

8642

FRASER VALLEY

STRAWBERRY HILL
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: YUKAWA, Yoshiaki
HOME ADDRESS: R.R. No.1, Wilson Rd., New Westminster, B.C.
REGISTRATION NUMBER 12484 SEX: Male AGE: 30
OCCUPATION: Poultry 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: Myself
MARRIED? Yes
NAME OF WIFE OR HUSBAND: Hatsue #4906
ADDRESS OF WIFE OR HUSBAND: R.R. No.1, Wilson Rd., New Westminster, B.C.
NAMES OF ANY LIVING CHILDREN: Kazujo (F)

ADDRESS OF CHILDREN: R.R. No.1, Wilson Rd., New Westminster, B.C.
AGE OF CHILDREN: 11 months

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

1. LOCATION AND DESCRIPTION: Lot 9 of the NE quarter of section 36
Twp 4, map 1186 in the District of New Westminster, B.C.
Title No. 145595E
2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling 24 X 24'
chicken house
3. INSURANCE (Give particulars; state where policies are) None
4. TAXES (Amount and where payable) \$7.52 for 1941, payable at Ladner
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None
6. OCCUPANCY AND LEASES (If vacant so state) Myself

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession

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

9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS: ---

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.

1 stove, 2 beds, 1 sofa, 1 pantry, 1 baby bed, in the house

at R.R. No. 1, Wilson Rd., New Westminster, B.C.

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
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: 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 7th day of May 1942.

T. J. Williams
Witness

(Signature) y yakawa

FOR DEPARTMENTAL USE

Deceased
INFORMATION FROM R.C.M.P.

Date

Nov 18/42

Full Name

YUKAWA, Yoshiaki
(Surname in Block Letters)

Registration No.

12484

☒ Male - Female
(check)

Age

30

Former Address

1318 Gibson Rd, R.R.#1, New Westminster BC

Date Evacuated

9/6/42

Naturalized - Canadian-Born - National
(check)

Present Address

9/24 C. Shields

Shaughnessy P.O., Alta.

Deceased - 10/6/45 - Shaughnessy Alta

Name of Wife

Hatsue

Name of Husband

Name of Father

YUKAWA, Yoshikichi
#12482

☒ Married - Single
(check)

Name of Mother

Maiden Name
(HASHIMOTO) Katsuyi
#12483

Names of Children under 16

Kazuyo June (F) 12/6/41

Our File No.

8642

Registered with Custodian
(yes or no)

Yes

Requested By

Evelyn Bridson

Additional Information

Poultry Farm

6 3/4 acres 1/2 ton truck Lic #239118

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshiaki YUKAWA Reg. No. 12484 File No. 8642.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/614-P First Offer.

PROPERTY ADDRESS: Willson Road (North of Horrell Road. First house on East side).

LEGAL DESCRIPTION: Lot 9 of North East quarter of Section 36, Township 4, Map 1186,
Municipality of Delta, D. N. W.

TITLE: Registered in the name of Yoshiaki YUKAWA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24677, dated August 26th, 1942.

ASSESSED VALUES: Land - \$ 391.00 (1943) Taxes - \$6.84 (1942)
Improvements - \$1000.00 - \$1391.00.

The assessment figures are for 1943. The Tax figures are for the 1942 assessment. It is evident that the house that was being built in 1942 was the reason the assessment was that much greater in 1943. As this property was taken over by The Director, The Veterans' Land Act on January 1st, 1943, the 1943 assessment and taxes are strictly his affair.

CLASSIFICATION: This is a small partially cleared property. The Custodian's representative reported on July 6th, 1942, that this property had an area of 6.51 acres - 2½ acres cleared (partly) plenty of large stumps and logs to be pulled yet. No crops, and that there was a new frame house - 1 storey 3 rooms only partially finished, also a double-deck chicken house 85' long not quite finished and 1 new bath house.

HISTORY OF ADMINISTRATION: This property appears to have remained vacant from date of owner's evacuation, 9th June, 1942, until leased by the Custodian on 26th February, 1943 to Nick Newfield for a term of 10 months from 28th February, 1943 to 31st December, 1943. Consideration - \$30.00, payable \$10.00 on 1st March, 1943, 1st May and 1st July, 1943. No taxes. Buildings included, space reserved for storing chattels.

Lease handed to The Director, The Veterans' Land Act, 29th July, 1943.

SOLD: To The Director, The Veterans' Land Act for \$1,355.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.
Funds released to the credit of Yoshiaki YUKAWA as at March 16th, 1944.

1944

Page 2.

File 8642.

against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, Tax Arrears - \$7.86, leaving a net credit of \$1,329.14 from said transaction.

In view of the Custodian having collected rents to June 30th, 1943, viz., \$30.00, a cheque covering same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

OLD CERTIFICATE OF TITLE

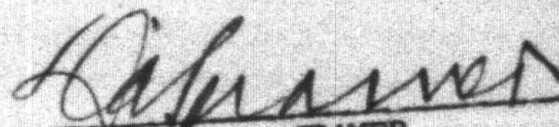
No. 145595-E

Yoshiaki YUKAWA declared on his JP Form, signed 7th May, 1942, that the Title Documents were in his possession. There is nothing on file to show that the Certificate of Title had been asked for by this office or that it had been deposited in the Land Registry Office, New Westminster.

Certificate of Title No. 166920-E in the name of The Director, The Veterans' Land Act.

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

July 19th, 1946.


D. A. CRAMER.

DAC:JS

GENERAL SUMMARY

File No. 8642

Yoshiaki YUKAWA,
Deceased.

Reg. No. 12484

Yoshiaki YUKAWA died at Shaunessy, Alberta on June 10, 1945. He is survived by his widow, Hatsue, file #4906; one daughter, Kazuyo, a minor; his father, Yonekichi, file #4928; and his mother Katsuye, file #4907.

The deceased declared that he was the owner of Lot 9 of the NE $\frac{1}{4}$ of Section 36, Township 4, Map 1186, Municipality of Delta, D.N.W. This lot was sold to the Director, V. L. A., for the sum of \$1,355.00 as shown on the Real Property Summary attached, and the funds derived therefrom were remitted to YUKAWA in his lifetime.

YUKAWA also declared a small quantity of Household Furniture. Shipment was made to him, at his request, of a kitchen range, heater and kitchen utensils. All other articles left in the house appear to have been removed by vandals with the exception of one heater, which was taken by C. L. Rooke on the authorization of the Japanese owner. For full details see the Chattel Schedule on file.

A Chevrolet Pick-up Truck belonging to YUKAWA was sold for a net amount of \$274.24 and these funds were forwarded to YUKAWA before his death.

The deceased did not declare any insurance to the Custodian but the Sun Life Assurance Company advised this office that YUKAWA was insured under their policy #2084857. On March 15, 1943, the Sun Life Assurance Company requested permission to pay the sum of \$300.00 to the assured, being a loan requested by YUKAWA on his Sun Life Policy. Permission was granted to the Insurance Company to make payment of the loan direct to YUKAWA. On December 14, 1943, the Manufacturers Life Insurance Company advised that YUKAWA had applied for Cash Surrender Value of his Manufacturers Life Insurance Policy #673,861. Permission was granted to the Insurance Company to draw a cheque in favour of the insured and forward it to him through this office. The cheque from the Manufacturers Life Insurance Company in the amount of \$127.89 was received and forwarded to YUKAWA on February 14, 1944. On December 29, 1943, a cheque in the amount of \$17.98 was received from the Sun Life Assurance Company payable to Yoshiaki YUKAWA and his father, Yonekichi YUKAWA. This cheque was forwarded to Yoshiaki YUKAWA on January 11, 1944.

