

THE OFFICE OF THE TESTIMONIAL JAPANESE EVACUATION SECTION

OUTLINE OF INFORMATION REQUESTED TO COMPLETE THIS FILE NO.

13696



DEC 29 1942

13696

## REAL ESTATE

FILE NO. 13696

19

## 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: Junishi Asahina ✓  
HOME ADDRESS: Lyamours B.C.  
REGISTRATION NUMBER 07692 SEX: Male AGE: 42  
OCCUPATION: Boat Builder

(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: TsuneADDRESS OF WIFE OR HUSBAND: Lyamours B.C.NAMES OF ANY LIVING CHILDREN: Kingi + MasaADDRESS OF CHILDREN: LyamoursAGE OF CHILDREN: 8 + 6

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

## 1. LOCATION AND DESCRIPTION:

Lot seven (7) Block thirty six (36)  
R District Lot six hundred & eleven (611)  
Group one (1) New Westminster District Plan 2353

## 2. BUILDINGS AND OTHER IMPROVEMENTS:

Living house & Boat house

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

4. TAXES (Amount and where payable) Municipality of North Vancouver 78.00

## 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: *Residence of buyer*  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: *no*  
9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION  
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:

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

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) \_\_\_\_\_

8. BANK ACCOUNTS: \_\_\_\_\_

9. LIFE INSURANCE: *Manufacture Life 2000<sup>00</sup><sub>00</sub>*

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 *19<sup>th</sup>* day of *December* 19*42*

*P. [Signature]*  
Witness

(Signature) *Junichi Sakuma*

Reg No 07694 File No 13696

FOR DEPARTMENTAL USE



13696

INFORMATION FROM R.C.M.P.

DATE Sept. 2/43

Our File No. 13696

Full Name ASAHINA, Jinichi  
(Surname in Block Letters)

Registration No. 07692

Male - Female  
(Check)

Age Mar. 10, 1899

Former Address Lynnmonr, B. C.

881 Union St., City

Date Evacuated Mar. 6/42

Naturalized - Canadian-Born - National  
(Check)

Present Address

Carlson's Farm, Big Eddy, Dist. Revelstoke, B. C.

Pritchard, near Kamloops, B.C. (5/10/46 RCMP)

Married - Single  
(Check)

Name of Wife TSUCHIYA, Isuna #07772

Name of Husband

Name of Mother TANAKA, Ione - Japan

Name of Father ASAHINO, Seisako - Japan

Names of Children under 16 Kinji (M) 6/9/34

Masa (F) 2/10/36

Dec'd

Kay (F) 20/1/42

Requested by ECT

Registered with Custodian

yes  
(Yes or No)

Additional Information Boat builder



13696

Sept 25th 1943

Jack Loulet & Co. Ltd.,  
110 Esplanade West,  
North Vancouver. B.C.

Rec'd	
File No.	13696
Ans.	10/10/43
Referred	

Dear Sirs:-

I have been informed you have the following  
shack and lots for sale as follows:-

Lot 7 - Block 36 - District Lot 611 with shack on the  
same.

I believe this assessed at \$200.00 and the  
taxes are \$11.60.

Will you kindly advise me by return mail  
if you would accept \$65.00 for clear title for the  
above lots and shack.

Trusting to hear from you by return mail.

Yours truly,

Charles Rokos,  
Colonial Rooms  
120 Water Street,  
Vancouver. B.C.

*Handwritten signature: J. Shearman*

22-9-43  
JACK LOULET & CO. LIMITED  
*Handwritten signature: J. Shearman*

As I advised you on Saturday tenders should be sent in a sealed  
envelope marked "Tender for Property Catalogue No. 440"  
A certified cheque for 10% of the tender must accompany the  
tender. Cheque payable to "The Custodian". Cheque will be  
returned if offer not accepted. Address tender to "The Custodian"  
506 Royal Bank Bldg. 675 Hastings West Vancouver B.C.



