

12336

FRASER VALLEY
REAL ESTATE

FILE NO. 12336

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME:

YONESABURO YOSHIOKA

HOME ADDRESS:

R.R. NO-1 CUMBERLAND B.C. N.W. Cor. of Bane
2nd Street R.R.

REGISTRATION NUMBER

06189

SEX:

M

AGE:

40

OCCUPATION:

SAW MILL WORKER.

(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:

DEPT. MINES RESOURCES JAPANESE PROJECT.

MARRIED?

YES.

NAME OF WIFE OR HUSBAND:

KIKUNO YOSHIOKA.

ADDRESS OF WIFE OR HUSBAND:

JAPAN

NAMES OF ANY LIVING CHILDREN:

NO

ADDRESS OF CHILDREN:

NO.

AGE OF CHILDREN:

NO.

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

1. LOCATION AND DESCRIPTION:

CLOVERDALE B.C.

Roll No 6055. Block 54. Quarter 1. Sec. 16. Township 2.

M.B.P. 2163

Q. 1

2. BUILDINGS AND OTHER IMPROVEMENTS:

NO

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

4. TAXES (Amount and where payable)

\$ 20.81

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

6. OCCUPANCY AND LEASES (If vacant so state)

Raw Land

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: NO.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: NO.
9. IF FARM LAND STATE CROPS SOWN: NO.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Roll no 6055 Block 54 55 CLOVERDALE 135 Quarter SEC. 16 Township 2 MAP. 2163 YONESABURO YOSHIOKA B.S.
2. LANDLORD'S NAME AND ADDRESS: THUNDER RIVER B.S.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: NO.
4. STATE WHEREABOUTS OF LEASE: NO.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) NO.

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: NO.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: NO.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: NO.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: NO.

4. INSURANCE CARRIED ON ABOVE PROPERTY: No.5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: No.

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

No.

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

No.8. BANK ACCOUNTS: YES, ROYAL BANK9. LIFE INSURANCE: NO.10. INTEREST IN ANY ESTATES OR TRUSTS: NO.11. SAFETY DEPOSIT BOX: No.**LIABILITIES:**1. PERSONAL DEBTS: No.2. TRADE DEBTS: No.

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 17th day of November 1942.J. Okamura

Witness

(Signature)

Y. YoshidaFOR DEPARTMENTAL USE yes

12336

INFORMATION FROM R.C.M.P.

Date

Aug 6/43

Our File No.

12336

RETURNED TO JAPAN

Full Name

YOSHIOKA *Chimesaburo*
(Surname in Block Letters)

S.S. GENERAL MEIGS

Registration No.

06189

Male - Female
(check)

Age

Jan 2, 1902

Former Address

R.R. # 1 Cumberland, B.C.

Date Evacuated

Mar 15/42

Naturalized - Canadian-Born - National
(check)

Present Address

Thunder River, B.C.

Married - Single
(check)

Name of Wife

MAIKAWA *Hikaru*

Name of Husband

(Japan)

Name of Mother

KOBAYASHI *Sono*
(Japan)

Name of Father

YOSHIOKA *Kedighi*
(Japan)

Names of Children under 16

Requested by

[Signature]

Registered with Custodian

Yes
(Yes or No)

Additional Information

Millbank House property

EX-100
131

12336

06/89

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Nº 613

Issued at OTTAWA, Ont.

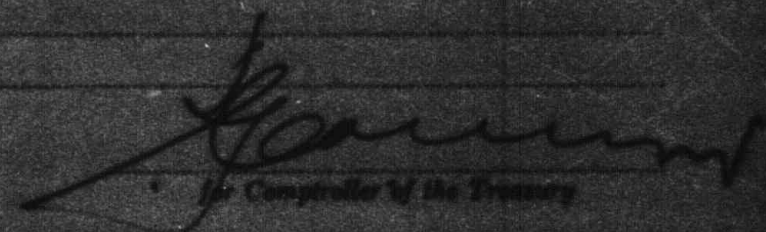
Date June 12th, 1946

The Government of Canada acknowledges that YAMADA, Tadashi
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amount as may be required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Cash - - - - - \$1,403.00

Custodian's Fee Balance - - - - - 122.54

\$1,525.54


The Controller of the Treasury

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
March 5th, 1947.