At the request of the B. C. Security Commission, the entire credit balance of Yoshiaki YUKAWA in this office, \$1602.38, was forwarded to him on May 26, 1945.

No claims appear on this file.

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

Blair
March 12, 1947.

/AC

FIRE INSURANCE SUMMARY

File No. 8642.

Yoshiaki YUKAWA - Reg. No. 12484.

The above named Japanese declared on his JP Form, signed May 7th, 1942, that he carried no Fire Insurance on his property. This was found to be correct.

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

July 19th, 1946.


D. A. CRAMER.

DAC:JS

LIABILITY SUMMARY

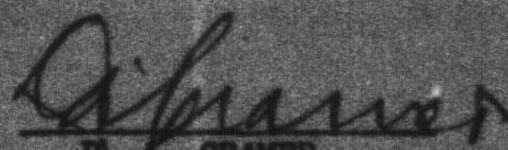
File No. 8642.

Yoshiaki YUKAWA - Reg.No.12484.

The above named Japanese declared on his JP Form,
signed May 7th, 1942, that he had no Personal or Trade Debts.
This was found to be correct.

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

July 19th, 1946.


D. A. CRAMER.

DAG:JS

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 8642

MUNICIPALITY: Delta.

Date: July 6, 1942.

NAME: YUKAWA, Yoshiaki.

REGISTRATION NO. 12484.

ADDRESS: No# Wilson Rd. (North of Horrell Rd. first house on East side.)

PROPERTY:

ACREAGE: 6.51 2½ acres cleared (partly), plenty of large stumps &
KIND OF CROPS: None. logs to be pulled yet.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey. VACANT: Yes. OCCUPIED

DESCRIPTION Frame. (new) ROOF: Shingle.

SIZE: 24 x 30. NO. OF ROOMS 3.

CONDITION: Fair.

OTHER BUILDINGS: Chicken house, doubledeck, 85' long, not quite finished
inside. New bathhouse.

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: None. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: House is new and built on stilts, partly lined with building
paper, inside as well as out. Front door is locked, windows
and back door are boarded up.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house.

Heater. - *see letter 20/9/42*
Bed.
Sofa.
Spring for baby's bed.
7 Kitchen chairs.
Ironing board.
Gasoline lantern.
Cooking utensils.
Kitchen cabinet. (containing, dishes.)
Lumber. (small quantity, new.)
2 Shovels.
2 Wedges.
Mattock.
2 Hammers.
Water pail.
2 Linoleum rugs. (on floor)
Round table.
Stool.
Hand saw.

Signed:

J. Morrison
H. Hogan

CHattel SCHEDULE

File No. 8642

August 18th, 1945.

RE: Yoshiaki YUKAWA

The above Japanese registered on May 7th, 1942, and was evacuated on June 6th, 1942.

PROPERTY VACANT

<u>DECLARED</u>	<u>INVENTORIED</u>	<u>MISSING</u>	<u>TAKEN BY C.L. ROOKE</u>
1 Stove	Heater	"	" " " "
2 Beds	Bed and sofa	"	
1 Pantry	Kitchen cabinet containing dishes	"	
1 Baby bed	Spring for baby's bed	"	
	7 Kitchen chairs	"	
	Ironing board	"	
	Gas lantern	"	
	cooking utensils	"	
	Lumber (small quantity, new)	"	
	2 Shovels	"	
	2 Wedges	"	
	Mattock	"	
	2 Hammers	"	
	Water pail	"	
	2 Linoleum rugs (on floor)	"	
	Round table	"	
	Stool	"	
	Hand saw	"	

It will be noted that this property was vacant at the time of the Japanese evacuation, and prior to Mr. Anderson's report of June 12th, 1945, it apparently had been unoccupied for a lengthy period of time. The effects inventoried by our fieldmen on July 6th, 1942, had been removed by vandals. Judging by the appearance of the house however, they would not have been of any great value. It might be noted that the place remained unoccupied from July 6th, 1942 to February 22nd, 1943, at which time it was under lease until December 31st, 1943. Mr. YUKAWA declared two stoves and stove pipes, etc. before he signed the inventory dated October 3rd, 1942. The heater stove was taken away by Mr. C.L. Rooke and upon later examination was found to be of no commercial value.

REFERENCES ARE:

1. Letter from B.C. Security Commission dated July 17th, 1942, re shipment
2. Letter from B.C. Security Commission dated July 24th, 1942, re shipment.

WJL:LSM

3. Inventory of chattels, dated October 3rd, 1942.
4. Acknowledgment of stove from G.L. Roake, September 20th, 1942.

OFFER TO LEASE JAPANESE PROPERTY.

File No. 8642

Place _____

Date Feb 22/43

Custodian of Enemy Property,
Vancouver, B.C.

Re: 9 NE 1/4 Sec 36 T4 Property.

Map 1186 Delta
YOSHIMAKI YOKAWA

145595E

I hereby offer to lease the above described property

on the following basis:

Term: From Feb 22 1943 to Dec 31 1943.

Cash Rental: \$ 30.00 per _____ to be paid as follows: _____

2nd 10th March, 10th May
10th July 1943

Lease to include all land and buildings, - except: _____

Other special conditions (if any): _____

The following taxes will be payable by me:

~~Land & School Taxes: Irrigation Taxes:~~
~~Dyking or Drainage Taxes: " Tolls:~~
~~Domestic Water Rates:~~

(strike out those that do not apply)

Provided further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one(1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

Full Name: Nick Newfield

Address: 3538 Cypress St

I recommend that Lease on the above terms be approved.

G. R. Kay
Field Supervisor,
Soldier Settlement of Canada.

NEWFIELD

3 Parcels

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. 8642
12484
BC/6142
(31-554)

Vancouver, B.C.

FEB 29 1944

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

YUKAWA, Yoshitaki.

Dear Sir:-

Re: Lot 9 of the NE 1/4 of Sec. 36,
Tp. 4, Map 1186.
MUNICIPALITY OF DELTA

I beg to acknowledge receipt of Duplicate Certificate of Title No. 106920E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 2,379.01, in favour of The Secretary of State, forwarded to you and dated February 28th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price

- \$ 1,355.00

Less arrears of taxes to
January 1st, 1943,

- \$ 7.86

Amount paid to Secretary of State -

- \$ 1,347.14

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

Yours truly,

W.K. Chandler
W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

FEB 29 1944

Date

Solicitor for
The Secretary of State

BC-614-P
BC-2103-B

BC/614-P
BC/2103-B

Page 1

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

Farm Appraisal Report

File No. JL-554

Land Description Lot 9 of S/Div. of Sec.36, Tp.4, Map 1186.

Containing 6.51 Acres

Owner's Name YUKAWA, Yoshiaki

Post Office Address R.R.1, New Westminster, B.C.

Nearest Rail Point Kennedy

Distance 1/4 mile

Market Town New Westminster

Distance 3 1/4 "

Church (give denomination) United

Distance 1/4 "

Nearest School Kennedy

Distance 1/2 "

State how property was identified: Map, L.R.O. sketch and surveyed road.

