Name of Claimant YOSHIJIMA, Hanjiro Case 1026

Custodian File 7712

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		3000.	300.00	150.00 12.50							462.50

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	
105.	26.25							26.25

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	Deduct Custodian Sale Price	

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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
146.30	74.00	22.00	50.68%	223.95	113.49	60.00	7.20	142.89

TOTAL RECOMMENDATION	631.64

CASE NO: 1026

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 11, 1948.

IN THE MATTER OF THE CLAIM OF

HANJIRO YOSHIJIMA

PROCEEDINGS AT HEARING.

Original

CASE NO: 1026

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).

Toronto, Ontario,

May 11, 1948.

IN THE MATTER OF THE CLAIM OF

HANJIRO YOSHIJIMA

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary,
D.J. HANDFORD, Esq.,	Official Interpreter.
A.G. VEITCH, Esq., C.S.R.,	Official Reporter.

MR. BREWIN: I propose to call Mr. Yoshijima's daughter, my lord. She speaks English and has gone over this with him. I think it will save time.

THE COMMISSIONER: Yes; very well.

HARYE YOSHIJIMA, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Miss Yoshijima, your father is Hanjiro Yoshijima? Is that right? A. Yes.

Q. And whose signature is that on this document?

A. My father's.

Q. That is your father's signature.

This is the particulars of a claim in respect of real estate farm land.

Did you assist in your father giving instructions to have that form completed?

A. Yes, I did.

Q. I suppose some of the facts, you know yourself?

A. Yes.

Q. But the other facts were secured from your father?

A. Yes.

Q. And so far as you know they are correct?

A. Yes.

Q. From what he told you and what you knew yourself?

A. Yes.

MR. BREWIN: May that be Exhibit No. 1?

THE COMMISSIONER: Yes.

(PARTICULARS OF REAL ESTATE, MARKED EXHIBIT NO. 1)

MR. BREWIN: Now I notice that the form shows that the land was purchased from one Nels Nelson, in 1928. I think your father wrote to a firm of lawyers in New Westminster asking for Particulars? A. Yes.

MR. BREWIN: And my lord, perhaps if I may just give this evidence for the record ---?

THE COMMISSIONER: Yes.

MR. BREWIN: --- according to the letter from Cassidy & Munroe, the land was purchased on October 1st, 1928, for $3,000. The conveyance was registered as No. 80054-E. I think you are not disputing title, Mr. Hunter?

MR. HUNTER: No.

MR. BREWIN: Q. I suppose you lived with your father on the farm - or, did you?

A. Yes.

Q. And I see there are some figures here about the cost of material and so on in respect of the buildings. I suppose your father gave you that information? A. Yes.

Q. You probably would not know the details of that, yourself? A. No.

Q. But, as to the buildings, as to the crops and so on, and the size of the houses, you would know that, yourself, I guess?

A. Well, I would not know the exact measurements, like.

Q. Then, I think I will pass on to your father's claim for chattels.

Perhaps it would be convenient if we were to

have filed the analysis of the personal property claim first.

MR. HUNTER: I file the analysis of personal property claim as Exhibit No. 2.

THE COMMISSIONER: Exhibit 2.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 2)

MR. BREWIN: Then I will ask you to tell me whose signature is this. Is that your father's signature?

A. Yes, it is my father's.

Q. And that gives some particulars in regard to some of the personal property items charged. Is that right? A. Yes.

Q. You helped fill in that form? A. Yes.

Q. Or, gave the information? A. Yes.

Q. And who gave you the information?

A. My father.

Q. Your father.

May that be filed as Exhibit No. 3, my lord?

THE COMMISSIONER: Yes.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO. 3)

THE COMMISSIONER: Before we go into the personal chattels, would you tell me, Miss Yoshijima, where was the farm? Was it near New Westminster?

THE WITNESS: Well, it is in New Westminster. It is a place called Queensborough. It is near there.

Q. At Queensborough? A. Yes.

MR. HUNTER: 757 Salter Street, New Westminster, B.C., my lord.

THE COMMISSIONER: Thank you.

MR. BREWIN: Q. Now, there are just one or two things about the personal property about which I should ask you.

Where were the items of personal property left, Miss Yoshijima, when you and your father were evacuated?

A. Like, some of the things were left in the basement and some were left like on the second floor, and some were left in the attic; like, the furniture was left on the second floor.

Q. And I think you informed the Custodian of what was in the property? A. Yes.

Q. Was anybody else left in charge of it?

A. Well, not the house.

Q. When you say "not the house" was anybody left in charge of anything, then?

A. Like, you know, we rented the land.

Q. You rented the land?

A. Yes, but not the house.

Q. But not the house? A. Yes.

Q. And did you lock the house?

A. Yes, we did.

Q. And what was done with the key, do you know?

A. I think ---

Q. It says in this claim form, "It will be locked and the key turned over to the Custodian." Do you know if that was done?