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ *NIL*

Dear Sir:

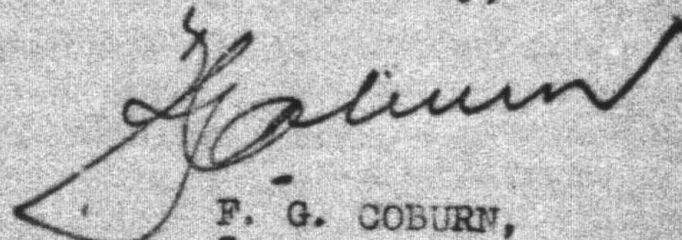
12336

Re: YOSHIOKA, Yonesaburo #06189

This will acknowledge the sum of \$ 2.40
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No. 2 Receipt issued in
this instance.

Yours truly,



F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

WEA

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B. C.,

Oct. 18/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B. C.

TREASURY DEPT. CLAIM \$ NIL

Dear Sir:

Re: YOSHIOKA, Yonesaburo ¹²³⁵⁶ #06189

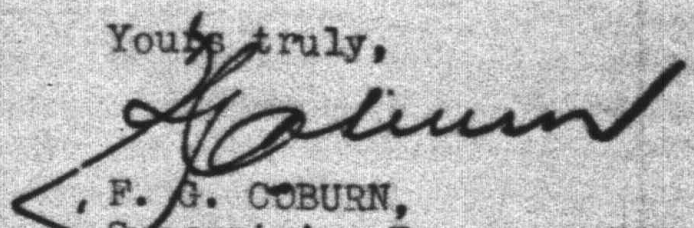
Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 1812.54

Draft Issued- - - - - \$ 1812.54

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,


F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

Farm Appraisal Report

File No. JL-479

Land Description Lots 54 & 55 of S.E. 1/4, Sec. 16, Tp. 2, Map 2163.

Containing 4.51 9.01 Acres
4.50

Owner's Name YOSHIOKA, Yonesaburo Post Office Address R.R. 4, New Westminster.

Nearest Rail Point Sullivan Distance 1 1/2 miles

Market Town New Westminster Distance 10 1/2 "

Church (give denomination) All denominations; reasonable dis- Distance tanoe.

Nearest School Primary school - 1/2 mile; All grades - Sullivan Distance 1 1/2 "

State how property was identified: Map, roads, Jap neighbour.

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

On very fair gravelled cross road.

Is this district a good one? Agriculturally not, but with work available-fair.

Employment opportunity Industries-New Westminster; berry picking locally.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: None. Value \$

Water supply: None. Value \$

BUILDINGS ON FARM

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BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NO BUILDINGS						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
9.01	Undulating	12" lt. sd. loam on hard clay and sand in spots.	sd. loam clay and spots.	Bush; some cordwood	125. up	30.00
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 \$ 270.30

Total added by buildings to value of farm \$ nil

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

Total value of farm \$ 270.30

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

Never occupied nor tilled.

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

Unsuitable for agriculture.

Noxious weeds:

Natural weeds only.

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

Surrey - \$20.81.

Date: July 10, 1942.

Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 9 day of July 1942.

Inspector's Signature

"R.L. RAMSAY"

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

JL-479 - Y. YOSHIOKA

Farm Appraisal Report

Remarks:

