No. Haney 9.

Remarks. * Heavy moving bill charged in last auction.

NAME YOSHIOKA, Kiyon

REGISTRATION NO. 14000

FILE NO. 7373

The following chattels were sold by public
auction at Haney, B. C. on June 15, 1944.

Bedroom suite	\$66.00
Bed & spring	7.00
Clock	5.00
Ironing board	1.00
Level	1.00
Box stove	2.00
Box stove	4.50
Clock	1.00

Total

\$ 87.50

Less Expenses: (Auctioneer's Fee: \$8.75

\$ 29.07

(Advertising: 1.16

(Moving: 19.16

Net Proceeds Credited:

\$ 58.43

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 8

Remarks

NAME YOSHIOKA, Kiyomasa

REGISTRATION NO. 14000

FILE NO. 7373

The following chattels were sold by public
 auction at Hanay, B. C. on August 24, 1944.

- Umbrella stand	\$ 0.35
- 2 Show cases	0.50
- Crutches etc.	0.25
- Gramophone	3.00
- Electric lamp and pail	0.45
- Trays etc.	0.75
- Stove	1.00
- Musical instrument	0.40
- Chairs	5.00
- Mattress	0.50
- 3 Mattresses	4.00
- Mattresses	2.00
- 1 Settee	0.50
- 1 Settee	1.00
- Mop	0.55
- Stand	0.55
- Dresser	0.25
- Show cases	0.25
- 2 Tables	0.75
- Bells	1.10
- Dresser	7.50
- Linoleum	0.25

Total		\$	
Less Expenses:	(Auctioneer's Fee: \$ 3.09		30.90
	(Advertising: 0.45	\$	3.66
	(Moving: 2 0.12		
Net Proceeds Credited:		\$	27.24

Members of Custodian Staff Present. Mr. R. M. Anderson

Extracted from Auctioneering List No. Hanay 9.

Remarks. 2 Heavy moving bill charged in last auction.

NAME YOSHIOKA, Kiamon

REGISTRATION NO. 14000

FILE NO. 7773

The following chattels were sold by public
auction at Hanay, B. C. on June 15, 1944.

- Bedroom suite	\$66.00
- Bed & spring	7.00
- Clock	5.00
- Ironing board	1.00
- Laval	1.00
- Box stove	2.00
- Box stove	4.50
- Clock	1.00

Total	\$ 87.50
Less Expenses: (Auctioneer's Fee: \$8.75	\$ 29.07
(Advertising: 1.16	
(Moving: 19.16	
Net Proceeds Credited:	\$ 58.43

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Hanay 8

Remarks

File No.

7373

Date

June 13, 1944

SUMMARY

Name: YOSHIOKA, Kison #14000

Address: 41-1st Ave., Hammond, B.C.

(1) - We have today moved to auction room at Maney, B.C. effects as per enclosed list at a total cost of \$ 17.87 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at None 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 \$ None 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:

None to come yet-will be in next auction sale.

The tenant gave us the following explanation:

6th November, 1942.

File No.: 7373

Name: Kiemon YOSHIOKA.

Regis. No.: 14000

LIST OF CHATTELS LEFT ON YOSHIOKA
PROPERTY AT 41-1st Ave., HAMMOND, B.C.

1 Heater Stove	4 sheets Linoleum
2 Old Couches	1 Desk (broken)
13 Chairs	5 Mattresses
1 Gramophone	4 Spring Mattresses
2 Round Tables	3 Chests-of-drawers
* 5 pce. Bedroom Suite	1 Bhuddist shrine
1 Singer Sewing Machine	1 box containing clothing
1 large Cupboard	6 baskets " "
1 Flower Stand	1 Bookcase with several Jap. books
1 Kitchen Stove	1 cupboard cont. Jap. books & old clothing
1 Electric Washing Machine	
1 Square Table	1 Axe
* 1 Electric Toaster	2 Lamps & 1 Lamp Shade
1 Large Kitchen Cupboard	7 Jars of Jam
4 Division Book-case	* Kitchen Utensils
2 old Stools	1 sack of Rice
1 Sleeping Couch	4 Hanging Scrolls
1 Carpet in Bedroom	Children's Toys
1 Japanese Lantern	1 pair of Crutches
1 Dressing Table	1 Flower-stand
3 Hammers	2 Umbrellas
1 Toy Wagon	1 Wicker Chesterfield
1 cord of Wood	2 Quilts
1 Bicycle frame	1 Blanket
Approx. 10 cords of Firewood.	1 Stool
8 Chairs	4 suitcases containing clothing
3 Tables	3 complete Beds
* 1 ELECTRIC pumping units with	* 1 Mattress belonging to NAKATSU
80 gallon Compression water tank	also 1 large Box of Jap. goods of Vancouver
myns products	1 2-gal. can 3/4 full of nails.
1 large chime clock.	1 barrel like wood heater
	1 Camping heater stove

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: Dec 16/42..... SIGNED: 喜岡喜太郎

Please sign and return one copy to the Custodian.

Dec 16/42
Picture Battle.

Dept. of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
Vancouver B.C.

Referring to Mrs. K. Nakatani
Reg # 07021

EVACUATION SECTION	
DEC 18 1942	21/42
File No.	7273
Ans.	
Referred	<i>to person</i>

Dear Sir.: I have left my goods
In the house, # 41. on 1st Ave.
Port Hammond B.C.

namely. Kiemon Yoshioke
So please find the same

Yours truly
Kinuyo Nakatani

Under your lists which you have sent to
us on Nov 6th. we found these article
not listed These are as follows

1. Myres Electric pumping units with
80 gallon Galvanized water tank fitted
to the house in basements.
 2. Large China Clock.
 3. Small air tight wood heater stove
 4. Electric Iron, + Alarm clock.
 5. Massage Electric outfit for medical treatments
- (Mrs Nakatsue of Vancouver has beside Mattress)

- ✓ 1. Set of Bed room suite
- 2. Box containing Japanese doll.
- 3. Cast Iron, box type wood heater stove
- ✓ 4. Box kitchen utensils
- ✓ 5. Electric toaster single

These goods are found in house No 41.

We left 7 to 12 lengths of $\frac{3}{4}$ " Galvanized
water pipe

• Giving briefly description of houses
on my property.

1 north side of house no 41. is 10 Barn.
north east of this is truck shed.

In front of this barn is 2 house one of 2 room
other is 4 room. both these house has wood shed

Close to its house.
 The front of this house is quite packing
 shed.
 On west side of Barn is another
 Packing house. One of left. Pumping
 machine (horse powered) with small
 amount of roller and remainder is
 so in barn. Also picking baskets
 left here also. About 6 or 8 all
 3rd house is on Maple Avenue to look
 which runs on west side of my property
 Maple Avenue runs parallel with
 R. track and maple Avenue crosses
 this track and my 3rd house is built
 right here on east side of track.
 This house has 4 rooms and has wood
 shed on its side. Mrs. Matsumura who
 was living in this house & then left her
 good suit. Although she not over 40 she
 was still venting when I left country.

all these houses are vacant.

Custodian of Enemy Properties
Royal Bank Bldg
Vancouver

Dear Sir -

I have rented a Japanese house at 41-1st Ave.
Hammond B.C. when this people went away they
left two rooms locked in the house & I would
like to get permission to open them, or have
them opened. I would like to remove the small pan
the house but have been unable to do so with
these two rooms left uncleaned.

As per above report that the
on 2/1/42 the house was
was not locked;
yours Truly
13/13

Yours Truly
Neil Dugan
41-1st Ave.
Hammond
B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 29 1942

Rebards
June 27/42
Hammond
B.C.

4224, 7373

December 9th, 1942.

*ans on file
12/14*

Mrs. Kazuko TAMURA,
Reg. No. 14159,
C/o A. A. Dearborn,
Arnaud, Manitoba.

Dear Madam:

*should be
asked Yoshioka
verified WEA
12/14*

According to your declaration at the time of registration, you own a 12 room, 2 storey house built on the property of Kiemon Yoshioka, 1st Ave., Hammond, B. C.

Kindly supply us with full details of your arrangement with K. Yoshioka in regards to this and the amount payable yearly to him.

You also stated that your chattels were all stored on the premises of Y. Hirashima, Harris Rd, Pitt Meadows, B.C. There is a large list of chattels left in the house on K. Yoshioka's property.

Please inform us as to whom these chattels belong. If possible, we also wish a complete list of the chattels left by you in the protected area as we feel that, upon evacuation, the storing of your chattels was not in accordance with your registration, which was taken some time previous to your evacuation.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

7373

January 7th, 1943.

Mr. Kiemon YOSHIOKA,
Reg. No. 14000,
Picture Butte, Alta.

Dear Sir:

We have twice written you in regards to the administration of your property but as yet you have not honored us with the courtesy of a reply. As the proper administration of your property is very much to your advantage, we are at a loss to understand your neglect in giving us the information required.

We have now received a reply from Mrs. Kazuko Tamura to whom we referred in our letter of December 9th and she states that the 12 room house built on your property was built with your permission by her husband, Kazuo Tamura who, according to her, is your son.

Please advise us if this is correct and if we should administer the affairs in regards to this house in the account of Kazuo and Kazuko Tamura.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

1000 880000

Re: [REDACTED]

File No. 100

Re: [REDACTED]

Address: 21 - 1st Avenue, S.E. 21, Fort Worth, S.C.

Residence: [REDACTED]

Last Known By: [REDACTED]

Date of Birth: 27th April, 1943

Subject No. 21

Source: 21

Agent: 21

Address: 21

Address: 21

Address of [REDACTED] 21

Address of [REDACTED] 21

Address of [REDACTED] 21

Address: To have been unable to get any other information in connection with this firm except that the dwelling was totally destroyed by fire of unknown origin.