A. I cannot remember.

Q. I see; you cannot remember.

And then, nobody was left in charge of the

house? A. No.

Q. Where was the truck left? Was it turned in, do you know? A. Yes, it was.

Q. Turned in to Hastings Park? A. Yes.

MR. BREWIN: The witness may not know this and perhaps we may have to ask her father:

Q. There is a claim here for an engine and water pump. Apparently it was sold at auction for $27.50. Was that fixed to the land or how was that attached?

A. Well, it was in, like, a shed along the waterfront.

Q. It was in a shed? A. Yes.

Q. Could you take the engine out?

A. Yes. We did and we had it in the basement.

Q. You took the engine out and you had it in the basement. I see.

Did that cover the pump, too? It is all part of the same thing, I suppose?

A. Yes.

Q. And I notice that you are making a claim here on your form for eight cases of glass for greenhouse. That does not seem to be in the list of things which you declared. Will you tell us what those eight cases of glass were?

A. Well, like, they are the same glass used for the greenhouses only we used them for a different purpose outside.

Q. Well, at the time you left what were they in?

A. I think they were all in the cases.

Q. They were all in cases? A. Yes.

Q. They were squares of glass? A. Yes.

Q. Squares of glass? A. Yes.

Q. In cases and not yet put into any greenhouse or anything else, etc.? A. No.

Q. Can you tell us any reason why they were not included in the original list?

A. Well, he forgot the first time.

Q. You say your father forgot? A. Yes.

THE COMMISSIONER: Will you ascertain where the glass was left?

MR. BREWIN: Yes, my lord.

Q. Where was the glass left?

A. I do not knpw; I guess in the basement.

Q. You guess. If you do not know perhaps you had better say so. You think your father would know?

A. I think my father would know.

Q. You think your father would know. You are not sure about it, yourself?

I notice an addition to the personal chattels form which you have put in figures have been shown in the analysis of personal property claim. Figures have been written in. Were they written in on your father's instructions through you? A. Yes.

Q. And what do those figures represent?

A. Like what they were worth when we were evacuated.

Q. What you estimate they were worth? A. Yes.

Q. Or what your father estimates they were worth when you were evacuated? A. Yes.

Q. And some of the items there are also covered in Exhibit No. 3, which is the personal chattels form which you have put in?

A. Yes.

Q. But some of the smaller ones you have listed separately? A. Yes.

THE COMMISSIONER: Mr. Brewin, I take it you are making a claim for the glass now.

MR. BREWIN: Yes; I think so, my lord.

THE COMMISSIONER: May I call your attention to the fact that it is not claimed for in the claim form?

MR. BREWIN: No, my lord, I suppose it is not. I would ask, as it is not a very large item ---

THE COMMISSIONER: It is an item of $40.

MR. BREWIN: Yes.

THE COMMISSIONER: Do you wish to amend?

MR. BREWIN: I would ask leave to amend. It is an oversight.

THE COMMISSIONER: Any objection, Mr. Hunter?

MR. HUNTER: No, my lord.

THE COMMISSIONER: All right; I will grant an amendment to the claim by adding a claim for eight cases of glass at $40.

MR. BREWIN: That is all, I think, thank you.

THE COMMISSIONER: Incidentally, on the subject of the truck, have you the R.C.M.P. permit or examination sheet?

MR. HUNTER: No, my lord.

MR. BREWIN: Q. Have you any letters or information

from the R.C.M.P. as to the condition of the truck when they took it over?

A. I do not know. I may have.

MR. HUNTER: I am sorry, my lord; I think I have that, after all.

Do you wish that filed?

THE COMMISSIONER: Yes, if you will.

MR. HUNTER: It shows the speedometer reading of 43,586 miles. With respect to the condition, "Appears fair." That is about all.

THE COMMISSIONER: It shows the year of the truck?

MR. HUNTER: A 1930 International truck.

I tender that as Exhibit No. 4.

(R.C.M.P. VEHICLE RECEIPT, MARKED EXHIBIT NO. 4)

MR. BREWIN: Q. I see here, Miss Yoshijima, that in regard to the truck it is said your father paid $500 for it in 1937. Is that what he actually paid? A. Yes.

THE COMMISSIONER: Q. It was bought secondhand?

A. It was.

MR. BREWIN: Yes; thank you. That is all.

MR. HUNTER: It is submitted, my lord, that the property which was sold was sold for its fair market value.

It is submitted that the chattels sold were sold for their fair market value.

It is submitted that the claims made for chattels not sold by the Custodian are exhorbitant.