13696

REGISTERED

October 18th, 1943

Messrs. Jack Louie & Co. Ltd.,  
110 Esplanade West,  
North Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 440,  
Lot 7, Block 36, R. Seymour Creek

Your letter of the 25th instant written on behalf of a client enclosing cheque for \$6.50 and offer to purchase Lot 7, Block 36, R. Seymour Creek for the sum of \$63.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$250.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

33  
Yours truly,

F.G. Shears,  
Director.

FGS/AN  
ENCL.



# Irwin & Billings Co., Ltd.

CABLE ADDRESS:  
IRWIN BILLINGS, NORTH VANCOUVER  
CODES: A.B.C. AND WESTERN UNION

Custodian of Japanese Property,  
506 Royal Bank Building,  
675 West Hastings Street  
Vancouver, B. C.

Dear Sirs:

We enclose herewith a Certified Cheque for \$250.00,  
being an offer to purchase Lot 7, Block 36, D. Lot 611,  
District of North Vancouver, (your list #440, your file  
#13696).

The purchaser's name is Lucy May Barkhouse, femme  
sole, whose address is Lymmour Post Office, B. C. We  
will be obliged if you will notify this office of confirma-  
tion of the sale, that we might advise the purchaser  
accordingly.

As there is a shack said to be on this property,  
which is being vacated, it would be advisable for the  
purchasers to take possession as soon as possible in  
order to prevent possible damage to the property.

Faithfully yours,  
IRWIN & BILLINGS CO. LTD.  
per: *[Signature]*

WJI:L

PROPERTY LICENSE ACCOUNT



13696

April 15, 1946.

Messrs. Irwin & Billings Co., Ltd.,  
50 Lonsdale Avenue,  
North Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 440  
Tide Flats, East Seymour Creek,  
North Vancouver, 7/36/611/1/B.E.B.

Further to our letter of April 9th we have to advise you that we are prepared to recommend the acceptance of your offer, on behalf of Lucy May Barkhouse, of \$250.00 for the above described property.

We note that you request this property to be registered in the name of Lucy May Barkhouse, femme sole, of Lymnour Post Office, B. C. Would you kindly advise whether or not the proposed registered owner is a British Subject.

Upon receipt of this information the necessary documents will be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc., calculated as of the date of this letter, will be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,  
Director.

*File*



## ANALYSIS OF CLAIM

Jan. 16/48

File No. 13696Jinichi ASAHINA, Reg. No. 07692Real Property SectionReal Estate

Tide flats - East Seymour Creek,  
North Vancouver, B.C.  
known as - Lot 7/36/611/2353,  
North Vancouver, B.C.  
Catalogue #440.

Jinichi ASAHINA makes claim re this property (gross)

\$750.00

Sale Price (gross)

\$250.00

Appraisal -

North Van Realty (E.N. Copping) Ltd.

\$125.00

Tenders -

(a) Charles Rokos \$ 65.00

(b) Luch May Barkhouse 250.00

Acceptance of tender (b) 250.00

Claimant deducted

225.00Net amount as per Claim\$525.00Index 9 - Information -

(a) and (b) contain much information  
in respect to this property

*B.R. Dusenbury*  
B.R. Dusenbury  
Office of the Custodian.

Note:

Definitely no claim as to chattels.



Office of Irwin & Billings Co. Ltd.,  
50 Lonsdale Ave., North Vancouver, B.C.  
January 14th, 1943

Mr. C. L. Drewry,  
Custodian's Office,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Your File No. 13696

EVACUATION SECTION	
Recd.	Jan 16 1943
MILSON	

Dear Sir:

Re. Jinichi ASAHINA, Registration No. 07692

FIRST REPORT of Irwin & Billings Co. Ltd., following inspection by our W. J. Irwin on January 13th, 1942, per your instructions of December 31st last:

**REAL PROPERTY:**

----- Lot 7, Block 36, District Lot 611, Group One (1)  
New Westminster District, Plan 2353.

Situate on the tide flats of the North Shore of Burrard Inlet, about half a mile East of the Seymour River -- where it flows into the Inlet, Municipality of North Vancouver, Lynnour area. Size of Lot 50x122 ft. Nearest vehicle road: about 300 feet distant, foot path trail to house.