(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

\$

\$

\$

\$

\$

\$

\$

\$

\$

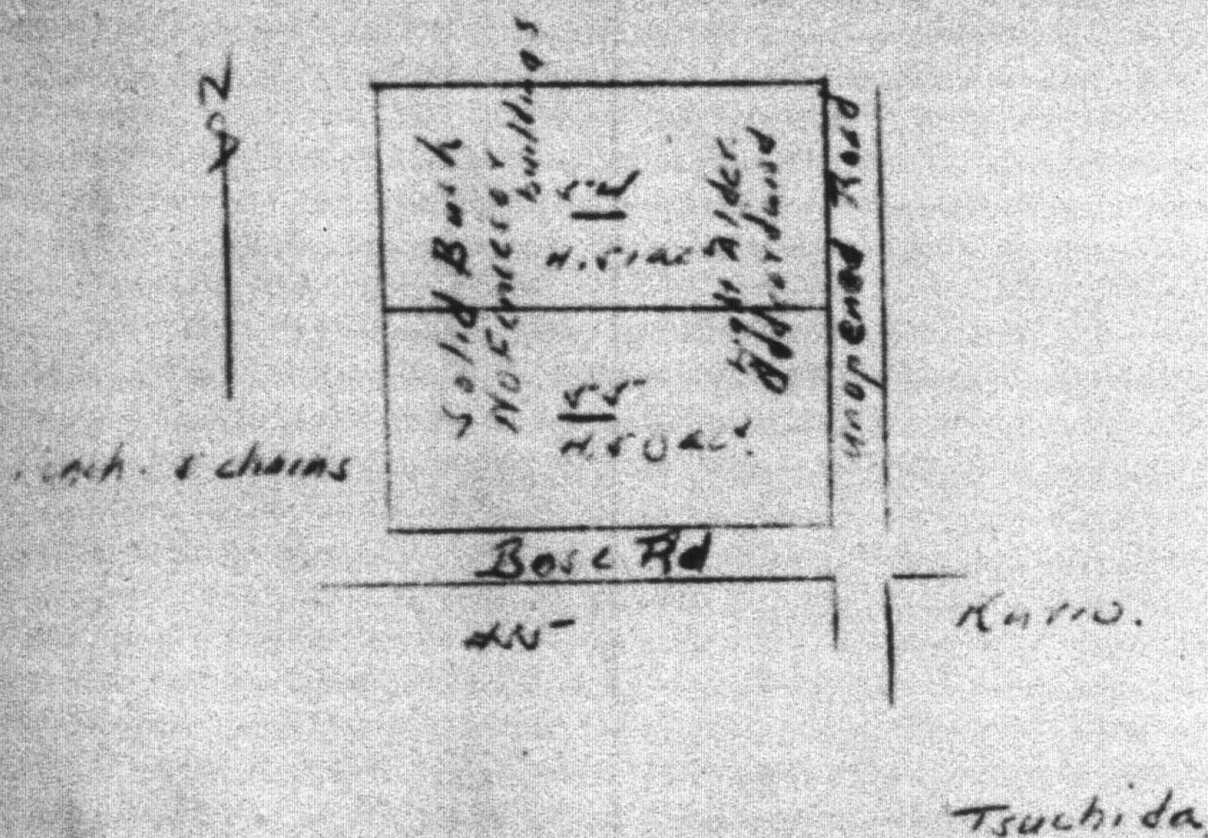
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Y. Tsuchida
owner

Lots 54 & 55 of S.E. 1/4, Sec 16, Twp. 2, Rwp 2163.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 200.00

Date 14th July 1942

"I.T. BARNET"

District Superintendent.

12336

Registered

17th January, 1946

Mr. Yonesaburo YOKIYOKA,
Registration No. 06189,
B 21, Pyramid Camp,
Blue River, B.C.

Dear Sir:

We are in receipt of your undated letter, in which you asked for your funds at this office, and we take this opportunity of giving you a brief summary of our administration of your affairs.

When registering with this office you declared that you were the owner of a piece of real property at Cloverdale. According to our records this was raw land with no buildings or cultivation, and we were therefore, unable to rent it, to make it revenue producing. In accordance with the policy of liquidation decided upon by the Canadian Government, this property was sold as of the 31st January, 1943. Full details of the property sale were sent to you on the 5th June, 1944, and the net proceeds were credited to your account here. Legal fees amounting to \$15.00 relative to the conveyance of the property were, however, later charged to your account.

According to your registration you declared no other assets in the Protected Area. Our representative at Cumberland, however, reports that early in 1943, your chattels were shipped to you at Thunder River, with the exception of three boxes which were also shipped to you at a later date.

According to the records of the Royston Savings Association, which was liquidated under instructions from the Custodian, your proportion of the proceeds was established to be \$87.53, less \$13.85 for expenses, and under the distribution of the account, you were credited with the net amount.

The Provincial Government Income Tax Department paid \$5.32 in to this office to your credit, representing a refund of your 1941 Income Tax.

Attached hereto is a statement of your account from the date when you last received one, and the enclosed cheque represents the credit balance as shown.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department

WE:HA
Encls. (3)

File No. 12336
Reg. No. 06189

Konosuke YOSHIOKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 May 19	Balance as per statement sent		\$ 200.32	
1945 April 23	Legal Fees	15.00		
July 30	Royston Savings Assn. - distribution in full Balance of shares & surplus Repayment of balance of loan plus interest	13.85	87.53	
		<u>28.85</u>	<u>\$ 353.85</u>	

CR \$ 325.00

REAL PROPERTY SUMMARY

Japanese Name: Yonesaburo YOSHIOKA Reg.No.06189 File No.12336

Catalogue No.: Special Arrangements to Director, Veterans' Land Act
(B.C.519 P)

Property Address: Bose & McLeod Rds., Surrey

Legal Description: Lots 54 & 55 of the S.W. $\frac{1}{4}$, Sec.16, Township 2,
Map 2163, Municipality of Surrey, D. N. W.

Title in name of Yonesaburo YOSHIOKA

Encumbrances: NIL

Vested in Custodian December 3/42 #25134.

Assessed Value: Land \$450.00 Improvements \$350.00 Taxes \$20.81

Classification: This is a 9.01 acre piece of raw land not cultivated
and having no buildings.