This property was appraised by the West-

minster Trust Company, by an appraisal dated April 26, 1944. It was valued at $3,000.

I would tender that as Exhibit No. 5.

(APPRAISAL, WESTMINSTER TRUST COMPANY, APRIL 26, 1944, MARKED EXHIBIT NO. 5)

THE COMMISSIONER: What is the date of the appraisal?

MR. HUNTER: April 26, 1944, my lord.

This property was advertised for sale. On April 21, 1944, a tender was received from Lee San for $1,750.

Later a revised offer was received from him as of July 8, 1944, for $2,000. Both these offers were rejected.

As a result of these low offers the Custodian thought that perhaps the original appraisal had been too high. He asked the Westminster Trust Company to review the property and by a review dated July 18, 1944, referring to Catalogue No. 693, 757 Salter Street, they state as follows:

"Mr. Bowden, the manager, and I have just "returned from inspection of the above "property and are of the firm opinion the "original appraisal value for $3,000 is "a very fair valuation. I do not think "that this valuation should be changed.

"If you will please refer to valuation "report you will note that there are 5.4 "acres of highly cultivated land which in "its present state is worth $275 per acre, "making a total of $1,485, land value.

"There are two greenhouses having a value "of $600, one garage and packing shed having "a value of $300, one four-roomed house "valued $700, making a total valuation of "$3,085.

"Yours very truly, Westminster Trust "Company."

And it is signed "Robert Alstead, Manager of Real Estate Department."

(APPRAISAL, WESTMINSTER TRUST COMPANY, JULY 18, 1944, MARKED EXHIBIT NO. 6)

In November, 1944, an offer was received for $3,000 which was accepted.

This was approved by the Advisory Committee on December 29, 1944. It was sold under an agreement for sale which has been since all paid, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: And a deed given.

MR. BREWIN: Are you putting in the photographs?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: The re-appraisal is marked as Exhibit No. 6?

MR. HUNTER: Yes, my lord; unless you wish to attach it as part of Exhibit No. 5.

THE COMMISSIONER: No. I think it is better to mark it as a separate exhibit.

The date of the sale was November, 1944?

MR. HUNTER: I will check on when the agreement for sale was given, my lord.

It was as of the 13th February, 1945, my lord—

THE COMMISSIONER: Thank you.

MR. HUNTER --- although it was actually accepted subject to the approval of the Advisory Committee In November. The Advisory Committee's approval was not received until the end of December.

CROSS-EXAMINATION BY MR. HUNTER:

Q. Is this a picture of your house, Miss Yoshijima?

A. Yes.

Q. And is this a picture of a greenhouse on your property? A. Yes.

Q. How many greenhouses did you have?

A. There are two.

Q. With respect to this one, is this the older or the newer one?

A. That is the older one.

MR. HUNTER: May I tender those as Exhibit No. 7, my lord.

THE COMMISSIONER: Yes. The first photograph is a photograph of the dwelling?

MR. HUNTER: The dwelling and of one of the greenhouses which the witness states is the older one.

THE COMMISSIONER: Yes.

(TWO PHOTOGRAPHS, MARKED EXHIBIT NO. 7)

MR. HUNTER: I tender an appraisal of Trapp Motors Limited, dated July 12, 1944, in which they appraise the bedroom suite at $60. It was sold at that price.

(APPRAISAL, TRAPP MOTORS LIMITED, JULY 12, 1944, MARKED EXHIBIT NO. 8)

I have only seen the figures opposite the

original articles declared on the analysis of claim sheet this morning, so I have not had time to go over them. However, I have gone over the items claimed individually in the personal chattels statement ---

THE COMMISSIONER: Just before you deal with that, there is some confusion between the claim and Exhibit No. 3.

Exhibit No. 3 claims a total of $672, whereas the back of the claim forms shows a total claim with the amendment of $890. Can you reconcile them, Mr. Brewin?

MR. BREWIN: Exhibit No. 3 is not complete, my lord. We have put the main items in.

THE COMMISSIONER: Let us see what is omitted.

The truck is there, the engine and motor pump are there. No. 3 does not show all the furniture, I presume?

MR. BREWIN: No.

THE COMMISSIONER: Or, cooking utensils?

MR. BREWIN: No. We picked out the larger items.

THE COMMISSIONER: I am to take the chattel claim as being a claim for $890?

MR. BREWIN: Yes, my lord; less the amount received.

THE COMMISSIONER: And that is $443?

MR. BREWIN: Yes.

If your lordship would assume that the figures shown on the analysis are correct, with the exception that, of course, we do not include in those figures the truck, or the engine and

water pump ---

THE COMMISSIONER: Am I not on safer ground if I take the claim as made on the back of the claim form with the addition of the amendment?

MR. BREWIN: Yes, my lord.