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

Is on Wilson Rd. 100 yards North of Horel Rd. Grav. trail to Horel; grav. to Scott Rd. Road North as an outlet is now under construction, & will shorten the distance to town by 1/2 mile.

Is this district a good one? Yes.

Employment opportunity Full industrial in area.

Predominating Nationality and religion: British. None predominating.

Value \$

Describe Fencing and its condition: None.

Water supply: Not developed, though available at reasonable cost. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 24	Lumber	8'	Shgl.	new	Posts	Unfin. new.	350.00
Add'n	14 x 16	"	8'	"	"	"	"	30.00
Wash-house	8 x 12	"	7'	"	"	"	"	
BARN	x	"	14'	"	"	"	Unfin. new.	850.00
Henhouse-2	20 x 100	(Est. \$150.00 to complete)						
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							

(No electricity yet established. Dom. power 200 yards from henhouse on Horel Road).

Total present day value \$ 1230.00

\$ 1230.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Bare shiplap outside, which is the only finishing required on walls.

Describe the basement and chimneys: No basement; no chimney.

No. rooms downstairs? 3 Upstairs? none How finished Bare shiplap

Are buildings painted? No. Condition of paint

Distance from nearest bush Close by.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1.	Undulating	6" coarse sdy. loam	Gravel	Stumps & debris to remove	50.00	40.00
5.51	"	Same as above, but impr. slightly in depth toward east.		Heavy clearing. (fuel value inc.)	200.00	20.00
						110.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 150.20Total added by buildings to value of farm \$ 1230.00Total fruit trees add to value of farm (for use in orchard districts only) \$ -Total value of farm \$ 1380.00

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

No cultivation of any sort. Set up only as a chicken farm and has as yet not been occupied as such, though buildings now completed to a point where they can be occupied. House has been occupied for short time, but untenanted when visit made, though some furniture still there.

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

Poultry, and later small fruits, combined with adjacent industrial opportunity.

Noxious weeds:

None.

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

Municipal and School - \$6.84.

Delta Municipality, Ladner, B.C.

Date: 20th July 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 18 day of July 19 42.

Inspector's Signature

"B.C. WORMWORTH"

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

Farm Appraisal Report

Remarks:

This place was in process of being established as a chicken farm. The henhouse is almost finished, requiring only roosts and dropping boards to complete, when it can be occupied. It is fairly well constructed. The house is not sided outside, and inner walls are bare shiplap, but both are new and fit for occupation at once.

I consider that these buildings add their full value to the farm.

Soil is poor at the building site, but does improve slightly as it follows the slight slope to the eastward. Clearing is heavy but there is some fuel value of the bush covering as a partial offset to the expense of clearing.

Location is in proximity to full industrial opportunity of various sorts, including the newly developed peat industry in the delta.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

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

Total \$

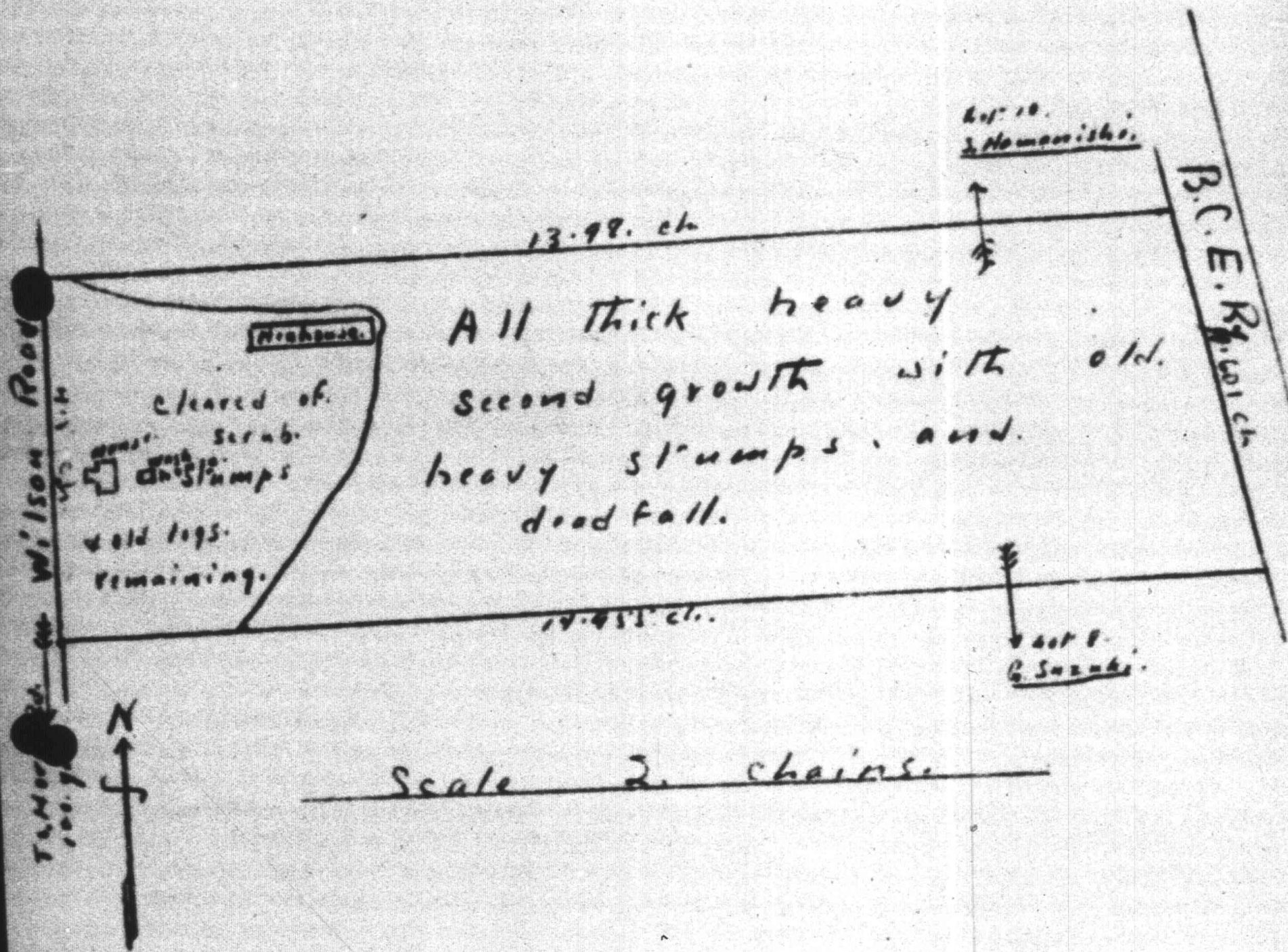
Amount fruit trees add to value of farm \$

Diagram of Property

Yoshiaki Yukawa

Lot 9. S10 of NE. 36 - Tp. 4. Mer 1186.

6.51 ac.



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

value is \$ 1000.00

Date 22nd July 19 42.

"I.T. BARNET"
District Superintendent.

ESTABLISHED 1878

INCORPORATED 1899

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
 NEW WESTMINSTER, VANCOUVER, VICTORIA,
 CHILLIWACK, ROSCOLE, SANDS, ABBOTSFORD,
 LANGLEY PARK, CLOVERDALE, HANAY,
 COQUITLAM, LADNER, BRIGHOUSE, NANAIMO,
 COURTENAY, PORT ALBERNI, NELSON,
 ROSSLAND



DISTRIBUTORS OF
PURITY FLOUR

CABLE ADDRESS "BRACKMAN"
 DOWLING'S GRAIN CODE
 BENTLEY'S CODE

HEAD OFFICE
 P. O. BOX 920
 NEW WESTMINSTER, B. C.