21

7373

1st June, 1943.

British Columbia Security Commission,
355 Burrard Street,
Vancouver, B.C.

Attention Mr. H.M. Brown.

Dear Sirs:

re: Kiemon YOSHIOKA, #14000.

We would appreciate it if you would kindly obtain the following information from subject Japanese:-

If the house built on the south westerly corner of Yoshioka's property on the River Road at Hammond at the point where the River Road crosses the track leading to Pitt Meadows belongs to him, or if permission was given some other Japanese to build it, also who occupied the house prior to Yoshioka's evacuation.

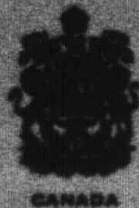
The house and all its contents were completely destroyed by fire on March 27th, and as we are anxious to establish ownership of the house and chattels, any information in this respect will be greatly appreciated.

Yours truly,

R. D. Richardson,
Farm Department.

WRA:GP

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION

Rec'd JUN 23 1943

File No. 7373

Ans.

Referred Anderson

sent to Anderson

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer St.,
Vancouver, B.C.

Mr R.D. Richardson,
Farm Department,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

June 22nd 1943

Dear Sir,

Re Kiemon YOSHIOKA #14000
Your File No. 7373

With reference to your letter of the 1st
June, regarding the above mentioned Japanese, we
have now heard from our Alberta Representative who
writes as follows:-

"The house mentioned in the letter, destroyed by
"fire on March 27th, was owned by the above, and
"was rented to Kichisuke Matsumura, who owned all
"the chattels in the said house. We are advised
"by Mr Yoshioka that he carried no fire insurance
"on the building, and that he does not know the
"present address of Matsumura, but believes that
"he is either in Ontario or Slocan, B.C!"

According to our records the man Matsumura is in
Ontario.

We trust this information will be of
assistance to you.

Yours very truly,

M.L. Brown

M.L. Brown
Office Manager.

/MS

*7356
declared as leaning only
every machine in
protected area can
7 men by now which
is signed for*



EVACUATION SECTION	
Rec'd	AUG 5 1943
File No.	
Ans.	<i>MS</i>
Referred	<i>Richardson</i>

BRITISH COLUMBIA SECURITY COMMISSION
360 Homer St,
Vancouver, B. C.

August 4th 1943.

Dept of Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr R.D. Richardson

Dear Sir,

Re Kiemon YOSHIOKA #14000
Your File No. 7373

Our Alberta representative has received an enquiry from the above named man, who asks if you have succeeded in collecting fire insurance on his building, which was destroyed by fire on March 27th as per your letter of June 1st.

According to our information Yoshioka held no insurance upon the property.

Yours truly,

M. L. Brown
Per Ms.

M.L. Brown
Office Manager.

MS

File #7313

SECTION
AUG 17 1943
Ans.
Referred C-165-A

BRITISH COLUMBIA SECURITY COMMISSION.
CUSTODIAN RELEASE FORM

Address c/o Oscar Sanders, Date July 30, 1943.
PICTURE BUTTE, Alberta.

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, Klemen YOSHIKA, Police Registration No. 14000
hereby request you to release to me the under-noted property
stored at 1st Ave. Hammond B.C. House No. 41
in possession of c/o Mr. N. Dyson
and I release you from any claim whatsoever with respect to
such property.

Description of Property:

See back of page

Original Address _____
Date Evacuated to Vancouver _____
Date Evacuated to Present Address June 4/43
Number in Family - 12 years and over 5
Number in Family - 5 to 11 years old -
Number in Family - under 5 1
TOTAL NUMBER IN FAMILY 6

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

For: [Signature] Klemen Yashika
Claimant Signs Here

over 27

7373

27th August, 1943.

Mr. M.L. Brown,
Office Manager,
B.C. Security Commission,
360 Homer Street,
Vancouver, B.C.

Dear Sir:-

Re: Kisemon YOSHIOKA - Reg'n. No. 14000

We wish to apologise for the delay in answering your letter dated August 4th. In answer to the inquiry made by the above named, I wish to advise that it was reported to us that fire destroyed a dwelling belonging to the above named on or about the 27th of April last. To date I have no further information in connection with this fire except that as far as we know, the Japanese owner did not carry fire insurance.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

File 777

28th August, 1943.

MEMORANDUM - Mr. ALDERMAN

W.A.

When able to do so, would you be good enough to have one of your field men check up on a fire that destroyed property belonging to James HENRIKSEN on or about the 27th of April last, letting us have a full report on it, please.

W.A.

W.A.

To be done

Fire 27/4/43 demolished the house and contents. Fire started by unknown cause. Not insured.

W.A.

C
O
P
Y

File 7373

December 15, 1943

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

Attention Mr. F.G. Shears, Director.

Dear Sir:

We have had a communication from Col. Chandler regarding fire losses.

He mentions three specific cases as follows:

K. Morioka (J.L. 614) Lot 1, N.E. 1/4 of Sec. 32
Municipality of Surrey.

In this case the building destroyed is a rhuard house with a hen-house above 20' x 50' valued by their appraiser at \$150.00. No adjustment is required as they do not care, in any event, for amounts of this value.

K. & A. Yoshioka (J.L. 8) Lots 1 and 2, Block "A"
Lot 250 Municipality of Maple Ridge.

The building destroyed here is a house on Lot 1 which is valued at \$100.00. This does not require any adjustment as they would not ordinarily carry insurance.

T. Pata, (J.L. 402) Lots 1 to 14 inclusive, Block 6 of the
NW 1/4 of Sec. 30, Township 2, Municipality of Surrey.

The building destroyed on this property is a long hen house and shed 20' x 24' valued at \$700.00. Approximately 213' of this building has been destroyed. The Colonel claims that their department would ordinarily have carried insurance to the amount of 75% of the value of this building and therefore if the building had been insured they would have recovered about \$525.00. As there is no other similar building on the property they feel that the building will have to be replaced.

The suggestion is that a reduction in the purchase price of

C
O
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- 2 -

\$525.00 should be made as a fair adjustment.

You will remember that this matter was discussed recently in your office.

The Colonel suggests that probably the best way of arriving at a reasonable adjustment would be to base it on the amount of insurance that would ordinarily have been carried under the Veterans' Land Act if the property had already been conveyed.

It appears to me that the first thing to discover in this case is the date of the fire. If it took place after the 1st of January of this year, the effective date of the transfer of the properties under the master conveyance it would seem that there would be a considerable argument in favour of the fact that the responsibility for insuring after that date would not rest upon your office. On the other hand you will remember that the Colonel's view was they had appraised the property value including the buildings and that as they were not actually placed in possession of the property until a much later date that they should not pay for something they did not actually receive.

If you would be good enough to have this matter investigated and ascertain the exact facts regarding the fire and the insurance situation we could then discuss what steps should be taken to adjust the claim that has been made.

Yours very truly,

Cruz & McMaster

Per
A.G. Duncan Cruz

6903
10660
777
9606

20th December, 1943.

A.G. Duncan Cruz, Esq.,
535 Georgia Street,
Vancouver, B.C.

Dear Sir:

I have your letter of the 15th instant in regard to three fire losses.

We have previously discussed this matter with you and taking into consideration the circumstances and terms of the deal which was made with the Veterans' Land we think that the suggested adjustment is fair.

As no claim is suggested by the Veterans' Land Act on the first two properties it is only the fire loss in connection with T. Kote's property that needs consideration. The date of this fire was January 9th, 1943, but even although the effective date of the transfer was made as of January 1st it is a fact that the valuation on which the offer was made included the buildings and at the time when negotiations were first entered into these buildings had already been destroyed so that we were not in a position to deliver the full amount of the property which the offer covered.

You mention that approximately 213' of the 244' were destroyed. Enquiries show that the 31' remaining are practically useless so that the property may be considered as a total loss and on the basis of 75% of the value, which is the amount to which the Veterans' Land Act would have insured, we are in agreement that an adjustment in the amount of \$525.00 should be made.

The Japanese owner was not carrying insurance on this property himself and at the time of the fire the property was under lease from April 17th, 1942 to April 16th, 1943, this lease having been made by the Japanese owner himself and not by this office so that we feel final responsibility for non-insurance did not rest on this office.

Yours truly,

F. G. Shears,
Director.

53
FCS/PWH

C
O
P
Y

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

December 22, 1943

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

Attention Mr. Shears, Director

Dear Sir:

Re: Your File 6903 - 10660 - 7373 - 5606

This will acknowledge your communication of December 20th.

We have advised Col. Chandler to deduct the sum of \$525 from the purchase price.

Yours very truly,

Crux & McMaster

Per

A.G. Duncan Crux

AGDC/OH

February 4, 1944.

Mr. K. Yashlaka,
c/o The Office of the Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

With reference to the Power Sprayer
which we purchased from you in 1942: Would you be willing for
us to pass this machine over to Mr. J. B. Shimek on the same
terms as agreed with you? Please advise on this as soon as
possible.

Yours truly,

JOHN I. HAAS HOP CO. (CANADA) LTD.

A. B. Hinde, Manager.

H/H
cc The Custodian of Enemy Property.



JOHN I. HAAS HOP CO. (CANADA) LTD.

"GOLDING FARM"

GROWERS OF CHOICE HOPS

SARDIS, B. C., CANADA

PHONES: CHILLIWACK

MANAGER'S RESIDENCE AND OFFICE 3421
FOREMAN'S HOUSE 3403

February 4, 1944.

Attention Mr. W. E. Anderson.