Land around house is all submerged at high tide to depth of one foot or more, therefore cannot be cultivated.

Water, for household purposes, is carried from a shallow well about half a mile away -- 300 feet away.

MUNICIPAL ASSESSOR'S VALUATION, for the year 1942 was for Land \$200. and Improvements (buildings) \$200.00 -- total \$400.00

TAXES UNPAID for year 1942...\$19.14, plus interest @ 6% from Jan. 1st

**BUILDINGS AND OTHER IMPROVEMENTS:**

----- Consist of a very old and delapidated four room camp cottage -- hardly fit for habitation. No plumbing. Roof leaking. Three old shed buildings -- one of which had been used as a place to store a boat. No boat there now. Sheds are small and in last stages of possible use.

**OCCUPANCY AND LEASES:**

----- The premises are now occupied by Mr. and Mrs. George Newman and their two Children of about seven and nine years of age, respectively. They commenced occupying as caretakers, and rent-free, commencing in the latter part of September, 1942, and have thus continued up to the present time.

They report that the caretaker temporarily appointed by the Japanese Owners, was Mr. D. Cromarty (a Brother or near relative of Mrs. Newman (tenant), whose address is Lynnour Post Office, B. C., and who lives in that immediate vicinity. Further, they say that Cromarty had instructions from the said Owner, to see to it that said premises should at all times be occupied by a caretaker, and therefore the occupancy by the Newman family.

Personal inspection of the said premises, shows that reasonable care is being taken of same, but there is no assurance that the George Newman family will remain there for any length of time as they have been searching for better premises which, for the time being, are not obtainable.

**IN EVENT OF POSSIBLE VACANCY:**

----- Our W. J. Irwin instructed the tenant Mrs. Newman, that in the event of the possibility of their vacating the premises, they should give notice to Irwin & Billings Co. Ltd., as early as possible.

**OUR RECOMMENDATION**

In view of the fact that this property has no rental value, we recommend that the Newman family be permitted to remain in occupancy, free of rent in lieu of caring for the premises, on say, a monthly basis or until further notice from your Department. Fire Insurance could not be written on the premises.

Faithfully yours,

Irwin & Billings Co. Ltd.,

*W. J. Irwin, Director*



Mr. C. L. Drewry,  
Custodian's Office,  
Vancouver, B. C.

Office of Irwin & Billings Co. Ltd.,  
5043 Rosedale Ave., North Vancouver, B.C.  
February 26th, 1943.

EXCUTION  
FEB 2 1943  
File No. 13696  
Ans. *Bowit*  
Referre

Your File No. 13696

Dear Sir:

Re Jinichi ASAHINA, Registration No. 07692

Property: Lot 7, Block 36, D.L. 611

Supplementary to our First Report of January 14th last, we beg to state that the present tenant of the Cottage on Lot 7, Block 36, D. L. 611, has applied to us for the first opportunity to consider purchasing this property -- in the event of same coming on the market for sale. The tenant's name is George Newman, with his wife and two children.

**SURVEY NOT VERIFIED:**

----- We would suggest that, as a precaution, in the event of the Lot 7 being offered for sale, the purchaser be made responsible for ascertaining that the Cottage is actually situate on this lot -- and that there is no encroachment on either of the adjoining lots.

Again referring to our report of Jan. 14th last, under the sub-heading of BUILDINGS AND OTHER IMPROVEMENTS, IT is possible and even likely that the three old shed buildings are in part or in whole on adjoining lots.

**ADJOINING OWNERS:**

----- Having enquired at the Assessor's Office, we find Lot 8 (in same Block) adjoining to North-East is now the property of the District of North Vancouver but with an Agreement of Sale to a Japanese named: Yoshi ISHIKAWA.

Lot 9 (in same Block) is apparently owned by another Japanese by the name of Kanschi KANEDA.

Faithfully yours,

Irwin & Billings Co. Ltd.,

Per *William J. Irwin*

William J. Irwin, Director

W.J.I.