THE COMMISSIONER: A total of $890?

MR. BREWIN: Yes. I think that is right, my lord.

THE COMMISSIONER: Now, I am sorry, Mr. Hunter, to have interrupted, but I wanted to know what we were facing, first of all.

MR. HUNTER: Yes, my lord.

The 1930 Internation truck, No. T-22, license No. 42-C-X77, was appraised at $105.

It was appraised by our friends, McDermott Motors Limited - is that correct, my lord?

THE COMMISSIONER: Yes.

MR. HUNTER: --- at $105. It was sold September 18, 1942. It was one of the later ones which was sold at the appraised value of $105 to Mr. W.B. Hewar.

I would tender the appraisal of McDermott Motors as the next exhibit, Exhibit No. 9.

THE COMMISSIONER: Very well.

(APPRAISAL, MCDERMOTT MOTORS LIMITED, MARKED EXHIBIT NO. 9)

MR. HUNTER: If your lordship will refer to Exhibit No. 3 I can make clear what happened to those articles.

THE COMMISSIONER: Yes.

MR. HUNTER: The engine and the water pump were sold

for $27.50. The way it is shown on the auction sheet is, "Pump and engine". Now, whether that is the same as "Engine and water pump" I presume it is but there is no pipe, apparently, included there.

The amount received at this auction, held on May 31, 1944, at New Westminster, was $27.50. The plough was sold for $2.50; the bedroom suite, as mentioned before, was sold for $60; the dining-room suite was sold for $18; the scales were sold for $32.50 more than the amount claimed. The eight cases of glass for the greenhouse were not declared and were never found.

THE COMMISSIONER: When were these chattels sold?

MR. HUNTER: I think they were sold largely at the same time.

I will just check that, my lord. There were quite a number sold on May 31, 1944, at New Westminster; again on August 30, 1944, at New Westminster; and again on May 30, 1945, the plough, the cultivator and the harrow were sold at Surrey.

THE COMMISSIONER: They were sold at dates which certainly were advantageous to the claimant in terms of rising market. Sold in May, 1944, and May, 1945.

MR. HUNTER: So far as the mass of smaller items, like cooking utensils and dishes, are concerned, there was apparently some kind of break-in there. They seem to have been rather badly dealt with. The major items were found and were sold, and I think in

fairness to the claimant it should be mentioned that this place was broken into and although there were tenants there it was either broken into or the tenants were playing around. It is hard to say what happened. There were a number of things which were stored in the attic and what happened nobody knows except that when the Custodian went up to investigate it the Custodian did not know these things were in the attic. It was as the result of a later letter they were told about it and they went up there and explored the attic. Obviously somebody had explored it before they had.

That is about all I can say.

THE COMMISSIONER: You are prepared to concede that some allowance might be made in respect of pilfered articles?

MR. HUNTER: I can, to the extent ---

THE COMMISSIONER: But you cannot give me information as to what the value was, or what the articles are?

MR. HUNTER: I am afraid not.

I wish to point out it was only later they were told they were up there. These were placed there quietly on the theory they would not be found. The main things were stored in the cellar and one room.

MR. BREWIN: You have a pretty complete list of what was there.

THE COMMISSIONER: Yes; not as to the place. The

point your learned friend makes is that the storing in the attic was not declared.

MR. HUNTER: When I say this is an attic it is just a rough floor under the eaves; it is not a normal attic. It is a place, that is all.

THE COMMISSIONER: Yes.

MR. HUNTER: I think that is about all, my lord.

THE COMMISSIONER: I take it the real property claim is purely a question of value?

MR. HUNTER: I think so, my lord. The New Westminster Trust Company will have to testify as to their appraisal.

THE COMMISSIONER: Yes.

Any re-examination, Mr. Brewin?

MR. BREWIN: No, except that perhaps Miss Yoshijima can tell us what the articles in the attic were.

THE WITNESS: Well, like dishes - well, just the furniture was on the second floor. The small things were in the attic.

RE-EXAMINATION BY MR. BREWIN:

Q. Yes. Some things, you told us before, were in the basement?

A. Well, things like we used for the farm.

Q. The farm implements in a general way were in the basement? A. Yes.

Q. The furniture was in the upper part?

A. Yes.

Q. And the smaller items, articles like dishes, were in the attic? A. Yes.

Q. Were they put in the attic for any special reason? Were they concealed there?

A. No. It was just like the attic was not quite divided in two; it was just one open space, like. No, we did not exactly hide them or anything.

THE COMMISSIONER: How did you enter the attic, by a trap door?

THE WITNESS: No; stairs.

Q. There was a stairway? A. Yes.

MR. BREWIN: Q. And those things, including what was in the attic, were put in the original declaration? A. Yes.