New Westminster, B. C.
 May 30, 1945.

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

EVACUATION SECTION	
Rec'd	MAY 31 1945
File No.	
Ans.	
Referred	<i>Curzon</i>

Dear Sir:

File No. 8642
Re Yoshiaki Yukawa

Replying to your letter of the 29th inst. I have never had the key of the house on Wilson Road. I was in the house once with Mrs. Marayama and at that time she had a skeleton key. There was a cook stove, some dishes and a few other things that were of not much value. Cannot recall of seeing a heater stove.

This is all the information that I can give you.

Yours very truly,

THE BRACKMAN-KER MILLING CO. LTD.

W. Page
 Credit Manager.

WP:JG

MEMORANDUM

File No. 8642

June 1st, 1945.

TO: Mr. R. M. Anderson

FROM: Mr. W. J. Iverson

RE: Yoshiaki YUKAWA
Wilson Road, New Westminster

We asked Mr. W. Page if he knew anything about the effects left at this place as he was supposed to have had a house key. He advised us however that he has no knowledge of the chattels and did not have a key.

However the file shows that the kitchen range, a heater and kitchen utensils, were shipped to Mr. YUKAWA by the B. C. Security Commission, but I think we should make further inquiries about the balance of the effects, possibly from the Soldier's Settlement Board.

The attached inventory lists the items that were in the house.

WJI:LEM

File No: 8642

September 12, 1942

Name: Yoshiaki YUKAWA

Reg. No: 12484

Address: Wilson Rd, New Westminster, B. C.

INVENTORY OF CHATELS LEFT ON PROPERTY

In House

heater *Shipped taken by G.L. Rourke*
bed
sofa
spring for baby's bed
7 kitchen chairs
ironing board
gasoline lantern
cooking utensils
kitchen cabinet (containing dishes)
lumber (small quantity, new)
2 shovels
2 wedges
mattock
2 hammers
water pail
2 linoleum rugs (on floor)
round table
stool
hand saw

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

Confirmed:

DATE: ... *October 3, 1942* ... SIGNED: *Yoshiaki Yukawa*

Please sign and return one copy to the Custodian.

ASH

ESTABLISHED 1878

INCORPORATED 1899

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
 NEW WESTMINSTER, VANCOUVER, VICTORIA,
 CHILLIWACK, ROSEDALE, SAROIS, ABBOTSFORD,
 LANGLEY, PRAIRIE, CLOVERDALE, HANEY,
 COQUITLAM, LADNER, BRIDGEHOUSE, NANAIMO,
 COURTENAY, PORT ALBERNI, NELSON,
 ROSSLAND



CABLE ADDRESS "BRACKMAN"
 DOWLING'S GRAIN CODE
 BENTLEY'S CODE

HEAD OFFICE
 P. O. BOX 920
 NEW WESTMINSTER, B. C.

OFFICE OF THE CUSTODIAN
 JAPANESE RECEPTION
RECEIVED
 SEP 26 1942

DISTRIBUTORS OF
PURITY FLOUR

P. O. Box 920
 New Westminster, B. C.
 September 25th, 1942

4928
 8642

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

Dear Sir:

We enclose herewith acknowledgment
 of the Heater Stove taken by Mr. C. L. Rooke.

Yours truly,

THE BRACKMAN-KER MILLING CO. LTD.

Credit Manager.

WP:EC

EXHIBIT 191
5 Apr 1948DATE
FILED BY L.S. Turcotte

CHATELS BELONGING TO YUKAWA, Yonekichi
Reg No. 12482
1318 Gibson Road, Delta, B.C.

Outstanding articles missing —

Hand cultivator (tenant claims that it was not on the
place at the time of their moving on.)

Heater (was shipped to the Japanese last fall)

Range (" " " " " ")

6 Milk cans (Sold by Yukawa.)

Signed. "R.M. Anderson"

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

June 23rd 1948

L.M. Scott

508 - 5

EXHIBIT No. 5
5 Apr 1948

DATE
FILE L.S. Turcotte

THE BRACKMAN-KER MILLING CO LIMITED

P.O. Box 920
New Westminster, B.C.

September 20th 1942

This is to certify that I have taken the Heater Stove
from the Wilson Road property owned by Y. Yukawa to the
Gibson Road property owned by Y. Yukawa.

This was done on the authority of Y. Yukawa in a
letter to the Custodian.

"Charles L. Rooke"
Lessee

Witness:

"W. Page"

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

June 23rd 1948

L.M. in Scotty

Report

To: the file 8641

From: Phil.

June 11/4.

Re: YUKAWA, Yoshikawa # 12484
Wilson Rd., Delta B.C.

The house on this property is standing wide open
and evidently has not been lived in for a long time.

We found nothing that would warrant moving.

The stone that was moved by Mrs. Roake to the Gibson Rd.,
is of no consequence, and certainly not worth moving.

Signed

T.M. Gordon

APPRAISAL BY MR. GRONE

McDERMOTT MOTORS

C. G. 190-2500 (Rev. 3-41)

USED CAR APPRAISAL RECORD

NAME - 1 59

ADDRESS

Paint	\$ 4.00	Make	
Tires <u>3 fair & good</u>	\$ 6.00	Body Style	<u>Pickup</u>
Body & Fenders	\$ 1.00	Year	<u>36</u>
Glass	\$ 1.00	License	<u>BX277</u>
Top	\$ 1.00	Serial	<u>61503</u>
Nickelling	\$ 1.00	Mileage	<u>25019</u>
Radiator	\$ 1.00	Remarks	<u>Share h.g.</u>
Running Boards	\$ 1.00		
Mats & Kick Pads	\$ 1.00		
Upholstery	\$ 1.00		
Hardware	\$ 1.00		
Motor Expense	\$ 1.00		
Transmission	\$ 1.00		
Rear Axle	\$ 1.00		
Universal Joints	\$ 1.00		
Clutch	\$ 1.00		
Steering	\$ 1.00		
Brakes	\$ 1.00		
Tighten Up	\$ 1.00		
Muffler	\$ 1.00		
Sundries	\$ 1.00		
Wash & Clean Motor	\$ 1.00		
Clean Interior	\$ 1.00		
Oil & Grease, Change	\$ 1.00		
Oil & Check Over	\$ 1.00		
Total	\$ 52.50		

Mod. interested in

Salesman ☒

Selling price \$ 300.00

Date

Less Repairs \$

Appraised by H. Grone

Allowance \$

For immediate acceptance only.

UNIFORM - PATENTED - RUST BUSINESS FORMS LIMITED

20422

MEMORANDUM

To: File 8642

April 6, 1944.

From: Specified Articles Department

Re: YUKAWA, Yoshiaki - Reg. 12484

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1936 Chevrolet Pickup No. T59 License No (42) CX 277	\$300.00

Sold to: H. Gilder

Date: August 27, 1942.

Selling Price: \$300.00.

H. Gilder

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

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 8642

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

January 13, 1943.

Mr. Yoshiaki YUKAWA,
Reg. No. 12484,
c/o Mr. W. C. Shields,
Shaughnessy P.O., Alta.