13696

April 17, 1946.

Mr. Jinichi ASAHINA,  
Registration No. 07692,  
c/o Carlson's Farm,  
Big Eddy Dist.,  
Newelstoke, B. C.

Dear Sir:

Re: Catalogue No. 440  
Tide Flats, East Seymour Creek,  
North Vancouver. 7/36/611/1/T.F.D.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$250.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,  
Administration Department.

GP:EB  
Enc. 1 - Addressed envelope



Office of Irwin & Billings Co. Ltd.,  
50 Lansdale Ave., North Vancouver, B.C.

February 26th, 1943.

Mr. C. L. Drewry,  
Custodian's Office,  
Vancouver, B. C.

Your File No. 13696  
-----

Dear Sir:

Re Jinichi ASAHINA, Registration No. 07692  
-----

Property: Lot 7, Block 36, D.L. 611  
-----

Supplementary to our First Report of January 14th last, we beg to state that the present tenant of the Cottage on Lot 7, Block 36, D. L. 611, has applied to us for the first opportunity to consider purchasing this property -- in the event of same coming on the market for sale. The tenant's name is George Newman, with his wife and two children.

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Lot 9 (in same Block) is apparently owned by another Japanese by the name of Kanachi KANEKA.

Faithfully yours,

Irwin & Billings Co. Ltd.,

Per



William J. Irwin, Director

W.J.I.



OFFICE OF THE CUSTODIAN  
INT. SEC. SECTION  
RECEIVED  
NOV 28 1942

Reverend S.E. 13692  
Nov 26<sup>th</sup>/42

Mr. H.W. Wright,

Office of Custodian

Royal Bank Building Vancouver B.C.

Dear Sir:-

I understand from V. Iemura that  
all Japanese should report their property  
to your office. I left Vancouver  
first week in March and never heard  
of the Custodian at the time.

The following is the location of my  
property, Lot 7, Block 36

District Lot 611, Group, 1 New Westminster  
District Plain 2353

Municipality of North Vancouver,

I have paid 1941 taxes last Wednesday.

The place is close to the <sup>water</sup> pipe line road  
at Second Narrows. If you could lease  
the place for about two dollars a month  
or for taxes I would oblige you



very much.

Thanking you kindly for your  
kind attention

I am

Yours very truly.

Junichi Asahina

Mr. JUNICHI, ASAHINA

REQ. NO. 07692

46

Address.

J. Asahina

P.O. Box 532

Revelstoke B.C.



Catalogue No. 440  
File No. 13696  
Tide Flats, East Seymour Creek,  
North Vancouver, 7/36/611/1/N.W.D.

Control of the above described property is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled.

Receipt is acknowledged of cheque for 46\$, representing closing adjustments on sale to me of this property.

Dated at Seymour B. C., this 21 day of June 1946.

Signed Wm L H Barkhouse

Return to the Custodian



POST OFFICE DEPARTMENT  
ADMINISTRATION DES POSTES  
CANADA

This side to be filled in by office of origin  
Le recto est à remplir par le bureau d'origine

REGISTERED ARTICLE  
Envoi recommandé

ENTERED AT THE OFFICE OF  
Enregistré au bureau de poste de

DATE \_\_\_\_\_ UNDER NO. **18190**  
sous le

ADDRESSED TO **Mrs. Lucy May**  
Adressé à **Barkhouse,**

AT **Lynnour P. O., B. C.**

31E-306-100-15-4-44

ACKNOWLEDGMENT C  
AVIS DE RÉCÉP

EVACUATION SECTION

Indicate below the date of receipt  
Donnez ci-dessous la date de réception  
Date **27 1946**  
Diary et dossier aux archives  
File No. **13676**

As **John**  
Signature of the Custodian,

**506 Royal Bank Bldg.,**

**Vancouver, B. C. (13696-EB)**

STREET AND NUMBER  
Rue et numéro

(1) **VANCOUVER, B. C.**  
PLACE OF ORIGIN OF REGISTERED ARTICLE  
Lieu d'origine de l'objet recommandé

(1) IN PRINTED CHARACTERS  
En lettres moulées

CANADA





13696

REGISTERED A/R

June 24, 1946.