The Department of the Secretary of State,
Office of the Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Would you be good enough to read
and forward the enclosed letter to K. Yoshioka. We enclose
a copy for your files. We regret having to bother you but we
do not know Yoshioka's address.

Yours truly,

JOHN I. HAAS HOP CO. (CANADA) LTD.

A. B. Hinds

A. B. Hinds, Manager.

H/E
ENCLS. 2

EVACUATION SECTION	
Rec'd	FEB 5 1944
File No.	G 73
Ans.	<i>Don</i>
Referred	<i>Anderson</i>

7373

February 10, 1944.

Mr. Kiemon YOSHIOKA,
Registration No. 14000,
c/o Oscar Sanders,
Picture Butte, Alberta.

Dear Sir:

We are forwarding the attached letter on
behalf of the John I. Haas Hop Company and a
reply would be appreciated.

Yours truly,

W. E. Anderson,
Farm Department.

Attach.
WEA/EG

7373

March 14, 1944.

Mr. Kiemon YOSHIOKA,
Registration No. 14000,
c/o Mr. Oscar Sanders,
Picture Butte, Alberta.

Dear Sir:

Dear Sir:

Replying to questions on your behalf received March 13, 1944, in a letter from your son, Asao Yoshioka, we have to advise that we are enclosing a copy of our letter of August 30, 1943, which apparently you did not previously receive. You will note from the third paragraph of the enclosed letter that your property was sold as at January 1, 1943, and therefore any revenue after that date is due to the purchaser. The following is a statement of your account at this office at the present time, which shows that the property sale is only in a partial state of adjustment:

By Cash:

<u>By Cash:</u>		
Rents received from Jan. to Aug. 1943,		\$ 40.00
inclusive, Mrs. Sarah E. Lewis	
(due to the purchaser)		2.00
Sale of rural mail box	
Pacific Co-operative Union, Interest on redeem-		2.20
able shares, November, 194220
" " " " " "	

To Cash:

<u>To Cash:</u>			
Land Registry Office, Certificate	\$	1.00	
of Encumbrance		40.00	
Rents remitted to purchaser		3.40	
<u>Credit Balance</u>			
	\$	<u>44.40</u>	\$ <u>44.40</u>

In regard to the Power Sprayer, your son has advised us that you are willing to sell to the Pacific Co-operative Union for the sum of \$100.00 and we shall advise the John I. Haas Company of this as requested by their letter forwarded to you through this office.

Yours truly,

Yours truly,

W. E. Anderson,
Farm Department.

Enc.
WEA/EG

7373

March 14, 1944.

John I. Haas Hop Company (Canada) Ltd.,
Sardis, B. C.

Attention Mr. A. B. Hinds, Manager.

Dear Sir:

Re: Kiemon YOSHIOKA.

Replying to your letter of February 4, 1944, directed to subject Japanese through this office and regarding his Power Sprayer being passed over to Mr. J. B. Shimek, we forward the following excerpt from his son's letter, received March 13, 1944, dealing with this matter:

"I (K. Yoshioka) would forward machine over to J. B. Shimek providing if he would let us have \$100.00 on a machine and it would be absolutely his but just to transfer the machine over to J. B. Shimek is absolutely not wanted."

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG



JOHN I. HAAS HOP CO. (CANADA) LTD.

"GOLDING FARM"

GROWERS OF CHOICE HOPS

SARDIS, B. C., CANADA

PHONES: CHILLIWACK

MANAGER'S RESIDENCE AND OFFICE 1421
FOREMAN'S HOUSE 1422

March 15, 1944.

The Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr. W. E. Anderson.

Dear Sirs:

RE: YOUR FILE #7373

We thank you for your letter of the
14th. instant and note its contents.

We are not sure what Yoshioka means
when he says that the machine referred to can be turned over to
J. B. Shimek providing he (Shimek) would hand over \$100.00. We
gather that Yoshioka does not want us to make an out-right sale of
this machine to Shimek.

Now perhaps you can advise us what
to do. We purchased this machine from Yoshioka in 1942 for the
sum of \$185.00 and agreed that, on his return to his farm, he would
be given the opportunity of rebuying this machine at the same price
less depreciation for wear and tear. We have no further use for
this machine and J. B. Shimek has. As these machines cannot now be
purchased on the open market we do not care to have this machine
tied-up when it could be put to a definite use in a very essential
business. We consider that we are within our rights in passing over
this machine to Shimek who is willing to sign an agreement similar
to that referred to above. We will be very glad if you would ad-
vise us what to do.

Very truly yours,

JOHN I. HAAS HOP CO. (CANADA) LTD.

A. B. Hinds

A. B. Hinds, Manager.

EVACUATION SECTION	
Rec'd	MAR 16 1944
File No.	7373
Ans.	<i>WA</i>
Referred	<i>Anderson</i>

7373

March 17, 1944.

John I. Haas Hop Company (Canada) Ltd.,
Sardis, B. C.

Attention Mr. A. B. Hinds, Manager.

Dear Sir:

Re: Kieon YOSHIOKA.

We wish to acknowledge your letter of March 15, 1944, and agree with you that if Mr. Shimek is willing to sign an agreement similar to yours in purchasing this machine from subject Japanese, we can see no reason why you should not complete the transfer.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

Dept of the Secretary of State
Office of the Custodian
Mr. S. M. Gibson
Dear Sir,

Arthur Butte Alta
March 20th/44

EVACUATION SECTION	
Rec'd	MAR 23 1944
File No.	7373
Ans.	Mr. S. M. Gibson
Referred	Gibson

I thank you very much for your kind letter of Mar. 11th instant, which I've just received (March 20th)

I am very glad that you have notified me official warning of our Pacific Union Mutual Life Fund member ship fee is over due as per payments. I've been wondering many times what has become of this Association. But since they have not notified me of my premiums toward this. So I assumed that there wasn't any death amongst our members.

I am anxious to keep up my insurance ⁷³⁹⁵ in force both Keimon Yoshioka and Sue Yoshioka so will you please pay my premiums out of my credits which I have with this office.

Please let me know premiums due me few weeks at head of time due so that I have enough time to pay premiums without delaying.

I am yours

very truly

Keimon Yoshioka

7373 - \$ 3.20
7395 - no a/c

7373
7395

March 28, 1944.

Attention: Mr. G. Reid

The Pacific Co-operative Union,
MISSION, B. C.

Dear Sirs:

Re: Pacific Union Mutual Aid Fund-
Mr. & Mrs. Kiemon YOSHIOKA

As requested by the above parties, we
are enclosing herewith our cheque for \$2.00 in
payment of fees for 1943.

The last paragraph of Mr. Yoshioka's
letter reads as follows:

"Please let me know premiums due me
few weeks a head of time due so that I have enough
time to pay premiums without delaying."

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS
Encl.

7373
7395

March 28, 1944.

Mr. Klemon YOSHIOKA,
Registration No. 14000,
c/o Oscar Sanders,
PICTURE BUTTE, Alta.

Dear Sir:

Re: Pacific Union Mutual Aid Fund

As requested in your letter of March
21st we have paid to the above Association, the
sum of \$2.00 to cover dues for 1943 for yourself and
your wife, Sue Yoshioka.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

The Custodian's Office
Dept. of the Secretary of State
Vancouver, B.C.
Dear Sir:—

Aug 26th/44
P.O. Box 392
Picture Butte.

EVACUATION CERTIFICATE
Rec'd AUG 30 1944
File No. AUG 30 1944
Ass. 73730 ON
Referred Gibson

Mrs Sue Yoshika the wife of
Hiemon Yoshika in % L. Foster
Picture Butte has passed away on
August (20th) twentieth at seven O'clock.
in evening

Mrs Sue Yoshika was a member
of the Pacific Union Mutual Aid Fund
Her membership no is 36

So I am now asking you to notify
about this to Pacific Union Mutual
Aid Fund at Mission City, B.C.
so that I can have money soon as
possible. Mrs Sue Yoshika is member
of this fund since 1939.

If I lack any necessary information
to you please let me know soon
so that I can mail it to you immediately

Yours very truly
Hiemon Yoshika

7373
7395

September 1st, 1944.

Pacific Union Mutual Aid Fund,
c/o Pacific Co-operative Union,
Mission, B. C.

Dear Sirs:

Re: Sue YOSHIOKA
Cert. No. 36

In a letter dated August 26th we have been advised by Kiemon YOSHIOKA to the effect that his wife, the above named, died on August 20th and he desires to make claim for benefit payable under the above numbered membership.

You may send the necessary papers here or forward them direct to Mr. Kiemon YOSHIOKA at P. O. Box 392, Picture Butte, Alberta.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:OH

Address
address
ECO

PHONES
Mission Office 65, Plant 55
Matsqui 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.

September 2nd, 1944.

QUATION SECTION	
SEP 5	1944
No.	7373-7395
S.	508
referred	Gibson

File No. 7373
7395

Mr. S. M. Gibson,
Insurance Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:- Re: Sue Yoshioka Cert. No. 36

This party is no longer a member of the
Pacific Mutual Aid Fund, having failed to pay
1944 dues.

We remain

Yours very truly,

PACIFIC UNION MUTUAL AID FUND

Per

Geo. A. Reid
Geo. A. Reid
Secretary

GAR-ek

7373
7395

September 5, 1944.

Mr. Kiemon YOSHIOKA,
Registration No. 14000,
P. O. Box 392,
PICTURE BUTTE, Alberta.

Dear Sir:

Re: Sue YOSHIOKA
Pacific Union Cert. No. 36

As requested in yours of August 26th we reported the death of your wife, the above named, to the Pacific Union Mutual Aid Fund and today have received their reply dated September 2nd advising that your wife is no longer a member of the Association having failed to pay 1944 dues. Copies of both letters I am attaching hereto for your information.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Attach.