Dear Sir:

Our No. T59

Re: Motor Vehicles

Your Chevrolet Pickup Truck

which was surrendered to the Authorities, has been
sold for \$ 300.00

Charges against your car were as follows:

Liens	\$
Administrative Expenses	\$ 25.76

The Balance thereafter remaining of \$ 274.24
has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
JH

508 - 8

5 Apl 1948

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

J.W.G. Hunter

DETACHMENT FILE NO.
SUB-DIVISION FILE NO.
DIVISION FILE NO.
HEADQUARTERS FILE NO.

DETACHMENT
SUBDIVISION
DIVISION
DATE

Seizure No. T 59

19

RE: YUKAWA, Yoshiaki RR 1 New Westminster, B. C.

On March 9th 1942, L H.F. Price RCMP

Came into possession of the following goods by:

LICENSE NO.
MAKE & MODEL
SERIAL NO.
ENGINE NO.
SPEEDOMETER READING
CONDITION

(42) CX 277
36 Chev. light delivery
6150305267
6414333
25018

TIRE NUMBERS

5

appears good

EXTRA EQUIPMENT

none

DESCRIPTION & CONDITION
VERIFIED

"Y. Yukawa"

Signature of Owner
Japanese registration No. #12484

Handed over to representative of
Custodian whose signature in receipt
thereof appears hereunder

"E.A. Cruise"
March 9th/42

"H.F. Price"
Signature of member submitting report.

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

June 23rd 1948

C. A. Seely

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name YUKAWA, Mr. Yoshiaki
% W. C. Shields
Changhnessy P.O. Alto

File No. 8642
Reg. No. 12484

Company Sun Life

Agency Vancouver

Policy No. 2084857

Premium - \$40.60

Payable: ^x Annually, Semi-annually or monthly

Month November Day 1st

REMARKS:

27

Letter sent 19/8/53

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Yoshiaki Yukawa

File No. 8642

Reg. No.

Company Manufactures Life Ins. Co. Agency Vancouver

Policy No. 673,861

Premium - \$38.05

Payable: Annually, Semi-annually or monthly

Month November Day 15th

REMARKS:

DEPARTMENT OF LABOUR - CANADA
BRITISH COLUMBIA SECURITY COMMISSION

EVACUATION SECTION	
Rec'd	<u>JUN 21 1945</u>
File No.	<u>8642</u>
Ans.	
Referred	<u>Richardson</u>

Date: June 20th, 1945.

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

Dear Sir:

Please be advised that (NAME) Yoshiaka YUKAWA
(REGISTRATION NO.) 12484 died at (PLACE) Shaughnessy, Alta.
on (DATE) June 10, 1945.

This is for your information.

Yours truly,
BRITISH COLUMBIA SECURITY COMMISSION,

M.L. Brown
M.L. Brown,
Office Manager.

DEC - 2 1947

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

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

JK 554

P.C. 614P2103E

7642

Enc. 30

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

- (1) NAME Fukawa YOSHIKI (RCMP) Reg. No. 12484
(Print) Surname Given Name
- (2) Pre-Evacuation Address XXXXXXXXXXXXXXXXXXXX WILSON RD. NEW WESTMINSTER, B.C.
NOBLEFORD ALBERTA
- (3) Present Address NOBLEFORD, ALBERTA
- (4) REAL ESTATE
- (a) Street Address (if any) WILSON WILSON RD. NEW WESTMINSTER, B.C.
City or Municipality. Province
- (b) Legal description (lot number, block number, section number, etc.)
Lot No 9 of the N.E. quarter of Section 36, township 4, map 1186,
in the District of New Westminster, B.C.
- (c) Type of Real Property (cross out words which do not apply):
- (i) Farm _____ Type of business _____
- (ii) ~~Residence~~ _____
- (iii) ~~Business~~ _____
- (iv) Any other type of property (describe) _____
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- (i) Land SEE SUPPLEMENT \$ 1175.00
- (ii) Buildings SEE SUPPLEMENT \$ 2670.00
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) \$ _____
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ 3845.00
- (v) Amount at which Custodian sold property and credited your account \$ SEE FINAL
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ FIGURES
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
WILSON RD. NEW WESTMINSTER, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
HOUSE
- (c) How stored or packed at time of evacuation AS WAS

(over)

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

IN THE CUSTODIAN(S) CARE

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

1.	Estimated Value \$	
2.	Estimated Value \$	SEE SUPPLEMENT
3.	Estimated Value \$	
4.	Estimated Value \$	
5.	Estimated Value \$	
6.	Estimated Value \$	
7.	Estimated Value \$	
8.	Estimated Value \$	
9.	Estimated Value \$	
10.	Estimated Value \$	1405.50
TOTAL CLAIM FOR PROPERTY LOSS		1602.00

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) \$ 3048.50

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

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

DOMINION OF CANADA
PROVINCE OF ALBERTA
TO WIT:
I am filing claim for my personal property and money due to be paid in Lethbridge and money due to me by my father-in-law

1. *John Gibson*
of NOBLEFORD in the PROVINCE OF ALBERTA of the XXXXXXXXXX DISTRICT

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the CITY

of LETHBRIDGE

in the PROVINCE of ALBERTA

this day of

A.D. 1947.

A Commissioner etc.

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

SUPPLEMENT

YOSHIAKI YUKAWA

LAND:

Cleared: 2½ acres	@ 300.00	750.00	
Non cleared 4½ acres	@ 100.00	425.00	
		<u>1175.00</u>	

~~1175.00~~
1175.00
BUILDINGS:

Dwelling	24x24	600.00	
Bath house	10x12	70.00	
Chicken house	20x200.	2000.00	
		<u>2670.00</u>	

2670.00

CHATELS:

heater	20.00
stove	180.00
bed	30.00
sofa	15.00
7 kitchen chairs	10.00
spring for baby's bed	3.00
Ironing board	2.00
gasoline lantern	10.00
cooking utensils	50.00
kitchen cabinet	15.00
lumber	50.00
2 shovels	3.00
2 wedges	1.50
mattock	1.00
2 hammers	2.00
water pail	1.50
2 linoleums on floor	5.00
round table	2.00
hand saw	3.00
stool	1.50
	<u>405.50</u>

~~405.50~~

truck 2 ton

	1000.00
	<u>1405.50</u>

~~1405.50~~
1405.50

DEFENCE BRIEF

Yoshiaki YUKAWA (Deceased)
Hatsue YUKAWA
File No. 8642

Case No. 508

V.L.A. land & bldgs.
(1) Lethbridge, Alta.
5/4/48
(2) Toronto 26/5/48.

- Ex. 1 - Statement of Real Estate
Ex. 2 - " " Personal Chattels
Ex. 3 - Analysis of Personal Property
Ex. 4 - Memo - Signed R.M. Anderson
Ex. 5 - Certification letter Sept.20/42 signed by C.L. Rooke.
Ex. 6 - Memo - R.M. Anderson to file - June 12/45,
Ex. 7 - S.S.B. Appraisal.
Ex. 8 - R.C.M.P. Exhibit Report.

In this case there have been no letters of Administration. Claimant here does not wish to go to that expense unless an award is made. Mr. Hunter stated he would have no objection, since anything resulting from a recommendation would be made to the deceased's estate and they would furnish evidence to the Government of administration.