Mrs. Lucy May Barkhouse,  
Lynn timer P. O., B. C.

Dear Madam:

Re: Catalogue No. 440  
Tide Flats, East Seymour Creek,  
North Vancouver. 7/36/611/1/M.W.D.

Enclosed please find Certificate of Title No.  
147724-1, covering the above described property in your name.

We are also enclosing the 1946 tax statement,  
for your attention.

Yours truly,

George Peters,  
Administration Department.

GP:KB  
Enc. 2 - Certificate of Title  
1946 Tax Statement



File No. 13696.  
Catalogue No. 440.

June 5th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Jinichi ASAHINA  
Lot 7, Blk. 36, D.L. 611,  
Gn.L. N.W.D., Plan 2353.

With reference to the above property which was recorded in the Vancouver Land Registry Office, May 7th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 147723-L, dated May 7th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 147724-L, dated May 7th, 1946, registering the property in the name of Lucy May Barkhouse (Deed).
3. Duplicate of Transmission dated April 29th, 1946.
4. Duplicate of Deed dated April 29th, 1946 - Secretary of State to Lucy May Barkhouse.
5. Certificate of Indefeasible Title number 147724-L, dated May 28th, 1946, covering the above property in the name of Lucy May Barkhouse.

*D. A. Cramer*

DAC:JS  
Atch.



File No.  
13696

-- SUMMARY --

January 16, 1948

-- FIRE INSURANCE --

Re:- Jinichi ASAHINA,  
Reg. No. 07692

FIRE INSURANCE: - No Fire Insurance Interest in the name of  
Jinichi ASAHINA is revealed on the file.

The above Summary is certified  
to be in accordance with the information  
on file, January 16, 1948.

*B.R. Dusenbury*  
B.R. Dusenbury,  
Office of the Custodian.



File No.  
13696

-- SUMMARY --

January 16, 1948

-- PERSONAL PROPERTY --

Re:- Jinichi ASAHINA,  
Reg. No. 07692

CHATELS: - No interest in Chattels by ASAHINA is revealed on the file of Jinichi ASAHINA.

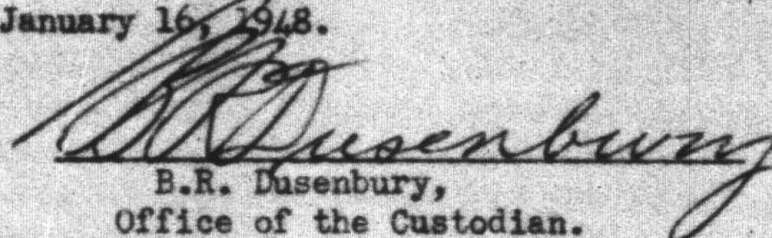
LIFE INSURANCE: - On Page 3 of registration by Jinichi ASAHINA, dated December 19th, 1942 reference is made to Life Insurance-Manufacturers Life \$2000.00. There is also a memo relating to Policy No. 398196 in this Company.

As this did not come under the control of the Custodian no action was required or taken by this office.

SPECIFIED ARTICLES: - No Cameras, radios, Fire Arms, Motor Vehicles or Vessels are revealed in the registration or the file.

No other Personal Property interest is revealed on the file.

The above Summary is certified to be in accordance with the information on file, January 16, 1948.

  
B.R. Dusenbury,  
Office of the Custodian.



File No. 13696

-- SUMMARY --

January 16, 1948

-- LIABILITIES --

Re:- Jinichi ASAHINA,  
Reg. No. 07692

LIABILITIES:-

A Claim against Jinichi ASAHINA for \$16.00 was lodged by Standard Oil Co. of B.C. Ltd. and was duly submitted to ASAHINA.

He denied the claim and after some correspondence, ASAHINA still denying, our letter of 27-4-43 asked him to write direct to the Company if he still considered that he did not owe the amount.