MR. HUNTER: Perhaps, to give you a little more information on that, my lord, as personal effects a small suitcase of books, etc., and one box of books were removed to the Buddhist Temple at New Westminster. They, of course, were not sold.

The following were declared to be valueless:

"1 shrine broken;

"linoleum on kitchen floor, worn, no value;

"1 homemade table;

"1 homemade bench (in the basement);

"1 old bed and mattress;

"1 old range (burnt out and dilapidated);

"odds and ends of metalware, etc., in the "basement;

"books and odds and ends of household "effects thrown around and destroyed by "whoever ramsacked the place;

"3 old beds in attic."

THE COMMISSIONER: Would you file that document? That is the Custodian's memorandum of articles abandoned. Does that sufficiently describe it?

MR. HUNTER: Yes, my lord.

(CUSTODIAN'S MEMORANDUM OF ARTICLES ABANDONED, JUNE 17, 1944, MARKED EXHIBIT NO. 10)

MR. HUNTER: And I have a memorandum here showing:

"The following articles were missing when
"the chattels belonging to subject Japanese
"were removed from 757 Salter Street:
"2 clocks;
"8 coal-oil lamps;
"1 gas lantern;
"4 wall pictures;"

and it has "2 ploughs" crossed out and "1 plough". It has "1 cultivator" crossed out as it was later found, and "1 harrow" crossed out as it was later found.

"8 chairs;
"6 apple boxes of dishes."

I think possibly for your lordship's information that should go in.

THE COMMISSIONER: Very well.

(CUSTODIAN'S MEMORANDUM OF MISSING ARTICLES, APRIL 12, 1945, MARKED EXHIBIT NO. 11)

MR. HUNTER: I have a photograph here of the attic after the rummaging expedition had been on, taken by flashlight.

I do not know whether it is of any assistance to your lordship except it shows a complete, utter shambles.

THE COMMISSIONER: I think probably we can assume that

would be the condition.

MR. BREWIN: If somebody broke in they would probably make a mess of it.

MR. HUNTER: Yes.

THE COMMISSIONER: Is that all?

MR. BREWIN: Yes, my lord.

Mr. Yoshijima is here, my lord, but I do not think my friend is really attacking the credibility of the witness in any way.

THE COMMISSIONER: Any exception you are taking to the evidence of the witness in lieu of her father, Mr. Hunter?

MR. HUNTER: No, my lord. It is a question of value.

THE COMMISSIONER: Thank you, Miss Yoshijima; that is all.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

Case 1026 File 7777

NOV 24 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.

ACKNOWLEDGED

Toronto

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

(1) NAME YOSHIJIMA (Print) Surname HANJIRO Given Name (RCMP) Reg. No. 10202

(2) Pre-Evacuation Address P.O.Box 627, 757 SALTER ST. NEW WESTMINSTER, B.C.

(3) Present Address 58 MAJOR ST., TORONTO, ONTARIO

(4) REAL ESTATE

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

Brewster

(b) Legal description (lot number, block number, section number, etc.) IN THE CITY OF NEW WESTMINSTER, B.C. THE WEST PART OF BLOCK 15 CONTAINING 5.40 ACRES (ACCORDING TO MAP 929) OF LOT 757 GROUP 1 MAP 2620

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

(i) Farm
(ii) ~~Residence~~
(iii) ~~Business~~
(iv) Any other type of property (describe) .....

Type of business FARM

(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 - - - - - - - - - - - - - - - - - - $ 3,000

(ii) Buildings (HOUSE, BARN, 2 GREEN HOUSES - $ 2,000

(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) - $ 5,000.00

(v) Amount at which Custodian sold property and credited your account - - $ ~~2,840.80~~ 3,000.00 Farm

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2,000.00 Farm

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation 757 SALTER ST. 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 STORED IN ONE ROOM, ATTIC, BASEMENT.

(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") _____

THE CUSTODIAN

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

1.	TRUCK	Estimated Value $ 250.00
2.	ENGINE AND WATER PUMP	Estimated Value $ 200
3.	FURNITURE	Estimated Value $ 200
4.	COOKING UTENSILS AND DISHES	Estimated Value $ 50
5.	FARM IMPLEMENTS	Estimated Value $ 150
6.		Estimated Value $
7.	amount by endorsing Policy	Estimated Value $ 850.00
8.	for ~~40~~ 8 cases glass	Estimated Value $ ~~40~~ 890
9.	Received from Custodian for above	Estimated Value $ 443.00
10.		Estimated Value $ 407.00 v Fab

TOTAL CLAIM FOR PROPERTY LOSS $ ~~2447~~

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) - $ 2407.00 v Fab

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

TORONTO

(b) Do you require the services of an interpreter at the hearing? Yes or no YES

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Hanjiro. Yoshijima of the city
of Toronto in the county of York

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 Toronto)
in the county of York)
this 18th day of November)
A.D. 1947.) Hanjiro. Yoshijima
FaBrown) A Commissioner &c.