COPY

GOVERNMENT OF THE PROVINCE OF ALBERTA
BUREAU OF PUBLIC WELFARE
ADMINISTRATION BUILDING.

EDMONTON, Alberta

Lethbridge, Alta.,
September 22, 1944.

Mr. W. A. Eastwood, General Manager, VANCOUVER, B. C.

Re: Kiemon YOSHIOKA, #14000.

I am enclosing a number of letters received from subject person which I believe should be self-explanatory of his enquiry.

Apparently this man has been notified that the policy in the Pacific Union Mutual Aid Society was no longer valid when his wife died, as they state premiums for 1944 were not paid.

But I believe you will find in reading this correspondence with the Custodian's office that he authorized the Custodian to keep such dues paid, paying from assets held by them on his behalf.

We are hoping that it will be possible for you to secure an explanation or information as to why this authorization was not complied with by the Custodian's office.

(Sgd.) "A. Wright"

A. Wright,
Welfare Officer.

AW:S
ENC:



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.,
September 26, 1944.

EVACUATION SECTION	
Rec'd	SEP 27 1944
File No.	7373
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

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

Dear Sir:-

Attention Mr. S.M. Gibson

Re: Klemon YOSHIOKA - #14000.

Further to telephone conversations, we are attaching hereto file of correspondence received from our Lethbridge office in connection with the above. It is requested that you return the correspondence in question, after it has served your purpose.

We draw your attention particularly to a letter from Yoshioka to yourself under date of March 31, receipt of this letter was acknowledged by you in yours of March 28. A similar letter from Mr. Yoshioka under date of April 5 was not so acknowledged and we are unable to tell whether the letter in question was the original, which was never mailed to you, or whether it was Mr. Yoshioka's draft copy. You will note that in this latter letter that he requested that you pay, in July of this year, premiums due the Pacific Union Mutual Aid Fund, on behalf of both himself and his wife, Sue (now deceased).

In any case, there would appear to be a general misunderstanding in this connection and we feel that under the circumstances the Pacific Union Aid might be prevailed upon to reinstate the insurance policies. We would appreciate anything you might be able to do for Mr. Yoshioka in this regard.

Please keep us advised as to the progress of this matter.

Yours truly,

B. C. SECURITY COMMISSION,

[Signature]
M. L. Brown,
Office Manager.

DWS/MES

c
o
p
y

April 5th/44
Picture Butte.

Dept. of the Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Mr. S. M. Gibson

Dear Sir:---

Referring to your letter of March 11th instant. I have replied you alread some time ago asking you to pay my premiums of \$1.00 for myself and \$1.00 for Sue Yoshioka (wife) to have my insurance in force.

Since you stated that my insurance will lapse if not paid within thirty days of notice and so I am again reminding you of same to pay my insurance premiums also of my wife and when time comes I would like you to pay any premiums in July, also of both S. & K. Yoshioka.

Since I haven't heard from Pacific Co.-op Union at all regarding this insurance so will you please notify me of any changes in regulations and amount of premium which was due me and amount you have paid timely.

Since my premiums is paid through this office. I understand that Pacific Co-op Union will send you a receipt to you Custodians Office Vancouver, B. C.

If it is possible will you please kindly let me have these receipts

I am

Yours very truly

"K. & S. Yoshioka"

Note:

This is a copy of a letter send to us in file of correspondence attached to B. C. Security letter of September 26th.



EVACUATION SECTION
Rec'd OCT 27 1944
File No. 7373
Ans. Jm B (J8)
Deferred Gibson

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.,
Oct. 26th, 1944.

Mr. S. M. Gibson,
Insurance Department,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir: Re: Kieumon Yoshioka, #14000
 (Your File No. 7373)

In further of recent correspondence, we are now attaching hereto in duplicate sworn statement signed by Mr. Yoshioka to the effect that the letters in dispute were mailed to your office on or about the dates written, i. e., March 21st, 1944 and April 5th, 1944.

It is requested that you now take up with the Pacific Union Mutual Aid Fund the question of reinstatement of policy on the life of Mrs. Yoshioka, deceased wife of the above. It is most unfortunate that a misunderstanding of this nature should result in the losing of this insurance benefit, particularly as there is no surrender value in connection with the Mutual Aid Fund.

Please keep us advised as to what progress is made in the matter.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION.

W. B. Brown

M. L. Brown,
Office Manager.

DHS:MPS
Encs.

P. S. We also enclose Mr. Yoshioka's copy of the April 5th letter.

Picture Butte, Alberta

October 1944

I, Kiemon YOSHIOKA, #14000 do hereby solemnly declare that I did cause to be written and mailed two letters dated March 21st, 1944 and April 5, 1944, to the Department of the Secretary of State, Office of the Custodian, Vancouver, B. C., attention Mr. S. H. Gibson, true copies of the attached letters.

Both letters were mailed on or about the date written.

His cross X
Signed *Kiemon Yoshiooka*
Reg. No. 14000

Sworn before me this

Witness

24 day of October 1944

at Lethbridge Alta

to witness

A. Wright

Commissioner for Oaths.

7373

September 28, 1944.

Attention: Mr. H. L. Brown

B. C. Security Commission,
360 Homer Street,
VANCOUVER, B. C.

Dear Sirs:

Re: Kiewon YOSHIOKA #14000

We wish to acknowledge your letter of September 26th with file of correspondence attached from your Lethbridge Office. We are returning herewith the correspondence as requested.

First let me point out that the Custodian is not responsible for the maintenance of Evacuee Japanese life insurance, but in order to be of some assistance to them in maintaining life insurance, we sent out a circular letter a copy of which was addressed to Mr. YOSHIOKA dated March 11th. This letter as you will notice, is attached to the file of correspondence. On the bottom of that circular letter we advised Mr. YOSHIOKA as to the position of his membership in the Pacific Union Mutual Aid Fund. Following that we received a letter from Mr. YOSHIOKA requesting us to pay the membership fee for himself and his wife which we did on March 28th. We also gave the Pacific Union Mutual Aid Fund a quotation from Mr. YOSHIOKA's letter in which he said:

"Please let me know premiums due me few weeks ahead of time due so that I have enough time to pay premiums without delaying."

After paying the dues on March 28th, Mr. YOSHIOKA had a credit balance remaining here of \$1.40. There was insufficient, as you can see, in the account at that time to make payment of the 1944 assessment and in any event, it was not due until July 30th.

Mr. YOSHIOKA had been advised in ours of March 11th that the 1944 dues would become payable on or before July 30th and it was his own responsibility to see that future payments were made. If we had

(over)

B. C. Security Commission

September 28, 1944.

received from him a request to pay the 1944 dues, we would have done so prior to July 30th providing of course that he had money here that could be used for that purpose; but we had not received such a request from him. I see in looking at the file of correspondence that we are sending back to you, that there is a letter, or a copy of a letter, dated April 5th in which he asks to have the July premium paid; but the first intimation that we had that this letter existed was during our telephone conversation of a few days ago with Mr. Simmons, as we did not receive such letter from Mr. YOSHIOKA. We have no letter on file from him since March 21st until receipt of his letter of August 26th, notifying us of his wife's death.

We will contact the Pacific Union Mutual Aid Fund in connection with this matter and ask them if they will consider reinstating the lapsed certificates; but before doing so, would you be good enough to have your Supervisor make further enquiries about this letter dated April 5th. It is possible that it may be a copy of an original, mailed, but never received here or as you suggest it may be the original which he failed to mail. On the other hand it also may have been written since his wife's death. We will withhold any further action pending receipt of this information.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

7373
7395

November 1, 1944.

Attention: Mr. M. L. Brown

B. C. Security Commission,
360 Homer Street,
VANCOUVER, B. C.

Dear Sirs:

Re: Klemon YOSHIOKA, #14000

We acknowledge yours of October 26th enclosing sworn statements by Mr. Yoshioka to the effect that he did write to this office on March 21st and April 5th. I might point out that it was really unnecessary to include reference to the March 21st letter because as you will see by past correspondence we received and acted on the requested contained in that letter. The letter that we did not receive and of course on which no action was taken, was that letter dated April 5th.

We are contacting the Pacific Co-operative Union in connection with their Pacific Mutual Aid Fund and will ask them to reinstate the certificates under the circumstances attending the lapse. For your information we are attaching hereto a copy of our letter of today's date to the Pacific Co-operative Union.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JB

7373
7395

November 1, 1944.

Pacific Co-operative Union,
MISSION CITY, B. C.

Dear Sirs:

Re: Pacific Mutual Aid Fund

Following receipt of your letter of September 2nd we advised Mr. Klemon YOSHIOKA of the lapse of his wife's certificate. On September 26th the B.C. Security Commission wrote to us in connection with this matter and advised us that Mr. Yoshioka had written a letter to this office dated April 5th asking us to pay for him and his wife the 1944 assessments due in July.

On September 28th I wrote to the B. C. Security Commission and asked them to have their Supervisor make further enquiries about the letter dated April 5th which letter had never been received by this office.

A letter dated October 26th from the B.C. Security Commission was received containing sworn statements from Mr. Yoshioka to the effect that he did write on March 21st and April 5th and enclosed a copy of the April 5th letter. (Reference to March 21st letter was unnecessary as it was received and acted on).

I am attaching hereto copies of the correspondence in connection with this matter and also sworn statement by Mr. Yoshioka and would ask you to please consider reinstatement of Mr. Yoshioka's certificate and also the certificate of his deceased wife and to also pay the death claim in connection with her certificate.