No further action was taken by the Custodian.

No other Claim against ASAHINA appear on the file.

The above Summary is certified to  
be in accordance with the information on  
file, January 16, 1948.

*B.R. Dusenbury*  
B.R. Dusenbury,  
Office of the Custodian.



File No. 13696

December 20th, 1943

MEMORANDUM

Re: Chattels

There is no mention of any chattels on  
this file.

GDM/GH



Catalogue No. 440.

File No. 13696.

ASAHINA, Jinichi

Reg. No. 07692

Civic Address: Tide Flats, Deep Cover,  
North Vancouver, B. C.

Legal Description: Lot 7, Block 36, D.L. 611, Op. 1,  
N.W.D., Plan 2353.

Classification: 4-room Shack.

- - - - -

1943

Feb. 10th

Feb. 26th

Oct. 18th

Dec. 13th

Memo re Claims

Supplementary report from Irwin  
& Billings.

Appraisal of \$250.00

Chattels Memo (Nil)



File No. 13696

-- SUMMARY --

January 16, 1948

-- REAL ESTATE --

Reg. No. 07692

Re:- Jinichi ASAHINA,  
Reg. No. 07692

Catalogue No: 440

Japanese Name Jinichi ASAHINA

Civic Address: Tide Flats, East Seymour Creek, North Vancouver, B.C.

Legal Description: Lot 7, Block 36, District Lot 611, Plan 2353, Municipality of North Vancouver, B.C.

Classification: 4- room shack

Registered in the name of: Jinichi ASAHINA

Title: Clear

Sold to: Lucy May Barkhouse for \$250.00 as April 15, 1946.

Title delivered to: Mrs. L.M. Barkhouse per Registered letter June 24, 1946  
Certificate of Title No. 147724-L. Adjustments completed.

Funds released to account of: Jinichi ASAHINA as June 1, 1946

Chattels: None involved

Fire Insurance: None carried

Remarks

These premises were placed in the hands of Messrs. Irwin & Billings, Co. Ltd., which firm made a report as Jan. 14, 1943 and another as February 26, 1943.

These reports are referred to for full information in respect to this property. They indicate the land around the house as submerged at high tide to a depth of one foot or more and the house or shack as a very poor and dilapidated four room Camp cottage- hardly fit for habitation.

The premises were occupied by Mr. and Mrs. Newman and their two children -rent free- as caretakers. They were appointed by Jinichi ASAHINA.

Assessed Value 1946

Land -	\$200.00
Improvements -	200.00

(over)



January 16, 1948

SUMMARY - REAL ESTATE - continued

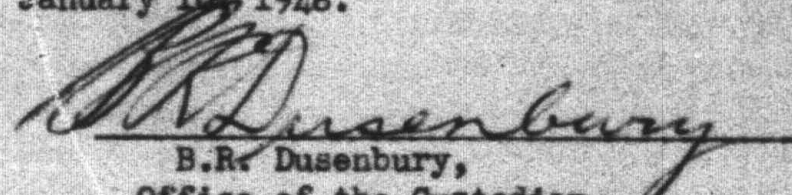
File No. 13696

Remarks:-

Appraisal -- \$125.00  
(North Vancouver Realty(E.N. Copping) Ltd.

Sale Price -- \$250.00

The above Summary is certified to be  
in accordance with the information on file,  
January 16, 1948.

  
B.R. Dusenbury,  
Office of the Custodian



VALLEY 149117

File No. 13696  
Reg. No. 07692  
Credit Balance

1946 - Date

**Particulars**

APR 15 -

Land Registry Office - Certificate  
of Encumbrance

\$1.00

**Taxes 1942-3-4-5**

84.83

**Credit re Sale of Property**

221.04

85.83

1221.04

CR 0135.21

October 4th, 1946  
Accounting Department

1948 Jan 16 - -91 uaf -8761

**Choose to you**

135.21

\$221.04

221.04

1948 Jan 16 - 9T 876T

Balance

•

3

III



## ANALYSIS OF CLAIM

Jan. 16/48

File No. 13696Jinichi ASAHINA, Reg. No. 07692Real Property SectionReal Estate

Tide flats - East Seymour Creek,  
North Vancouver, B.C.  
known as - Lot 7/36/611/2353,  
North Vancouver, B.C.  
Catalogue #440.