REAL PROPERTY CLAIM

Lot 9 of S/Div. of Sec. 36 Tp.4, Map 1186. (6.51 Acres)

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
3845.00	1391.00	1380.00	1355.00

Appraiser: B. C. Wornworth (S.S.B.)

A question of value only. Submitted
Real Estate sold for fair market value.

PERSONAL PROPERTY CLAIMS

Truck Claim

<u>Claimed</u>	<u>Appraised</u>	<u>Sold</u>
600.00	300.00	300.00

Appraised by McDermott Motors Ltd.
R.C.M.P. Report (Ex.8) reports the
condition as "Good".

Since ceiling prices went into effect
at a later date, they did not affect
this sale. (Ceiling prices took
effect from Dec.30/43)

Y. YUKAWA (Deceased)
H. YUKAWA (Claimant)
Case No. 508

-2-

Chattels

Claiming \$365.00 (for chattels other than Truck).

230. may have been shipped.
20. were abandoned.
115. No acct., theft, etc.
365.

Ex. 5 indicates there can be no connection between Yoshiaki's heater and Yonekichi's heater. See Trans. P. 6 Line 20.

Mr. Hunter admits the analysis should say "may have been shipped" rather than "shipped" in that the letter from B.C. Security Commission dated July 24/42 only indicates a request, not actual shipment of the goods.

R.M. Anderson was Custodian representative on this case and he recommended abandonment of Stove - See letter June 12/45 (Ex. 6).

Witness Summary:

B. C. Wormworth	- Appraised Real Estate
R. M. Anderson	- Custodian Representative
McDermott Motors Ltd.	- Appraised Truck.

HAI/mw

Name of Claimant

YUKAWA, Yoshiaki & Hatsue

Case

508

Custodian File

8642

4906

REAL PROPERTY										
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		
					1355	986.01			986.01	
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
300	75.00								75.00	
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	385.50	177.33			177.33		
TOTAL RECOMMENDATION										1238.34

8642

CASE NO: 508.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
April 5th, 1948.

IN THE MATTER OF THE CLAIM OF
YOSHIKI YUKAWA.

PROCEEDINGS AT HEARING.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Lethbridge, Alberta,
April 5th, 1948.

IN THE MATTER OF THE CLAIM OF
YOSHIKAZI YUKAWA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

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

—
A. WATSON, Esq., Secretary.

G.M.R. UPTON, Esq., Official Interpreter.

T.P. HORROBIN, Esq., Official Reporter.

30

Y. Yukawa,
In Chief.

MR. TURCOTTE: My lord, I would like to proceed with the case of Yoshiaki Yukawa, No. 51 on the list.

I might explain in this case that Yoshiaki Yukawa died in 1945. There have been no letters of administration so far as I can ascertain, there being no reason for it.

THE COMMISSIONER: Yes.

10 MR. TURCOTTE: The widow is living in Ontario with two of the children -- no, one of the children, and the other two children are with the grandfather here, that is the deceased's father, and I am asking your Lordship's permission to call the father who assisted in building this property. It was a new property and he is well acquainted with the facts necessary. I suppose at a later date it will be necessary to administer the estate in case there is any award made.

20 THE COMMISSIONER: That seems satisfactory. Mr. Hunter, have you any objection to hearing from the father of the deceased?

MR. HUNTER: No, my lord. I presume anything resulting from a recommendation, if any, would be made to the deceased's estate and they would furnish evidence to the Government of administration.

MR. TURCOTTE: We don't wish to go to that expense unless there is something to be gained. I will call Mr. Yukawa.

Y. Yukawa,
In Chief.

YONEKICHI YUKAWA, a witness on behalf of the
Claimant herein, being first duly sworn,
testified through the Interpreter as
follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

- Q Are you the father of Yoshiaki Yukawa?
- A Yes.
- Q Did he die in June of 1945?
- A Yes.
- Q And his widow's name is Hatsu Yukawa?
- A Yes.
- 10 Q And she is in St. Catherine's, Ontario, now?
- A Yes.
- Q There are three children?
- A Yes. One is over in St. Catherine's, and he has
two here.
- Q That is the witness has taken care of two?
- A Yes.
- Q How how far away from where you lived did your son
establish his chicken farm?
- A He was on Wilson Road, about three-quarters of a
20 mile away.
- Q With whom did his son and family or wife live with
when he was building the buildings?
- A At his house.
- Q At the witness' house? A: Yes.
- Q And did the witness help the son with the building?
- A Yes.
- Q Now I am showing you a statement of real estate.
Is that your signature?
- A Yes, I signed it.
- 30 Q And was that prepared by me from information which

Y. Yukawa,
In Chief.

you gave to me?

A: Yes, he

explained it all to you.

Q And is everything in there true to the best of his
memory? A: Yes.

Q And are all the facts in there within his knowledge?

A Yes. Generally speaking I understand it all.

(STATEMENT MARKED EXHIBIT NO. 1).

Q I am showing you another document, a statement of
personal chattels. Is that his signature on that?

10 A Yes.

Q And was that prepared by me from information which
he gave to me? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. TURCOTTE: Would my learned friend file the analysis
of the claim.

(ANALYSIS MARKED EXHIBIT NO. 3).

THE COMMISSIONER: All these buildings were built in 1941,
were they?

MR. TURCOTTE: Yes.

20 Q How long had your son lived in that house? How
many months had your son lived in the new house?

A About two months.

MR. TURCOTTE: About two months, my lord. It was a brand
new proposition.

THE COMMISSIONER: Just let me make sure I have your
claim correct. You show the estimated value at
date of sale at \$1175.00. Does that relate to
land alone?

MR. TURCOTTE: Land alone. That is the way I have shown
30 all my claims.

Y. Yukawa,
In Chief.

THE COMMISSIONER: Yes.

MR. TURCOTTE: I probably should have added it up.

Q This was going to be used as a chicken farm,
is that correct? A: Yes.

Q Now the Custodian says that the stove owned by your
son was sent or shipped to him?

A Yes. I don't know anything about it, but I didn't
receive it.

MR. TURCOTTE: I think there is a mix-up in these stoves.
10 There is a letter showing that the stove was shipped
to this man, that it was his stove. I think they
have them mixed up. He didn't claim for his stove.
He was here last week. I think there is something in
the file. I think there is a mistake, sir. The
stove that was shipped really belonged to this man,
and not to the son.

MR. HUNTER: Are you referring to the kitchen stove?

MR. TURCOTTE: Yes. There is a letter from this man about
his own stove in that file. My lord, I would like
20 to offer these as exhibits. The first is signed
by Anderson who was an agent of the Custodian.
I understand chattels belonging to Yonekichi
Yukawa --

THE COMMISSIONER: Yes, that is this man.

MR. TURCOTTE: --it shows "outstanding articles missing,
hand cultivator", and then it says, "Heater (was
shipped to the Japanese last fall.)" and "Range
(was shipped to the Japanese last fall.)" And
then it refers to 6 milk cans, sold by Yukawa.
You remember we discussed it last week, my lord.

30 THE COMMISSIONER: Well, I do not.

Y. Yukawa,
In Chief.

MR. TURCOTTE: In any event, they have this in this estate file, and as a result of that I suppose at least they have put it on the analysis of this estate that the stove that was shipped belonged to the estate, whereas the stove is clearly shown as belonging to this man, unless the Custodian has some other evidence. I have examined the file very carefully and I can't find it.