We regret that this has happened but do not consider ourselves responsible for the occurrence. Had we received the letter of April 21st we could have made the payment for Mr. Yoshioka because funds were available prior to the expiry date of the certificates in question.

(over)

Pacific Co-operative Union

November 1, 1944.

In this connection we are tendering
herewith our cheque in the amount of \$2.00 to cover
the 1944 dues for both Mr. and Mrs. Yoshioka.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65, Plant 55
Metsqui 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.

EVACUATION SECTION	
Rec'd	NOV 14 1944
File No.	1788
Ans.	Gibson

13th November, 1944.

Mr. S.M. Gibson
Insurance Department
Office of the Custodian
Royal Bank Building
Vancouver, B. C.

Dear Sir:

Re: Kiemon Yoshioka & Pacific Mutual
Aid Fund - Your files 7373-7392. 14000

Answering your letter of November 1st, 1944.

The Directors of the Pacific Mutual Aid Fund held a meeting on November 10th to discuss this matter. Their decision remains as before. This party's membership has lapsed and they do not see their way clear to reinstate this certificate. Therefore, as far as we are concerned, the matter is closed.

We are returning your cheque #3125 in the amount of \$2.00.

We remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per:

Geo. A. Reid, Secretary.

GAR/as
Encl.

7373
7395

November 21, 1944.

Pacific Co-operative Union,
MISSION CITY, B. C.

Dear Sirs:

Re: Kiemon YOSHIOKA
Pacific Mutual Aid Fund

We wish to acknowledge receipt of
your letter of November 13th and enclose herewith
our receipt for \$2.00 for the cheque which you
returned to us.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

7373

March 29, 1945.

Mr. Kiemon YOSHIOKA,
Registration No. 14000,
P. O. Box 392,
PICTURE BUTTE, Alberta.

Dear Sir:

Re; Pacific Co-operative Union
Redeemable Shares

We have to advise that the following redeemable share certificates, registered in your name, have been redeemed and the proceeds credited to your account:

1937	C 606	S 1298-9	\$ 20.00
1938	C 834	S 1855	10.00
1939	C 1093	S 2530-1	20.00

We ask that you send in the certificates covering these shares in order that the funds can be made available to you.

If you are holding any other certificates for redeemable shares, please send these also, so that they will be on hand for redemption when due.

Yours truly,

R. D. Richardson,
Farm Department.

RDE:ES

7373

22nd January, 1946.

Mr. Kiemon YOSHIOKA,
Registration No. 14000,
P.O. Box 362,
Picture Butte, Alta.

Dear Sir:

Re: Pacific Co-operative Union Redeemable Shares

We wish to advise that the following redeemable share certificate registered in your name, has been redeemed and proceeds credited to your account here:-

1940	C 1352	S 3086/7	\$20.00
------	--------	----------	---------

In March 1945, we notified you of the redemption of your 1937, 1938 and 1939 shares, but we have not as yet received the certificates covering same establishing proof of ownership. We request that you forward the certificates covering these shares, together with the certificate covering your 1940 shares, to this office, in order that the funds can be made available to you.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

15143
7333
7373

March 6, 1946.

Mr. Kiyomi HAKATSUI,
Reg. No. 07022,
Shanghai, Alta.

Dear Sir:

The Department of Labour, Japanese Division, has forwarded to this office your letter of February 13th in which you ask that your chattels be sold and the proceeds sent to you.

Upon reviewing your file we find that although this office requested you on different occasions to send us a declaration reporting any property which you might have left in the protected area you did not reply to any of our letters.

The file of your wife shows that she declared household furniture and kitchen utensils left at First Ave., R.R. #1, Hammond, where she had been living with her father. On July 15, 1942, this office informed Mrs. HAKATSUI that when our agent investigated this property he was not able to find any of these articles, and we asked Mrs. HAKATSUI to advise us at once as to what had been done with her chattels. We wrote Mrs. HAKATSUI on November 10, 1942, on December 2, 1942 and on December 22, 1942 asking where we might be able to locate her chattels. In our letter of December 22, 1942, we informed her that as we had not received any replies to our letters we assumed that she did not have anything in the protected area that required the protection of this office. Certain chattels have been sold which were identified as the property of Mr. YOSHIOKA. It is possible that some of the articles sold may have been yours. If you will have your father-in-law write this office and confirm that the items mentioned in your letter of February 13th were your property we will transfer the proceeds from the sale of such articles to your account.

It is unfortunate that you and your wife paid no attention whatever to the Custodian letters in regard to personal effects. We will, however, do what we can to get this matter straightened out.

Yours truly,

F. Matheson,
Protection Department.

FM/EM

The Custodian's Office
Dept. of Secretary of State
Washington, D.C.
Dear Sir:

March 25/46

Postage Bill
EVACUATION SECTION
Rec'd MAR 27 1946
File No. 2373
Referred Anderson

Received your letter of Mar 6th, instant
in regard with chattels which we have
left at my home property at address
below.

House # 41. P.R. #1. Hammond, Bk
First Ave.

Chattels included were as follows

(A)
(4) Poor Price Bed Room Suite
walnut finish little darker than
natural (Location) - upstairs

(B) Lamp Stove (Semi Heater oblong
style) (wood burner)
(Location) Basement

(C) Japanese Festival Doll packed
in two boxes.
(Location) upstairs

These goods which my daughter claims
though these letters were left at
House # 41. Hammond Bld.
together with my son (Kimon
Yoshioka) (Father).

I would like you to check up
on above chattels. at your earliest
convenience and let my daughter
know what have become of these
chattels.

I am

Yours very truly

Kimon Yoshioka

15143
7333
7373

July 24, 1946.

Mr. Kiyomi NAKATSU,
Reg. No. 07022,
Shaughnessy, Alta.

Dear Sir:

In reply to your letter of July 12th, we wish to advise that we have received a letter from your father-in-law, Mr. Yoshioka, in regard to the chattels.

The matter of these chattels is receiving attention, and you will be advised as soon as the matter is cleared up, which we trust will be in a short time.

Yours truly,

F. Matheson,
Protection Department.

/FM

Attention: Mr. W. E. Anderson

The chattels referred to in letter received from Mr. YOSHIOKA, File 7373, are those left at Hammond, B. C. by his daughter, Mrs. Kiyomi NAKATSU, File 7333, and her husband, File 15143.

Matheson

7373, 10660 & 13785

11th April, 1946.

Soldier Settlement and Veterans' Land Act,
Westminster Trust Building,
New Westminster, B.C.

Attention Mr. G. McKay

Dear Sirs

Re: Your Files BC/165 P & BC/97 P

The properties purchased by your department from the Custodian, under the above file numbers, belong to members of the same family, and it has become necessary to divide the proceeds from the property sales to their individual accounts. Before this is done, however, it will be necessary for you to advise us of your purchase price of the houses built on these properties facing 1st Avenue, Hammond.

To help understand what we have to do, - the large house, numbered 41, built on Lot No. 1, which was the property of the father, belongs to one son, the large house built on Lot No. 2 belongs to another son. The small house in between belongs to the father, but we do not know which property was given the credit for its value.

Your co-operation in supplying us with this information will be appreciated.

Yours truly,

F.E. Anderson,
Administration Department.

WMA:HA

April 19, 1948.

Mr. K. YOSHIOKA,
Reg. No. 14000,
Box 392,
Picture Butte, Alberta.

Dear Sir,

The shares of the Maple Ridge Co-operative
Produce Exchange have now been redeemed, and the proceeds are
held at this office.

Upon receipt of your share certificates,
which you will please send in, a cheque will be mailed to you.

Yours truly,

CHH/fa

C. H. Reed,
Office of the Custodian.

File No. 7373

STATEMENT OF ACCOUNT
Klemon YOSHIOKA - Refn. No. 14000

25th May, 1948.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Balance as per statement sent May 26, 1944		\$1337.12	
July 5	Net proceeds auction sale		58.43	
Oct. 19	" " "		27.24	
Nov. 2	To Pacific Co-op. Union, Mutual Aid Society dues	\$2.00		
Nov. 15	Return of Mutual Aid dues, reinstatement refused	2.00		
1945				
March 22	Redemption of Pacific Co-operative Union shares	50.00		
Apr. 15	Legal fees in connection with sale of property	15.00		
May 11	Interest on redeemable shares, Pacific Co-op. Union		2.20	
	" " " " " " " " " " " "		.20	
Aug. 6	B.C. Electric Rly. Co., refund of security deposit	4.10		
1946				
Jan. 10	Redemption of Pacific Co-operative Union 1940 shares	20.00		
1947				
Jan. 24	Redemption of Pacific Co-operative Union 1941 shares	40.00		
	Interest on redeemable shares	1.20		
	" " " " " " " " " " " "		.20	
1948				
Feb. 23	Interest on unredeemable shares		.20	
Mar. 1	Redemption of Maple Ridge Co-op. Exchange shares	57.49		
Mar. 19	Interest on P.C.U. redeemable shares	1.20		
	" " " " " " " " " " " "		.20	
	unredeemable " "			
		\$17.00	\$1601.76	\$1584.76

Department of Secretary of State.
Office of the Custodian
San Francisco B.C.

May 24/48
Picture Butte,

EVACUATION SECTION	
Rec'd	MAY 27 1948
File No.	7373/14000
Ans.	
Referred	

Dear Sir:

Please kindly send me \$1000 (money)
all the credits of my account derived from
sale of my property together with its
statement.