Jinichi ASAHINA makes claim re this property (gross) \$750.00

Sale Price (gross) \$250.00

Appraisal -

North Van Realty (E.H. Copping) Ltd. \$125.00

Tenders -

(a) Charles Rokos \$ 65.00

(b) Luch May Barkhouse 250.00


Acceptance of tender (b) 250.00

Claimant deducted 225.00

Net amount as per Claim \$525.00

Index 9 - Information -

(a) and (b) contain much information  
in respect to this property

  
B.R. Dusenbury  
Office of the Custodian.

Note: Definitely no claim as to chattels.



Catalogue No. 440  
File No. 13696  
Tide Flats E. Seymour Creek,  
7/36/611/1/W.D./North Vancouver

May 31, 1946.

LUCY MAY BARKHOUSE  
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at April 15, 1946)

	DEBIT	CREDIT
Purchase price	\$250.00	
Cheques received		\$250.00
Seller's proportion of taxes for 1946 - 104/365 x \$17.40		4.96
Registration fees on deed - \$250.00	4.50	
Balance owing to purchaser	.46	
	<u>\$254.96</u>	<u>\$254.96</u>

BALANCE OWING TO PURCHASER

464



STATEMENT RE SALE OF:

Name: ASHINA, Jinichi #07692

Catalogue No: 125

File No: 1376

Street Address: Daymour Creek, North Vancouver, B. C.

Legal Description: 7/36/611

Date of Sale and Adjustments ...April 15, 1946.....

Sale Price

250.00

Real Estate Agents Commission

12.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other Charges

Adjustments:

Fire Insurance

Taxes

4.96

Water

\$ 28.96 250.00

Net Proceeds credited to your account of April 15/46 \$221.04

Date October 5, 1946.....

Compiled George Peters.....



File No. 13696  
Reg. No. 37692

Junichi ASAHINA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1946 April 15	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
	Taxes 1942-3-4-5	84.83		
	Credit re Sale of Property		221.04	
			<hr/>	
		\$ 85.83	\$ 221.04	

CR \$ 135.21

October 4th, 1946  
Accounting Department



Name of Claimant **ASAHINA, Jimichi**Case **176**Custodian File **13696**

<u>REAL PROPERTY</u>											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total			
250.	12.50 12.50										25.00
<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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
TOTAL RECOMMENDATION											25.00



13696

January 11th, 1951

Mr. Jinichi ASAHINA,  
P. O. Box 532,  
Revelstoke, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 176

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$ 25.00.

Cheque in your favour is enclosed for \$ 24.00  
and we have paid the Co-Operative Committee .. \$ 1.00  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FGS:EK  
Encl.



DEFENCE BRIEF

VERNON  
24 Feb. 1948

Jinichi ASAHINA

File No. 13696

Case No. 176

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$750.	\$125.	\$250.

Witness - Appraisers, N. Vancouver Realty Co.

Appraisers (N. Vancouver Realty Co.) report -  
The buildings on this property are in extremely  
deteriorated condition.

Irwin Billings & Co. Ltd., North Vancouver,  
reported 14 Jan. 1943 - Consists of very old  
and dilapidated camp cottage hardly fit for  
habitation. Land around house is submerged  
at high tide to a depth of one foot or more  
and therefore cannot be cultivated.

Two tenders were received for this property,  
one for \$65., the other for \$250., the latter  
tender being accepted.

It is submitted that this property was sold  
for its fair market value.

BMP/mw



IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 91.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE  
(THE HONOURABLE MR. JUSTICE H.I. HIRD, COMMISSIONER).

10

Vernon, B. C.,  
February 24, 1948.