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.

YOSHIJIMA, H.
(Claimant's Name)

REAL ESTATE
(Farm Land)

10202
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops		1928	Nels. Nelson	$3000.00		Nil	land only
Potatoes	2				5 acres cultivated.		$3000.
Peas	1						
Rhubarb	¼						
Black Current	¼						
Tomatoes	1						
Total	5.4 ac.						

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
Black current bushes		
Rhubarb		
Fruit trees		
Piped water in 500 ft. Ditch		
Ditching -- wood trough(2 bridges across ditch		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
1 house (5 rooms)	22 x 36 26 x 30 kitchen 12 x 26	frame shingle	1928	1200.00	300.00	500.00	500.00	1500.00
Garage and packing shed	26 x 40	Frame	1928(later improvements)	300.00	200.00	200.00	300.00	400.00
Green house	16 x 60	siding	1935	300.00	~~150.00~~	150.00	150.00	300.00
Green house	16 x 36		1928	150.00	~~50.00~~	50.00	100.00	100.00
Chicken house	8 x 12	Frame siding	1936	50.00	~~50.00~~	50.00	40.00	30.00

Comments re Appraiser's report not covered by above information:

A good market garden property which supported claimant and family for several years.

EXHIBIT No. 1026-1
DATE 11 may 1948
FILED BY J.A. Brown.

Kanjiro Yoshijima
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7712. EXHIBIT No.

NAME YOSHIJIMA, Hanjiro (Mr.)

REG. No. 10202.

DECLARATION May 5/42.
EVACUATION May 17/42.

INVENTORY TAKEN BY
DATE

	INVENTORY	DETAILS OF CLAIM			SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
1 singer sewing machine		Truck	250.00			105.00		
1 White sewing machine		Engine & Water Pump	200.00		27.50			
1 wall clock	5.00	Farm Implements	150.00	FE	8.00			
3 alarm clocks	3.00	Furniture	200.00	F	54.25			
4 wall pictures	15.00	Cooking utensils & dishes	50.00	K	7.75			
3 beds	15.00							
1 bedroom suite	100.00	Other Sales:						
3 dressers	15.00	Scale			24.00			
1 large trunk		1 Bedroom suite				60.00		
8 coal oil lamps	5.00	Miscellaneous			29.00			
1 lantern	.75	Tools			17.75			
1 gas lantern	8.00		850.00		168.25	165.00		
2 cabinets	5.00							
1 kitchen stove	10.00							
4 heating stoves	20.00							
1 sofa	1.00	RECAP OF CLAIM:						
22 chairs	15.00	$850.00 Sold for $333.25						
1 dining room table with 6 chairs & buffet	30.00							
6 apple boxes of dishes	125.00							
2 ploughs	30.00							
stationery engine, 3 horse-power	200.00							
4 shovels	3.00							
8 forks	15.00							
4 hay forks	4.00							
1 cultivator	10.00							
3" water pump	100.00							
1 large hammer	1.00							
3 saws	5.00							
1 harrow	15.00							
6 hoes	4.50							
2 rakes	2.00							
4 axes	6.00							
2 hammer	2.00							

At 757 Salter St., New Westminster, B.C. It will be locked and the key turned over to the Custodian.

Letter Dec.12/45:
Scale

EXHIBIT No. 1026-2
DATE 11 may 1948
FILED BY
J. W. G. Brunton

LE No. 7712. EXHIBIT No. CASE No.

G. No. 10202. VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
	105.00							No tenders rec'd., July 25/42.
27.50								
8.00								
54.25								
7.75								
24.00								
	60.00							
29.00								
17.75								
168.25	165.00							

J. Spratt.

YOSHIJIMA, H.

(Claimant's Name)

PERSONAL CHATTELS

Reg. No.

Sold to Twsen May '44 - May '45.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 International truck	1937	used	$500.00	fair	$250.00
27.50 1 Engine and water pump and pipe	1937	new	325.00	good	200.00
2.50 1 Plow	1940	new	27.00	good	22.00
60. 1 Bedroom suite	1940	new	125.00	good	100.00
18. 1 Dining room suite	1930	used	50.00	fair	30.00
32.50. 3 Scales	various times	1 new 2 used	45.00	good	30.00
not included in farm. 8 cases glass for greenhouse	various times	new	60.00	good	40.00
					672.00

Total $890 - as per claim form.

Description of Storage of Goods: Goods left at Salter St. at New Westminster. -- Smaller items packed in boxes.