I am enclosing in this letter the shares
of Pacific Coop. Union 5 ^{certificates} sheets (10 shares)

The Share numbers are as follows

Cert. 606.	Don 1937	- 1298 and 1299	= 2 shares
734	1938	- 1855	= 1 share
1093	1939	- 2530 and 2531	= 2 shares
1352	1940	- 3086 and 3087	= 2 shares
1726	1941	- 5540, 5541, 5542, 5543	= 4 shares

Received above certificates

27/5/48 G.H.

I appreciate very much if you can

redeem these for me

In regard with share of Maple Ridge
Coop Exchange.

I can not find the certificates
and would like to know what to
do in this regard.

Suggestion

I am willing to sign a cancell
slip for the above certificate as a receipt
security, and if these shares did turn
up later on I shall forward them to
you immediately.

If this can be arranged I certainly
appreciate very much if you mail me the
cheque covering these shares also.

45 Shares

I am yours truly,
Leon Spickard

File No. 7373
Reg. No. 14000

Kiyemon YOSHIOKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re Sale of Property			
December 4	Land Registry Office - Certificate of Encumbrance	1.00		
	Sale of mail box		2.00	
1944 March 8	Pacific Co-Op Union - interest on shares \$2.20 & \$.20	2.00		
April 1	" " 1943 dues Mutual Aid Fund		56.43	
July 5	Proceeds Auction Sale		27.24	
October 19	" "		50.00	
1945 March 22	Pacific Co-Op Union - shares redeemed	15.00		
April 23	Legal fees re sale of property		2.40	
May 11	Pacific Co-Op Union - interest on shares \$2.20 & \$.20		4.10	
August 6	B. C. Electric Railway - security deposit refund		20.00	
1946 January 10	Pacific Co-Op Union - shares redeemed		40.00	
1947 January 24	Pacific Co-Op Union - shares redeemed		1.40	
	" " interest on shares \$1.20 & \$.20			
1948 February 28	Pacific Co-Op Union - interest on shares		.20	
March 1	" " \$1.20 & \$.20		1.40	
	Maple Ridge Co-Op - shares redeemed		57.49	
		\$ 18.00	\$1,602.78	

CR \$1,584.78

Accounting Department
May 28th, 1948

File No. 7973
Reg. No. 14000

ELMER YOSHIOKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re Sale of Property			
December 4	Land Registry Office - Certificate of Discharge Sale of mail box	1.00	\$1,335.72	
1944 March 8	Pacific Co-Op Union - Interest on shares \$2.20 @ \$.20		2.40	
April 1	" " " " " " " "			
July 5	Proceeds Auction Sale	2.00	58.43	
October 19	" " " " " " " "		27.24	
1945 March 22	Pacific Co-Op Union - shares redeemed		50.00	
April 23	Legal fees re sale of property	15.00		
May 11	Pacific Co-Op Union - Interest on shares \$2.20 @ \$.20		2.40	
August 5	B. C. Electric Railway - security deposit refund		4.10	
1946 January 10	Pacific Co-Op Union - shares redeemed		20.00	
1947 January 24	Pacific Co-Op Union - shares redeemed		40.00	
	" " " " " " " "		1.40	
	Interest on shares \$1.20 @ \$.20			
1948 February 28	Pacific Co-Op Union - Interest on shares		.20	
March 1	" " " " " " " "		1.40	
	Maple Ridge Co-Op - shares redeemed		57.49	
		<u>\$ 18.00</u>	<u>\$1,602.78</u>	

CR \$1,584.78

Accounting Department
May 28th, 1948

2448
p. 1000
Custodian Office
Dept of the Secretary
Waco, Tex.
Dear Sir -

EVACUATION SECTION	
JUN 8 1948	
Rec'd	
File No.	7373
Ans.	
Referred	to Mr. [initials]

I have acknowledged the receipt of your letter together with pleasure covering the property taken from Pacific Gas Union and Maple Ridge Co-op Exchange & have made a check of same. I have covering same and the interest on Pacific Gas Union related amount of \$1584.10

I have enclosed the one of your copy of letter requested and attaching together in this letter so please accept the same.

Yours Truly
William G. Link

PHONE PACIFIC 5131

PLEASE REFER TO

FILE NO. 7373

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

245 475 08
2762
506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

May 28, 1948.

Mr. Kiyemon YOSHIOKA,
Reg. No. 14000,
Picture Butte, Alberta.

Dear Sir:

We beg to acknowledge receipt of your letter of the 24th instant, enclosing Pacific Co-operative Union certificates covering eleven shares. These shares have all been redeemed, as you will observe from the attached statement, and the proceeds credited to your account.

As you requested, we attach hereto Custodian cheque in the amount of \$1,584.78, which is the balance of your account with this office, and includes the proceeds from the redemption of forty-five shares of the Maple Ridge Co-operative Produce Exchange, at the rate of \$1.27755 per share.

It is not quite clear from our files as to whether or not one of your sons erected a house on your property, and if this should be the case, we shall look to you to make whatever adjustment is necessary with him.

You state that the certificates of the Maple Ridge Co-operative Produce Exchange are not now in your possession, and we must ask you to sign the copy of this letter and return same to us by first mail, confirming our understanding that should these certificates be found by you in the future, they will be forwarded to the Custodian without delay.

It would appear that we have accounted for all the real and personal property left by you in the Protected Area. Your account and file are therefore being closed.

Please return the copy of this letter by first mail, after signing same, and this will be sufficient acknowledgment for the cheque sent to you herewith.

Yours truly,

C. H. Reed
C. H. Reed,
Office of the Custodian.

CHR/fa
enc. (2)

Kiyemon Yoshioka

4th February, 1949.

Mr. Asao YOSHIOKA,
Regn. No. 13967
P.O. Box 392,
Picture Butte, Alta.

Dear Sir:

Your brother, Kasuo TAMURA, has written to this office requesting funds from sale of his houses built on properties registered in your name and your father, Kiemon YOSHIOKA.

Would you please come to some agreement between yourselves as to what proportion of the net proceeds from sale of these properties belong to Kasuo TAMURA.

As your father has received his full credit balance from this office, he will have to make settlement direct. Please advise us what proportion of the net proceeds (\$1820.21) from sale of your property, belong to Kasuo, so that we can send Kasuo his funds and remit to you, your credit balance at this office.

Please be assured that distribution of these funds will in no way prejudice your claims now being heard before the Commission, as the Honourable Mr. Justice H.I. Bird, Commissioner, has so ruled.

Yours truly,

Office of the Custodian.

HA

7373 & 10660

4th February, 1949.

Mr. Kiemon YOSHIOKA,
Regn. No. 14000,
Picture Butte, Alta.

Dear Sir:

Your son Kazuo TAMURA has written to this office requesting funds from sale of his houses built on properties registered in your name and your son, Asao YOSHIOKA.

Would you please come to some agreement between yourselves as to what proportion of the net proceeds from sale of these properties belong to Kazuo TAMURA.

As you have received your full credit balance from this office, you will have to make settlement direct, but please advise us what proportion of the net proceeds (\$1820.21) from sale of Asao's property belong to Kazuo, so that we can send both these men their funds.

Please be assured that distribution of these funds will in no way prejudice your claims now being heard before the Commission, as the Honourable Mr. Justice H.I. Bird, Commissioner, has so ruled.

Yours truly,

Office of the Custodian.

HA

10660 & 7373

12th February, 1949.

Mr. Asao YOSHIKAWA,
Regn. No. 13967,
Picture Butte, Alta.

Dear Sir:

We acknowledge receipt of your letter of the
16th February, and as requested we enclose herewith
statements of both your own and your father's accounts.

Please let us know as soon as possible what
proportion of the proceeds from sale of your properties
is due your brother, Kazuo YAMAKAWA.

Yours truly,

H.L. Brown,
Office of the Custodian.

HA
Encls. (2)

10660, 7373 & 13785

31st Jan. 1950.

Mr. Anno YOSHIOKA,
Regn. No. 13967,
P.O. Box 110,
Picture Butte, Alta.

Dear Sir:

As requested by you in your letter of January 14th, we enclose herewith cheque for \$2511.01, being balance of your account accruing from sale of real and personal property.

You will note that this cheque has been drawn to the credit of yourself, your father and your brother. This we have been compelled to do, due to the involved ownership and to your omission to supply us with the information requested by us on several occasions.

A statement of the account is also enclosed, covering all transactions since the date of our previous statement to you, until the present.

Please acknowledge receipt.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA
Encls. 2

STATEMENT OF ACCOUNT
 Asao YOSHIOKA, Regn. No. 13987
 Klamon YOSHIOKA, Regn. No. 14000
 Katsuo TAMURA, Regn. No. 14369

File 10660
 File 7373
 File 13785

Date	Particulars	Debit	Credit	Balance
1944	Balance as per statement sent May 27/44		\$2286.55	
1945				
Apr. 13	Net proceeds Auction sale		249.93	
Apr. 23	Legal fees in connection with sale of property	\$15.00		
May 11	To D.A. Patterson, Packing & shipping charges on goods shipped to Picture Butte, Alta.	10.47		
	Balance	<u>2511.01</u>		
		\$2536.48	<u>\$2536.48</u>	

1950
 Jan. 31 Credit balance

\$2511.01

COPIES FOR CLAIM FILES 7373 & 10660

File Nos. 13785 & 4224

May 27th, 1948.