THE COMMISSIONER: What is the date of the letter?

10 MR. TURCOTTE: It isn't dated, my lord, it is a report.
(REPORT MARKED EXHIBIT NO. 4).

MR. TURCOTTE: Now then, I would also like to put in a letter from a man named Rooke.

THE COMMISSIONER: Is this a letter or a report?

MR. TURCOTTE: This is a certification letter,
"This is to certify that I have taken the heater stove from the Wilson Road property owned by Yoshiaki Yukawa to the Gibson Road property owned by Yonekichi Yukawa.

20 "This was done on the authority of Y. Yukawa in a letter to the Custodian."

I merely want to put that letter in to show that there can be no connection between Yoshiaki's heater and Yonekichi's heater, because clearly the heater was taken by Rooke, whereas this letter shows the heater being shipped which was this man's heater, not Yoshiaki's.

THE COMMISSIONER: What is the date of the letter?

MR. TURCOTTE: It was received by the Custodian on the
30 26th of September, 1942.

Y. Yukawa,
In Chief.

(LETTER MARKED EXHIBIT NO. 5).

MR. TURCOTTE: My lord, in regard to the truck, I have made a check of the serial number as shown on the Custodian's report, and it starts with "6". I therefore presume that is the 1936 truck, and therefore our value is much too high, and I reduced that to \$600.00 instead of a thousand dollars. I have reduced it, I think, on your form.

THE COMMISSIONER: It shows on Exhibit 2 as \$1100.00.

10 MR. TURCOTTE: That is the new price. In his claim he claimed a thousand dollars which I think should be reduced to \$600.00 at least. It appears to me to be more reasonable.

Now there is a comment on the analysis in regard to the cooking utensils, \$50.00, and it says that it was "shipped, see letter July 24, 1942, B.C. Security Commission". Now that letter asks that they be shipped, as I remember it, but there is no particular proof that they were shipped.

20 Now I haven't had an opportunity to write to Mrs. Yukawa to see whether she received any utensils or not, but I would like that question left open, that is unless Mr. Hunter has some other evidence.

MR. HUNTER: No, I have none, my lord.

MR. TURCOTTE: I think he will agree that the letter merely asks for it. There was no evidence it was actually shipped.

30 MR. HUNTER: On the strength of the information in the file the way it should have read is, "may have been shipped", my lord.

THE COMMISSIONER: Well, I am making that change in Exhibit 3, Mr. Hunter.

MR. HUNTER: Very good, my lord.

MR. TURCOTTE: I would like my learned friend to produce a report of Mr. Anderson. I think there is a report in there to the effect that the place was ransacked, and everything was stolen. This is a report, my lord, dated June 12th, 1945, from R.M. Anderson re Yoshiaki Yukawa. "The house on this property is standing wide open and evidently has not been lived in for a long time.

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"We found nothing that would warrant moving. The stove that was moved by Mrs. Rooke to the Gibson Road, is of no consequence, and certainly not worth moving."

I tender that, my lord, as an exhibit.

(REPORT MARKED EXHIBIT NO. 6).

Q Now, how old on the average were these chattels that were owned by your son? When did he buy them?

20 A The kitchen utensils were bought in 1941.

Q What about the stoves and beds and all that sort of thing?

A: They were bought in

1941.

Q 1941, I see. Some new and some used?

A Replied the sofa was an old one.

Q The sofa was an old one. What about the other things?

A: All the rest were new.

Q Except for the sofa, everything else was new, is that correct?

A: Yes.

30 Q And are the prices that you have placed on these

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Y. Yukawa,
In Chief.

chattels the purchase price, or what? How did you arrive at the prices? A: They were not important things, but all the new things, I think, generally speaking, they were based on the purchase price.

Q On the purchase price; I see. That is all.

10 MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted the vehicle was sold for its fair market value. It is submitted that the prices claimed for items not sold by the Custodian are exorbitant. I would file the Soldier Settlement Board appraisal. That will be Exhibit 7.

(APPRAISAL MARKED EXHIBIT NO. 7).

MR. HUNTER: The vehicle was appraised by McDermott Motors at \$300.00 and was sold at that price, my lord. The R.C.M.P. report shows the mileage at over six million miles, but I think the figure is misplaced. I think it is 25,019, my lord, the next figure.

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THE COMMISSIONER: Have you the R.C.M.P. report?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: I think perhaps you had better put it in.

(REPORT MARKED EXHIBIT NO. 8).

MR. HUNTER: As to the condition it says, "it appears good. Extra equipment, none." It is dated March 9th, 1942.

MR. TURCOTTE: There has been no evidence, I presume, taken on automobiles values at the Court as yet.

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Y. Yukawa,
In Chief.
Discussion.

THE COMMISSIONER: No. Do counsel recall when ceiling prices were fixed on motorcars?

MR. HUNTER: I don't think it was at that time, my lord.

THE COMMISSIONER: No, I do not think the ceilings came on until after 1942.

MR. HUNTER: I think that is right. We will have some evidence on that, but I think it was after 1942, my lord.

10 MR. TURCOTTE: I know here we had what were called "used car lists".

THE COMMISSIONER: I fancy they had them there, too. I am pretty sure they had.

MR. TURCOTTE: It will give a pretty fair idea of fair market price.

20 MR. HUNTER: The real property, my lord, is entirely a question of value. The chattels, with the exception of those which may have been shipped and the heater stove, which was abandoned as valueless, were all apparently stolen, and it is entirely a question of value to be determined by your Lordship. I am sorry that we can't be of more assistance on that, but actually nothing was sold and we can't even give a comparison on figures except for the vehicle, perhaps.

THE COMMISSIONER: I appreciate that.

MR. HUNTER: There are a couple of questions I would like to clear up with this man.

CROSS-EXAMINATION BY MR. HUNTER:

30 Q Mr. Yukawa, these prices which you have shown in

Y. Yakuwa,
Cross-Exam.

your personal property statement, those are just estimated prices, is that correct?

A I didn't put down these prices. They were the prices which were put down by my son and his wife, and I can't answer it.

Q Where did they put these prices down? Your son is dead, and his wife is in St. Catherine's. When and where did they put these prices down?

10 A Before my boy's wife went to St. Catherine's, she had written down these particulars and left them with me.

Q And do you know whether these prices she shows were taken by her from memory or from written records which she had? A: I am not in a position to say; I don't know.

Q But these, anyway, are figures which were supplied to you by your daughter-in-law?

A Yes.

20 Q And the estimated value, that was also supplied by your daughter-in-law? A: Yes.

Q I see. You have no personal knowledge of the prices paid or the estimated value?

A My knowledge is merely from information which has been given to me.

Q You have no personal knowledge?

A Yes.

Q You mean no. A: I only know them from personal knowledge.

THE INTERPRETER: Would you repeat the question?

30 Maybe I have it muddled up.

Y. Yukawa,
Cross-Exam.

THE COMMISSIONER: I think you have it already, Mr. Hunter.

MR. HUNTER: I think it is clear, but for the purpose of the record, I would like to have it correct, my lord. I wouldn't want that in there if it was wrong.

THE COMMISSIONER: Put your question again.

MR. HUNTER: Q: You have no personal knowledge of prices or estimated value? A: I have no personal knowledge.

MR. HUNTER: Yes. That is all, my lord.