General Statement as to Chattels not Described above:

EXHIBIT NO. 1026-3.
DATE 11 May 1948
FILED BY J. A. Brewin

Additional Comments, if any:

Hanjiro Yoshijima
Signature

Form 246

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment
Seizure No.
FOR USE WHEN APPLICABLE
T 22

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date 19

RE:-

On Hanjiro YOSHIJIMA 757 Salter St Box 627 New Westminster BC
NAME OF FILE

19 42, Came into possession of the following goods by:- Goodfellow K E
MEMBER'S NAME

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		42) CX77 4
		LICENSE NO. International (30) Truck TIRE NUMBERS
		MAKE & MODEL 502-D
		SERIAL NO. 262766
		ENGINE NO. 43586
		SPEEDOMETER READING Appears Fair
		CONDITION
		None
		EXTRA EQUIPMENT

EXHIBIT No. 1026-4
DATE 11 may 1948
FILED BY J. W. G. Brewster

Appears Fair

DESCRIPTION & CONDITION VERIFIED

Hanjiro Yoshijima
10202
Signature of Owner
Japanese Registration No.

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

J. T. Allan

DATE:

SIGNATURE OF MEMBER SUBMITTING REPORT

R.P. 2 693.

WESTMINSTER TRUST COMPANY

NEW WESTMINSTER, B.C.

INSPECTION AND VALUATION REPORT

Property: Catalogue No. 693

Location: 757 Salter Street.

Lot Size: 5.4 acres. Dwelling size: 22 x 36

Type of Building:

Basement: no

Foundation: poor

Number of rooms: four (4)

Living Room:
Dining Room:
Bedrooms:
Kitchen:
Bath:
Toilet:

Electric Light: no Water: yes

Condition of Dwelling: poor

Outbuildings : Garage, packing shed 20 x 40.
Greenhouse 15 x 30
Greenhouse 15 x 60.
Chicken for 150 birds.

Heating:

Plumbing:

Grounds:

EXHIBIT NO. 1026-5
DATE 11 May 1948
FILED BY J.W.G. Hunter.

Remarks: good market garden.

Date: April 26, 1944 Valued at $ 3000 .00

Valuator: R. Alstead.

W. D. BOWDEN
MANAGER

TELEPHONES: 771 AND 772
CODES: BENTLEY'S

WESTMINSTER TRUST COMPANY

HEAD OFFICE
NEW WESTMINSTER, B. C.

Rec'd JUL 19 1944
File No.
Ans.
Referred

PLEASE ADDRESS ALL COMMUNICATIONS
TO THE MANAGER
Real Estate Dept.

July 18, 1944.

File #7712

EXHIBIT No. 1026-6
DATE 11 May 1948
FILED BY J. W. G. Hampton

F. G. Shears, Esq.,
Director Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Cataloque #693.
757 Salter Street.

Mr. Bowden, the Manager, and I have just returned from inspection of the above property and are of the firm opinion the original appraisal value for $3,000.00 is a very fair valuation. I do not feel that this valuation should be changed.

If you will please refer to valuation report you will note that there are 5.4 acres of highly cultivated land which in its present state is worth $275.00 per acre, making a total of $1,485.00, land value. There are two green houses having the value of $600.00, one garage and packing shed having a value of $300.00, one four roomed house valued $700.00, making a total valuation of $3,085.00.

Yours very truly,

WESTMINSTER TRUST COMPANY

Robert Alstead
Manager of Real Estate Dept.

RA/AC

Copy made for valuation file

R.P.9

YOSHIJIMA, Hanjiro
757 Salter St., New Westminster, B.C.
Evac. File 7712



Picture Taken June 18, 1943.

EXHIBIT NO. 1026-7
DATE 11 may 1948
FILED BY J. W. F. Bunster.

R.R 9

YOSHIJIMA, Hanjiro
757 Salter St., New Westminster, B.C.
Evac. File 7712



Picture Taken June 18, 1943.

TELEPHONE 408

891 COLUMBIA STREET

NIGHT PHONES:
GARAGE 2872
SALES 2696

file 7712

TRAPP MOTORS LTD.

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS

PORT OF
NEW WESTMINSTER, B. C.

July 12th, 1944

Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sirs:

Under instructions from the Office of the Custodian we have appraised and sold the following list of goods at 757 Salter Street, Queensboro, to Mr. J. J. Rilkoff of the above address:

1 Bedroom Suite	$60.00
Less Selling Fee	6.00
	$54.00

Certified a just and fair appraisal as made by us this 8th day of July, 1944.

file 7712
Yoshijima, Hanji IRO
10202

Yours truly,

TRAPP MOTORS LIMITED,
Auctioneers & Appraisers,

C. J. B. Thiessen

CFDP/k
Encl.