History of

Administration: The above Japanese made no arrangements to rent his
property before evacuation and lived at Thunder River,
B.C. prior to that date. The property was of no value
for leasing purposes and it therefore remained vacant under our
administration.

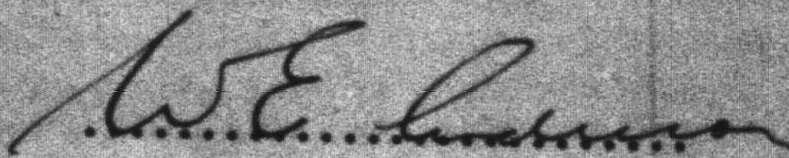
Sold to Director, Veterans' Land Act for \$265.00 Cash as of
January 1st, 1943.

Funds were released to the credit of the account on May 19, 1944 after
deducting \$3.00 L.R.O. filing fees. A \$1.00 charge
for a Certificate of Encumbrance had been previously
charged to the account and legal fees amounting to \$15.00 relative
to conveyance was later charged.

Certificate of Title #170000-E was issued in the name of the Director,
Veterans' Land Act and payment was included in a
cheque to the Custodian dated March 9th, 1944.

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

Dated: Jan. 8/46
WEA:EH



REAL PROPERTY SUMMARY

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Dated: Jan. 8/46
WEA:EH

W.E. Cameron

PERSONAL PROPERTY SUMMARY

File No. 12336

8th January, 1946

Re: YOSHIOKA, Yonesaburo - Reg.No.06189

CHATELS: The above Japanese declared no chattels. According to our agent, Matt Brown of Cumberland, in his report of February 9th, 1943 all chattels were shipped direct to YOSHIOKA at Thunder River with the exception of three boxes. These were sent by freight to him on February 22nd, 1943.

SPECIFIED ARTICLES: This file reveals no restricted Specified Articles.

BANK ACCOUNTS: The above Japanese declared an account with the Royal Bank of Canada. This was not brought under the control of the Custodian.

Although he did not declare so to the Custodian he also had a credit with the Royston Savings Association. This Association was liquidated under instructions from the Custodian and his proportion of the proceeds \$87.53 less \$13.85 expenses were credited to his account.

The Provincial Government Income Tax Department paid \$5.32 into this office to the credit of the above Japanese being a refund of his 1941 Income Tax.

This file reveals no other Personal Property assets.

Note: On March 2nd, 1943 we received an offer to purchase the property for \$20.00 per acre. This was referred to the owner who refused same stating that he had paid \$50.00 per acre for it and had paid yearly taxes on it as well.

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

Dated: Jan. 8/46
WEA:EH

W.E. Cameron

File No. 12336

Reg. No. 06189

Date July 27, 1945

Name YOSHIOKA, Yonesaburo

RE-ROYSTON SAVINGS ASSOCIATION

Your Account has been CREDITED as follows:
DEBITED

25 shares
proportion of surplus

Distribution 1942
with held by ASSOCIATION
a/c ONIZAKI loan

CREDITED ACCOUNT

ACCOUNT CHARGED
Balance loan ONIZAKI

NET CREDIT

\$ 125.00
13.78
138.78

45.10
6.15

\$ 51.25
87.53

13.85
\$ 73.68

Custodian of Enemy Property

Canada

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

JAPANESE EVACUATION SECTION

File No. 12396

Reg. No. 06189

506 Royal Bank Building,
Vancouver, B. C.

Mr. Yonesaburo YOSHIOKA,
Camp B 23,
Thunder River, B. C.

JUN - 5 1944

Dear Sir:

Re: Mun. of Surrey, Lots 54 and 55 of the S.E. $\frac{1}{4}$ of Sec. 16,
Tp. 2, Map 2163, Dis. of New Westminster, C. of B. 50764.

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	\$ 265.00
Add:	
Unexpired insurance premium as at January 1st, 1943	265.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 262.00

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.

12336
06187

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/519P
File No. (JL-479)

Vancouver, B.C.

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

YOSHIOKA, Yonesaburo

Dear Sir:-

Re: Lots 54 & 55 of SH $\frac{1}{2}$ of Sec. 16,
Tp. 2, Map 2163.
MUNICIPALITY OF SURREY

I beg to acknowledge receipt of Duplicate Certificate of Title No. 170000-E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 9,349.94, in favour of The Secretary of State, forwarded to you and dated March 9th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 265.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State -	265.00

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

Yours truly

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

MAY 12 1944
Date

Solicitor for
The Secretary of State