REAL PROPERTY SUMMARY FOR CLAIM

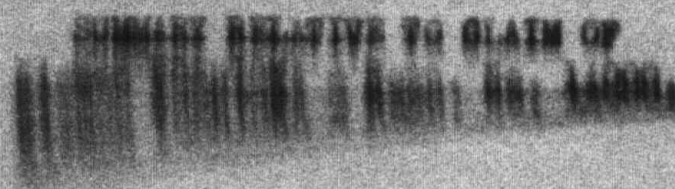
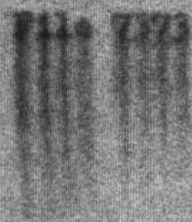
CLAIMANTS:	Kasuo TANURA and Kasuko (Mrs. Kasuo) TANURA. Reg. No. 14369 Reg. No. 14159.
PROP. SUBJECT OF CLAIM:	Boarding House 24' x 50' 11 rooms - \$1300.00 Small 2 Roomed House 14' x 20' - <u>200.00</u> CLAIM - \$1500.00

The above Japanese own no land but do declare ownership of a 12 room two storey house and a 2 room house built on land belonging to Kiemon YOSHIOKA, File 7373, father of Kasuo (Kasuo changed his name from YOSHIOKA to TANURA at time of marriage to perpetuate the surname of wife). Actually the property is that of his brother, Asao, File 10660.

Although written to on October 27, 1944, and July 11, 1945, (the father was also written to on December 9th, 1942) informing them that it would be necessary to obtain the father's acknowledgment of ownership, nothing has been received by this office to that effect and they make no reference to the matter whatsoever.

The value of the dwellings is therefore being carried in the property owner's account and distribution is being left to be made between themselves. See letters October 17th, 1946 and November 15th, 1946.

"J. Spratt"



8th June, 1948.

REAL PROPERTY

- Municipality of Maple Ridge
1. Lot 1 of Pal. "A" of Lot 280, Gr. 1, Map 1000, D.N.R.
 2. Lot 2 of Pal. "A" of Lot 280, Gr. 1, Map 1020, D.N.R.

	Assessed Value	S.S. Bd. Appraisal	V.L.A. Purchase
1. Land	\$1800.00	\$ 926.25	
Improvements	1500.00	450.00	
	\$3300.00	\$1376.25	\$1351.00
		Amount Claimed	\$7150.00
		Sale price	1351.00
			\$5799.00

A claim for \$4950.00 has been submitted by Asao YOSHIOKA, File 10660, the registered owner of Lot 2.

A proper breakdown of Claimant's valuation cannot be made, as the particulars of buildings shown on his claim indicates that only the buildings on Lot 1 have been included. Land valued by claimant at \$141.00 per acre.

MS

File 7973

SUMMARY RELATIVE TO CLAIM OF
Kiyono YOSHIOKA - Regn. No. 14000.

8th June, 1948.

REAL PROPERTY:

Municipality of Maple Ridge

1. Lot 1 of Pol. "A" of Lot 280, Gp. 1, Map 4020, D.S.W.
2. Lot 2 of Pol. "A" of Lot 280, Gp. 1, Map 4020, D.S.W.

	Assessed Value	S.S. Bd. Assessed	V.L.A. Purchase
1. Land	\$1800.00	\$ 926.25	
Improvements	<u>1500.00</u>	<u>450.00</u>	
	\$3300.00	\$1376.25	\$1351.00
		Amount Claimed	\$7250.00
		Sale price	<u>1351.00</u>
			\$5799.00

A claim for \$4950.00 has been submitted by Anne YOSHIOKA, File 10600, the registered owner of Lot 2.

A proper breakdown of Claimant's valuation cannot be made, as the particulars of buildings shown on his claim indicates that only the buildings on Lot 1 have been included. Land valued by claimant at \$141.00 per acre.

M.S.

8th June, 1948.

A claim has been made by Kazuo TAMURA and his wife, Kazuko, for \$1500.00, covering a 1½ storey house (24' x 50') for \$1300.00 and 14' x 20' dwelling for \$200.00, located on Lot 2 of Pol. "A" of Lot 280, of which Asao YOSHIOKA is the owner.

These buildings were appraised by the Soldier Settlement Board at \$490.00 and Yoshioka agreed (See letter of February 9/46) that TAMURA be credited with this amount.

Attached also, is copy of summary relative to the claim of Kazuo & Kazuko TAMURA. Funds received from sale of Lot 2 are still undivided.

To further complicate this matter, a claim has been made by Kiemon YOSHIOKA who is the father of Asao YOSHIOKA and Kazuo TAMURA, for \$7150.00 covering Lots 1 and 2 of Parcel "A" of Lot 280, Gp. 1, Map 4020. It is noted that this claim was made on behalf of Kiemon Yoshioka by Asao Yoshioka at the same place and two days after he had submitted his own claim covering Lot 2 of the above described Lots 1 and 2 of Pol. "A".

Although the Custodian has written to the several interested members of this family in an effort to determine who owns which, satisfactory evidence has not been forthcoming so that a proper distribution of funds can be made.

As the matter stands at this date, the father, Kiemon Yoshioka, has received the sale price of Lot 1. Funds deriving from the sale of Lot 2 are at the credit of Asao Yoshioka with the Custodian.

For your information, letter of 4th Nov. 1944 from Asao YOSHIOKA, is enclosed disclosing the location of tools and chattels hidden on his property and not disclosed in his declaration.

WLS

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

22nd June, 1949

PLEASE REFER TO FILE NO. 3212 - 192

D.T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood: RE: KIEMON YOSHIOKA, Case No. 795
Custodian File No. 7373

We are pleased to return this Award approved.

At the same time we note that land which cost
\$10,950.00 and was valued at \$7,150.00 and assessed at
\$3,200.00, and was bought "raw" for \$2,000.00, sold for
\$1,351.00.

Yours truly,

VIRTUE, RUSSELL & MORGAN

Per



V/L
encl.

acknowledged
2/7/6

J.L. No. 8

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 7373

Reg. No. 14000

506 Royal Bank Building,
Vancouver, B. C.

MAY 26 1944

Mr. Kiyomasa YOSHIOKA,
c/o Oscar Sanders,
Picture Butte, Alberta.

Dear Sir:

Re: 41 - 1st Avenue, Port Hammond, B. C.
Municipality of Maple Ridge, Lot 1 of Parcel "A" of Lot 280,
Group 1, Map 4020, Dis. of New Westminster, C. of E. 30665.

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	\$ 1351.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1351.00

Less:	12.28
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	15.28
Net proceeds of sale	\$ 1335.72

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.

ST-1537-12

STATEMENT OF ACCOUNT
Klemon YOSHIOKA - Refu. no. 14,000

25th May, 1948.

Date	Particulars	Debit	Credit	Balance
1944	Balance as per statement sent May 26, 1944		\$1337.12	
July 5	Net proceeds auction sale		58.43	
Oct. 19	" " "		27.24	
Nov. 2	To Pacific Co-op. Union, Mutual Aid Society dues	\$2.00		
Nov. 15	Return of Mutual Aid dues, reinstatement refused		2.00	
1945				
March 22	Redemption of Pacific Co-operative Union shares		50.00	
Apr. 15	Legal fees in connection with sale of property	15.00		
May 11	Interest on redeemable shares, Pacific Co-op. Union " " unredeemable "		2.20 .20	
Aug. 6	B.C. Electric Bldg. Co., refund of security deposit		4.10	
1946				
Jan. 10	Redemption of Pacific Co-operative Union 1940 shares		20.00	
1947				
Jan. 24	Redemption of Pacific Co-operative Union 1941 shares Interest on redeemable shares " " unredeemable "		40.00 1.20 .20	
1948				
Feb. 23	Interest on unredeemable shares		.20	
Mar. 1	Redemption of Maple Ridge Co-op. Exchange shares		57.49	
Mar. 19	Interest on P.C.U. redeemable shares " " unredeemable "		1.20 .20	
		\$17.00	\$1601.76	\$1584.76

File 7373

SUMMARY RELATIVE TO CLAIM OF
Kiemon YOSHIOKA - Regn. No. 14000.

8th June, 1948.

REAL PROPERTY: Municipality of Maple Ridge

1. Lot 1 of Pel "A" of Lot 280, Gp. 1, Map 4020, D.N.W.
2. Lot 2 of Pel. "A" of Lot 280, Gp. 1, Map 4020, D.N.W.

*claimant has
an interest in
lot 2.*

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>
1. Land	\$1800.00	\$ 926.25	
Improvements	<u>1500.00</u>	<u>450.00</u>	
	\$3300.00	\$1376.25	\$1351.00

Amount Claimed	\$7150.00
Sale price	<u>1351.00</u>
	\$5799.00

A claim for \$4950.00 has been submitted by Asao YOSHIOKA, File 10660, the registered owner of Lot 2.

A proper breakdown of Claimant's valuation cannot be made, as the particulars of buildings shown on his claim indicates that only the buildings on Lot 1 have been included. Land valued by claimant at \$141.00 per acre.

MAJ

Name of Claimant **TOSHICKA, Elmer**Case **733**Custodian File **733**

<u>REAL PROPERTY</u>										Total
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		
						1351.00	2535.96			2535.96
<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			
TOTAL RECOMMENDATION										2535.96

Defence Brief

Kiemon YOSHIOKA

File No. 7373

Case No. 795 A

LETHBRIDGE
14 Oct. 48
V.L.A.

REAL PROPERTY CLAIM

1. Real Property Claim

Appraised at

Sold for

\$7150.00 20.25 acres Lot 1

\$1376.25

\$1351.00

Witness: L. B. Plumbly, Appraiser.

Submission:

That the real estate was sold for its fair market value.

Trans. 6 line 12 et seq. Claimant has no interest in Lot 2.

Trans. 6 line 26 et seq. The buildings claimant constructed referred to in Ex. 1 page 3 were all on Lot 1.

See also Trans. 5 line 22 and Ex. 5 re insurance on part of the property which was burnt down.