IN THE MATTER OF THE CLAIM OF  
FRIGHT ABAYINA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
T.P. HORNORIN, Esq.,	Official Reporter.

30



J. Ashima,  
In Chief.  
Discussion.

MR. MacLENNAN: My lord, I would like to proceed with  
No. 53 on the list, Mr. Ashima.

SHIGEMI ASHIMA, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

MR. MacLENNAN: My lord, if I may, I would like to apply  
to amend the claim. The amount received from the  
Custodian is \$250.00, not \$225.00.

THE COMMISSIONER: Yes.

10 MR. MacLENNAN: So the total amount of the claim is \$500.00  
even.

DIRECT EXAMINATION BY MR. MacLENNAN:

Q Mr. Ashima, you instructed me to prepare a form,  
did you? A: Yes.

Q And this real estate form, which I am producing to you,  
was prepared as a result of your instructions?

A Yes.

20 Q And the information which you gave for the preparation  
of that form was correct and true as far as you know?

A Yes.

Q Would you sign it in verification of the truth of  
it? I tender that, my lord, as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Mr. Ashima, your claim is in respect of the house  
which is near the ocean -- near the water?

A Yes.

Q In North Vancouver? A: Yes.

THE COMMISSIONER: On Burrard Inlet, is it?

30 MR. MacLENNAN: It is on Seymour Creek, my lord, North



J. Asahina,<sup>3</sup>  
In Chief.

Vancouver, the tide flats.

Q I am showing you a photograph.

A Yes, this is my house.

Q That is a picture of your house and when was that taken?

A: In 1941.

Q In April of that year?

A: Yes.

MR. MacLENNAN: I tender that, my lord, as Exhibit 2.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

10 Q Mr. Asahina, you are aware that the Custodian's valuator has said that at high tide the tide comes up to your house?

A: Yes, I understand the Custodian says so.

Q Has there ever been any time when the water has ever reached your house? First, we will ask it this way. Is there any time when the tide water has reached your land?

A: Yes.

Q How often does that occur?

20 A: About once a year, around the end of December or early in January, but not every year, except when there are very high tides. Some years it won't come up at all.

Q In the summertime can you grow anything on your land?

A Yes. Not very much, but some.

MR. MacLENNAN: All right, your witness.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value. The property was appraised in 1943 for \$125.00, my lord. It was sold in 1946 for \$250.00.

THE COMMISSIONER: What was the 1943 appraisal?

30 MR. HUNTER: \$125.00, my lord. Perhaps my friend has the



J. Amkins,  
In Chief.  
Cross-Exam.

assessed value. We don't appear to have them here.  
I am sorry, I have some information on it. For 1942,  
land \$200.00, improvements \$200.00, total \$400.00.  
The taxes were \$19.14 a year.

THE COMMISSIONER: It is a question of value, is it?

MR. HUNTER: It is just a question of value, my lord. I  
have a couple of questions I would like to ask the  
witness, my lord.

THE COMMISSIONER: All right.

12

CROSS-EXAMINATION BY MR. HUNTER:

Q This property is on Barrard Inlet about a half mile  
east of Baymour River, is that correct?

A Yes.

Q It is about 300 feet from a road?

A It is 300 feet from the present road. The front of  
his lot faces on Marine Drive. It isn't built up yet.

Q It is on a Marine drive which has not been built, is  
that right?

A: Yes, that

is so.

13

Q Does the tide ever actually get up to your house?

A No, it doesn't come up to his house.

Q How close to it?

A: Up to

w within about ten feet of the house.

Q And you get your water from a well about 300 feet  
away?

A: Yes.

Q And this property is approached by a foot path?

A No, there is a road -- a plank road suitable for  
trucks.

D Q I see, and there is no plumbing of any kind?



J. Ashlin,  
Clerk-Sum.

A No.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Any re-examination, Mr. MacLennan?

MR. MacLENNAN: None, my lord.

THE COMMISSIONER: That is all, thank you, Mr. Ashlin.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DEE)

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

10

J. P. Horrabin  
"J.P. HORRABIN"  
Official Reporter.

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