EXHIBIT No. 1026-8
DATE 11 May 1948
FILED BY J. W. G. Brander

Secretary.

McDermott

C. O. 198-2500 Bks. 3-41

USED CAR APPRAISAL RECORD

NAME T 22.

ADDRESS

Paint	$		Make
Tires 2 good 2 fair	$		Internat.
Body & Fenders	$		4 Cyl.
Glass	$ ✓		Body Style
Top	$ ✓		
Nickelling	$ ✓		1 Ton
Radiator	$ ✓		
Running Boards	$ ✓		Year
Mats & Kick Pads	$ ✓		33. 35
Upholstery	$ ✓		
Hardware	$ ✓		
Motor Expense	$ 15	✓	License
Transmission	$ ✓		6 X 77
Rear Axle	$ ✓		42
Universal Joints	$ ✓		Serial
Clutch	$ ✓		
Steering	$ ✓		
Brakes	$ ✓		
Tighten Up	$ 8	✓	
Muffler	$ ✓		Mileage
Sundries	$ 10	✓	43586
Wash & Clean Motor	$ 2 50		
Clean Interior	$ 2 00		
Oil & Grease, Change Oil & Check Over	$ 4 50		Remarks
Total	$ 33	✓	Fair Spark 550 X 20

Mod. interested in

Salesman

Date

Appraised by H. Grona.

For immediate acceptance only.

Selling price $ 105.00

Less Repairs $

Allowance $

REDIFORM - PATENTED - BURT BUSINESS FORMS LIMITED 20422

EXHIBIT No. 1026-9

DATE 11 may 1948

FILED BY

J. W. G. Munster

DATE June 17, 1944

File NO. 7712

NAME YOSHIJIMA, Hanjiro (Mr.)

ADDRESS 757 Salter Street, New Westminster

I have examined the undermentioned articles found at the named address and am convinced that they are of no commercial value. They have therefore been abandoned.

1 Shrine Broken
Linoleum on kitchen floor, worn, of no value
1 Home made table
1 Home made bench (In the basement)
1 Old bed & mattress
1 Old range (burnt out and dilapidated)
Odds and ends of metal ware, etc. in the basement.
Books and odds & ends of household effects thrown around and destroyed by whoever ransacked the place.
3 old beds in attic.

W. J. Johnson.

EXHIBIT No. 1026-10
DATE 11 May 1948
FILED BY
J. N. G. Bowker

MEMORANDUM

File 7712 April 12th, 1945.

TO: The File

FROM: Mr. W. J. Iverson

RE: Hanjiro YOSHIJIMA,757 Salter St.

The following articles were missing when the chattels belonging to subject Japanese were removed from 757 Salter Street:

2 Clocks
8 Coal oil lamps
1 Gas lantern
4 Wall pictures
12 Ploughs
~~1 Cultivator~~
8 Chairs
6 Apple boxes of dishes
~~1 Harrow~~.

Effects relative to this file have been removed and sold, or were missing, and with this latter exception, the possibility of locating the missing farm tools, the file can be considered completed as far as chattels are concerned.

WJI:LBM

W. J. Iverson

EXHIBIT No. 1026-11
DATE 11 may 1948
FILED BY J. N. G. Hunter.

April 23rd 1948.

The Custodian,
Department of Secretary of State,
675 W. Hastings St.,
Vancouver, B.C.

Dear Sir,

Enclosed please find letter from H. Yoshijima, Reg.No.10202, asking for valuation and statements.

Yours truly,

Enc.
VW.

1024

HONOURABLE MR. JUSTICE H. I. BIRD
COMMISSIONER

A. WATSON
SECRETARY

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

February 12th, 1948

Mr. Hanjiro Yoshijima,
58 Major St.,
Toronto, Ont.

Re: CLAIM-HANJIRO YOSHIJIMA

This will acknowledge receipt of the claim of the above in connection with property sold by the Custodian.

For your information the Custodian will be forwarding to you particulars in regard to the valuation made for him of any Real Property involved. Statements of account have previously been supplied to all persons evacuated from the protected area, whose property has been taken over.

If the above claimant did not receive his statement of account, or has lost it, please advise the undersigned, who will supply you with a duplicate.

If the claimant has filed a claim in person and proposes to retain a lawyer to present the claim, he should immediately deliver to his lawyer the valuation report and all other documents received from the Custodian.

Prior to the date of hearing, any further relevant documents which the Custodian intends to use at the enquiry will also be made available to the claimant.

The claimant or his lawyer will be given notice later of the time and place fixed for the hearing of his claim, which in so far as possible will be at a point near the present residence of the claimant.

Yours truly,

A. WATSON

Secretary to the Commission.

Returned by Claimant Apr 23/48 with all asked for statement & Certificate of Lord Ld. 7th