10 MR. TURCOTTE: My lord, that is not very satisfactory. I was just wondering whether I should get in touch with Mrs. Yukawa.

THE COMMISSIONER: I think you would be wiser to arrange that she be called, say, in Toronto, because there is not very much proof of these values at the moment.

MR. TURCOTTE: I will do that. I will get him to write to her and I will write to the Toronto firm of solicitors.

20 THE COMMISSIONER: Yes, I think it would be wise to do that, and she had better be called before me when I am in Toronto. I will be there for all the month of May. So if you will, instruct your Toronto agent to apply to have her evidence taken there and I will hear it at that time. That is all, thank you, Mr. Yukawa.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin
"J.P. HORROBIN"
Official Reporter.

Toronto, Ontario,
May 26th, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. BREWIN: We might deal with Mrs. Yukawa, my lord.

THE COMMISSIONER: The number?

MR. BREWIN: It is added to the list. Your Lordship will remember that was a claim that was heard in Lethbridge.

10 THE COMMISSIONER: Oh yes, the Yukawa claim which was heard at Lethbridge. Mr. Secretary, would you mind letting me have the Lethbridge number?

THE SECRETARY: Case 508 at Lethbridge.

THE COMMISSIONER: You have the transcripts, have you, Mr. Brewin?

MR. BREWIN: No, but I have seen my friend's copy of the transcript.

HATSUE YUKAWA, the claimant herein,
being first duly sworn, testified
through the interpreter as follows:

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Direct EXAMINATION BY MR. BREWIN:

Q Mrs. Yukawa, you are the widow of the late Yoshiaki Yukawa? A: Yes.

Q Your husband, I believe, died in June of 1945?

A Yes.

Q And I believe in Lethbridge your father-in-law, Mr. Yonekichi Yukawa, gave evidence in respect to the claim for the estate of your late husband?

A Yes.

30 Q And have you had an opportunity to read over the

H. Yukawa,
In Chief.

evidence which he gave?

A: Yes.

Q And is the evidence given there correct?

A Yes.

Q I notice that he says that a good deal of the information he gave had been supplied by you, is that correct?

A: Yes.

10 Q And I have here copies of claim forms that were put in, one is in regard to and it is headed "Real Estate form farm land", and that is a copy of information that was filed by your father-in-law. Have you read that over?

A Yes.

Q Is the information set out there correct?

A Yes.

MR. BREWIN: I don't know whether this should be marked as an exhibit, my lord.

THE COMMISSIONER: Is this something in addition to that which was filed?

20 MR. BREWIN: No, my lord, this is an exact copy of what was filed.

THE COMMISSIONER: I can tell you what the exhibits were. The statement of the real property relating to 6½ acres on Wilson Road, New Westminster, was filed as Exhibit 1.

MR. BREWIN: Yes, my lord. This is a copy I have had sent to me by Mr. Turcotte.

THE COMMISSIONER: We will say that it verifies the contents of Exhibit 1.

30 MR. BREWIN: Yes. Perhaps my friend could tell me what number is the personal chattels claim form.

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MR. HUNTER: It is Exhibit 2.

MR. BREWIN: Q: Exhibit 2 was the claim form in respect to personal chattels which your father-in-law filed. Have you read that over?

A Yes.

Q And are all the facts set out there correct to your knowledge?

A: As far as I know, yes.

Q Well you do know about them, do you?

A Yes.

10 Q You supplied all the facts that went into it?

A Yes.

Q What year were you married?

A: 1941.

I believe it was.

Q And you moved on to this farm with your husband?

A Yes.

Q And most of the things you had in there were new? You were recently married, I suppose, is that correct?

A Yes.

20 Q And you have read over the evidence? I have asked you that before, the evidence given by your father-in-law?

A: Yes.

Q And it is all correct, is it? A: Yes.

Q I don't think I need ask you in detail about these matters. There is one thing I should ask about and that is the Custodian filed an analysis of personal property claim which I suppose was marked as an exhibit, my lord.

THE COMMISSIONER: Yes, Exhibit 3.

30 MR. BREWIN: Q: On this document which the Custodian prepared, it says that a stove for which you are

H. Yukawa,
In Chief.

claiming \$180.00 was shipped. That implies it was shipped to you.

MR. HUNTER: No, to the husband.

MR. BREWIN: The husband died. What is the date of shipment? It says, "See July 5th, 1942, British Columbia Security Commission".

THE COMMISSIONER: The husband died in 1945.

MR. BREWIN: Q: Your husband died in 1945?

A In 1945.

10 Q It says it was shipped to your husband. Was that stove for which you are claiming ever shipped to your husband?

A: No, it wasn't shipped to

us.

Q You would know, I suppose. You were living with your husband and I suppose you would be using the stove if it had been shipped?

THE COMMISSIONER: Well she said it was not shipped. That is the end of it, is it not?

MR. BREWIN: Well she might have been away or something.

20 Q Apparently there is also stated in the analysis of personal property claim that cooking utensils for which you are claiming \$50.00 were shipped, in a letter of July 24th, presumably the same letter as referred to. Were the kitchen utensils shipped? Did you ever receive them?

A No, we didn't receive them.

Q Now these prices that you have put on these chattels, are they what you paid for them or what you estimate to be the value?

A: Well they were the

30

estimated value of them.

H. Yukawa,
In Chief,
Cross-Exam.

Q Most of them were fairly new, at any rate, I think?

A Yes.

THE COMMISSIONER: Q: Now your father-in-law has said that the prices shown are the cost prices in 1941.

Is that not correct? At Yes.

THE COMMISSIONER: That is correct, is it?

A Yes.

MR. HUNTER: It shows both, my lord.

THE COMMISSIONER: It showed both, did it?

10 MR. HUNTER: Under prices paid and estimated value at date of evacuation.

MR. BREWIN: That is all, thank you.

THE COMMISSIONER: Any recross-examination, Mr. Hunter?

CROSS-EXAMINATION BY MR. HUNTER:

Q This stove, I notice, was purchased in 1942. Was it used? At Yes, it was used.

Q By you, I presume? At. Yes.

Q And I notice the claim you are making is at cost price. Why do you do that? At Well,
20 my husband bought the stove before I had come over when I was married, and he apparently estimated the value to be still worth that price with the use it had.

Q I see. He didn't allow anything for it being a used article. At No.

Q And the heater the same? At Yes.

Q And apparently the gasoline lantern the same? That was a Coleman lantern, I presume, was it?

30 A Yes.

H. Yukawa,
Cross-Exam.

Q I don't think there is anything else. You are thoroughly familiar with these articles, are you?

A Yes, I am.

Q And the prices given are as indicated, your estimated value?

A: Yes.

THE COMMISSIONER: Mrs. Yukawa, these articles were bought in what year, 1940?

A 1941, I believe.

Q 1941?

A: Yes.

10 Q And they were used by your husband and yourself for how long?

A: Only a period of two or three months, I think.

MR. HUNTER: They vary, my lord. Some are in 1941 and some in 1942. It is shown on Exhibit 2.

THE COMMISSIONER: Shown on Exhibit 2?

MR. HUNTER: It shows the approximate date of purchase.

THE COMMISSIONER: That is all, is it?

MR. BREWIN: Yes, I think so.

20 THE COMMISSIONER: Thank you, Mrs. Yukawa. That is all we require.

MR. HUNTER: That retains the same number, I presume.

THE COMMISSIONER: It will retain the same number.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.