RWM/mw

CASE NO. 795.

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 R. M. EDMANSON, SUB-COMMISSIONER)

10

Lethbridge, Alberta,

October 14th, 1948.

IN THE MATTER OF THE CLAIM OF

KIEMON YOSHIOKA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

A.G. VIRTUE, Esq., K.C.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

K. Yoshioka,
In Chief.

THE SECRETARY: Case No. 795, Kiemon Yoshioka.

KIEMON YOSHIOKA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Yoshioka, before you were evacuated did you live
at Port Hammond? A: Yes.

Q Port Hammond is a town in the Fraser Valley about
fourteen or fifteen miles from New Westminster?

10 A Yes.

Q Now, in your claim form made out here, the claim
is made out for Lots 1 and 2 in Parcel "A", is
that correct? Or should it be for Lot 1 only?

A My lot is the 20 acre lot.

Q Well, do you know the number of it?

A I have forgotten.

Q You have forgotten. Well, here is your deed which
you got in 1927; and that deed in 1927 was for
Lots 1 and 2. Did you own Lots 1 and 2 at that
time? A: Yes.

20

Q And then afterwards you sold Lot 2 to your son
Asao?

MR. RICE: No, the other one.

MR. VIRTUE: You sold Lot 2 to your son Asao?

MR. RICE: No, it was to another son and there was a
re-sale.

MR. VIRTUE: Q: Did you afterwards sell Lot 2?

A Yes.

MR. VIRTUE: I will put in the summary, and then I
will put in the title.

30

K. Yoshioka,
In Chief.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RICE: I think you should try and clear the record on that. I gathered from the witness on the last case, the son of this claimant, that he purchased Lot 2 from his full brother Sunao.

MR. VIRTUE: It doesn't matter who purchased it as long as this witness parted with Lot 2; that is all I am getting at now.

(DEED MARKED EXHIBIT NO. 2).

10 MR. VIRTUE: Q: So that at the present time you only own Lot 1? A: Yes.

MR. VIRTUE: I am going to ask to amend that, your Honour. I will just strike out Lot 2, striking out the words "and Two (2)" in the summary.

Q Now, how many acres are there in Lot 1?

A Just a little over twenty acres.

Q What year did you buy that twenty acres?

A Well...

Q ...About what year? A: About 1915.

20 Q About 1915? A: Yes.

Q And what price did you pay for that twenty acres?

A A little over \$2000.00, \$100.00 an acre.

Q And at that time when you bought that twenty acres, was it all bush land and timber, and no buildings on it and no improvements on it?

A Yes, it was just bush.

Q Did you clear 15 acres? A: Yes, I cleared 15 acres.

Q Did you fence the land with barbed wire?

30 A Yes.

4
K. Yoshioka,
In Chief.

Q And did you put in a lot of planks and tile for drainage?
A: Yes, used tiles and weed for drainage.

Q Did you plant about 150 fruit trees on this twenty acres?
A: Yes.

Q And you put in five acres of strawberries? Ask him if he put in that acreage (indicating).

A Yes.

10 Q You put in 150 fruit trees, five acres of strawberries, an acre of gooseberries, an acre and a half of raspberries, an acre of hops and five acres of asparagus. Now, you say the clearing and planting, and trees and berries and fruits cost you about \$5700.00?
A: Yes.

Q Then you put on some buildings, a five-roomed house, and a barn and two pickers' houses, and a couple of other small houses that cost you \$2250.00, did it?

A Yes; the big one burned down since we came here.

20 Q Now, you consider you think that when you left British Columbia when you were evacuated that your property altogether, this twenty acres, was worth about \$7150.00, do you?
A: Yes.

Q Is that a fair price?
A: Yes.

Q Do you think if you had had six months or a year to look around for a buyer that you could have sold it for that price?
A: It was never my intention to sell it.

Q I see. All right. Do you know that the Custodian sold that property for \$1351.00?

30 A Yes.

K. Yoshioka,
In Chief.

Q What do you think about that price?

A I think it is very cheap.

Q Can you sign your name? Can you write your name?

A No.

Q Well, you remember this form that was prepared for you showing all the information that you have given us now?

A: Yes.

Q Is that all true, all that we have put in there?

A Yes.

10 Q I will put that assessment notice in direct, sir, which I have in my hand, it is an assessment notice for 1942, showing the improvements at \$1400.00 and the land \$1800.00.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 3).

MR. VIRTUE: And I will also put in direct a lease from Klemen Yoshioka and Asao Yoshioka to Joe Yee at \$1225.00. I don't think my learned friend will object because he has had a copy of that.

(LEASE MARKED EXHIBIT NO. 4).

20 MR. VIRTUE: And I don't think I will ask this man any further questions.

There is a letter I want to put in here, which I will also put in, it is from the B. C. Security Commission to this claimant of September 2nd, 1943,

"We are advised by the Official Custodian that no insurance has been collected on the Hammond property, which was burned down, and the Custodian has no information that any insurance policy was in effect on

6
K. Yoshioka,
Cross Exam.

this property."

We, of course, will take the position that the Custodian should have insured.

(LETTER MARKED EXHIBIT NO. 5).

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I tender as an exhibit a farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 6).

10 MR. RICE: A real property summary, two summaries.

(SUMMARY MARKED EXHIBIT NO. 7).

MR. RICE: It is clear, your Honour, is it, that the claimant has no interest whatever in Lot 2?

MR. VIRTUE: No, that is right; he has no interest in it.

MR. RICE: I think I will file in this case a copy of the claim of Kazuo Tamura.

(DOCUMENT MARKED EXHIBIT NO. 8).

CROSS EXAMINATION BY MR. RICE:

20 Q I show you two photographs; do you recognize either or both?

THE INTERPRETER: His eyes are no good.

MR. VIRTUE: I am recalling the man. If my learned friend wants to ask him about these photos and let this man stand down. His evidence is just an estimate of values, the same as all the others.

MR. RICE: Q: There is only one point I want to make clear. The buildings that you constructed were all on Lot 1, were they? A: Yes, my house was on the twenty acre lot.

30 Q Your house was on the twenty acre lot, and a barn

K. Yoshioka,
Cross Exam.

and a pickers' house, and then you have got
"2 rooms" and "3 rooms"; is that an addition
to the house?

MR. VIRTUE: He has already said they were all on this
twenty acre parcel.

MR. RICE: Q: That is on Lot 1? A: Yes, those were
on my twenty acres.

Q All the buildings referred to in your summary
of evidence? A: Yes.

10 Q All right.

MR. VIRTUE: I just wish, sir, to call attention to
the farm appraisal report; Exhibit 6. The nearest
school, Hammond, five hundred yards. "Roads:
Property fronts on 1st Avenue, paved road, and
back of property fronts on River Road, paved."
"Is this district a good one? Yes, mostly small
fruit farmers." "Water supply: 20' dug well with
electric pump." And then the buildings are
valued at \$400.00 and cut down to \$300.00.

20 The cultivated land is valued at \$60.00 and
\$65.00 an acre, whereas the reclamation cost is
given as \$100.00 to \$150.00.

Then under "Remarks" on the third page,
"This property has been cleared out of the bush
by the present owner, who is now 75 years of age
and he and his wife are both very sick." "On
this property there are a number of bearing fruit
trees (apple, plum and cherry).² And then he
he doesn't put any value at all on the property.

30

That is all, thank you, sir.

(Witness aside)

E. Yoshioka,
Cross Exam.

MR. RICE: Would it be in order to call the claimant's son?

THE SUB-COMMISSIONER: Yes.

ABAO YOSHIOKA, a witness on behalf
of the claimant, having been first
duly sworn, testified as follows:

CROSS EXAMINATION BY MR. RICE:

Q Your father, apparently, at one time owned Lots
1 and 2? A: Yes.

10 Q Of Parcel "A"? A: Yes.

Q And then your brother, what is his name?

A Sunao.

Q Sunao purchased Lot 2 from your father?

A Yes.

Q And paid him in full for the same?

A Yes.

Q And you in turn purchased Lot 2 from your brother?

A Yes.

20 Q So that your father has no claim whatever against
Lot 2? A: No.

Q I show you a photograph, or two photos, at least;
do you recognize either or both of them?

A Yes. I think when dad seen those houses, and it
it burned, and this is only part of it, that is
why he can't recognize it.

Q Your father said he couldn't see, I think, that
he had no glasses. A: The house is
burned, I think.

30 Q They are practically the same; I don't think there
is any difference. They are the same photo; they

A. Yoshioke,
Cross Exam.

are taken from the same snap. I can't see any difference. You can't, can you?

A No.

Q And you say that is a photo of your father's place, the buildings, after a house had been burned down?

A Yes.

Q And those two buildings that you see there, what are they?

A: Toilets.

Q They wouldn't be both toilets?

10 A No. This is a laundry house and this is where they kept wood (indicating).

Q Do you mean a wood house? A: Yes; a wash house here.

Q The nearest building is a wash house?

A Yes; this one.

Q And the one farthest away is a wood house?

A Yes.

Q And you say both of those buildings were on your father's property?

A: Yes.

20 Q And the house was in the foreground, but was burned down and is not there now? A: Yes.

MR. VIRTUE: It is clear that the house was burned down after evacuation; that is, that there had been a house there at that time.

MR. RICE: I will put these photos in as an exhibit.
(PHOTOGRAPHS MARKED EXHIBIT NO. 9).

MR. RICE: That is all.

THE SUB-COMMISSIONER: Is that all?

MR. VIRTUE: That is all, thank you.

(Witness aside)

30

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing true and accurate;
"S.R. HOWARD" Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record;

SUB-COMMISSIONER.