Name of Claimant YAHIRO, Kin (Mrs) Case 1018

Custodian File

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	
		1510.	151.00	.00 12.50				1465.		1831.25	1831.25 163.50

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	

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	
309.50	114.45	34.33	36.98%	90.50	33.46	14.50	1.74	69.53

TOTAL RECOMMENDATION	2064.28

CASE NO: 1018.

JAPANESE PROPERTY CLAIMS COMMISSION.

Toronto, Ontario,

May 7th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) KIN YAHIRO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1018.

IN THE MATTER OF THE "INQUIRIES ACT"

PART F1, 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 7th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) KIN YAHIRO.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
MRS. F.L. HANDFORD,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

(MRS.) KIN YAHIRO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q Mrs. Yahiro, is that your signature?

A Yes.

Q And is that form prepared on your instructions?

A Yes.

MR. BEST: It is farmland and real estate, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Mrs. Mahiro, I understand that you and your late husband owned a small farm near Mission, B.C., is that correct? A: Yes.

Q And I understand that Lot 67 was in your late husband, Takichi Yahiro's name, and Lot 68 in your own name, is that correct?

A Yes.

Q And those two lots together formed your farm, did they? A: Yes.

Q In what year did your husband die, Mrs. Yahiro?

A 1926.

THE COMMISSIONER: 1946, was it?

MR. BEST: I think I have it on the form as 1927, my lord.

THE INTERPRETER: 1926, my lord.

Q Now you have occupied these entire premises since your husband's death, have you?

A Yes.

Q And you and your family have farmed the entire nine acres? A: Yes.

Q Mrs. Yahiro, according to your claim, the house on

this property was built in 1941 at a total cost ~~of~~ including the value of your own labour set at $500.00, I take it that was the value of your son' s labour, was it? A: The $500.00 labour was for my son's labour and also for hired help from the neighbours.

MR. BEST: With your Lordship's permission I am going to call the son on these points. I don't think I will take the time to labour it now.

THE COMMISSIONER: Very well.

MR. BEST: If my friend would submit the S.S.B. appraisal form as an exhibit, there are one or two questions I would like to ask in relation to it.

(S.S.B. APPRAISAL MARKED EXHIBIT NO. 2).

MR. BEST: Q: Mrs. Yahiro, on the report that was made by the appraiser of your land, this statement is made, at page 3, my lord, "The soil is reasonably good and uniform. Information volunteered by a neighbour is to the effect that the Japanese owner died just three years ago and his widow has had considerable difficulty in keeping the ground in first-class shape.

THE COMMISSIONER: Now what is your question directed to? She has fixed the date.

MR. BEST: Just to confirm that is obviously an error.

THE COMMISSIONER: I do not think you need to put that question on her previous answer.

MR. BEST: Just one more question on that, my lord, on page 2.

Q Mrs. Yahiro, there is a remark made, "The cultivated

area is in nonetoo good shape, weedy in among the canes and the strawberries. At present occupied by a tenant". What do you say about the condition of the cultivated area, particularly where you were growing strawberries and raspberry canes?

A She says it was in good condition.

Q Now, Mrs. Yahiro, is that your signature, and was that form prepared on your instructions?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 3).

Q Mrs. Yahiro, you have listed several items on your personal chattel claim which do not appear -- oh, perhaps my friend would like to file the analysis as the next exhibit, my lord.

MR. HUNTER: I file the analysis of personal property claim, my lord.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. BEST: Q: There seem to be several items on your claim for personal property, Mrs. Yahiro, which don't appear at all on the analysis of personal property made by the Custodian.

THE COMMISSIONER: Nor are they claimed for in the claim form. I direct your attention to the fact there is one sofa set, venetian blinds and drapes, three bureaus or dressers and one table which are not claimed for in the claim, is that correct?

MR. BEST: That is correct. In the claim form unfortunately it was made very general, "furniture $250.00".

THE COMMISSIONER: That perhaps explains it.

MR. BEST: Then again I am afraid it was made very

generally, for example there are items for kitchenware and farm equipment, kitchenware $25.00 and farm equipment $206.00.

THE COMMISSIONER: Yes. I had not noticed the general claim for furniture. That is all right. What is the witness' answer?

MR. BEST: I think you may notice, my lord --

THE COMMISSIONER: Let us get the answer first.

A She doesn't know, she says.

MR. BEST: Q: I wonder if I can shorten it this way; the chattels that you have claimed on this form, which you signed, Mrs. Yahiro, did you leave those on your premises at the time of evacuation?

A Yes.

MR. BEST: I don't think there is any point in elaborating, my lord, but on the claim you may notice the analysis conforms very largely with the claim but the personal claim is more detailed.

THE COMMISSIONER: Yes, and I notice you are claiming for the items under the head of "furniture" $215.00 instead of $250.00.

MR. BEST: $215.00 instead of $250.00. I think on the breakdown there may have been similar items we have omitted, and we will have to suffer the loss.

THE COMMISSIONER: And for farm equipment you are claiming $100.00 instead of $206.00.

MR. BEST: On that point you will notice on the personal chattels small farm tools and implements. Those, as I understand it, were spades and rakes and that sort of thing which I think would be of some

value.

THE COMMISSIONER: It all depends on whether they were declared.

MR. BEST: Yes, my lord. If you wish elaboration on it from the witness, perhaps the son could tell us more about it.

THE COMMISSIONER: I think perhaps you will get more information from the son.

MR. HUNTER: It is submitted that the real estate was sold for its fair market value. It is submitted that the personal property was sold for its fair market value. It is submitted that in the case of personal property not sold by the Custodian the claims are exorbitant. It is submitted that a number of items claimed for were undeclared and were never found.

Your Lordship will notice that in the Soldier Settlement Board appraisal it covers Lots 67 and 68. It then having been found that Mr. Yahiro died and that administration of his estate, he having died intestate, was necessary, lot 67 was withdrawn from the sale to the V.L.A., and on the basis of an apportionment, the Soldier Settlement Board by a letter dated March 24th, 1944, estimated that out of the total appraised value which they had them made for both lots, that only $286.00 was applicable to Lot 67 which left a value of $1467.00 as applicable to Lot 68. It was actually sold to the Director of the Veterans Land Act for $1465.00.

THE COMMISSIONER: You never were able to make title to

Lot 67, is that the situation?

MR. HUNTER: No, my lord, that has been fixed up. Title was made through the Official Administrator Streight. The property was advertised for sale, Lot 67, that is, and the Soldier Settlement Board bid $285.00 for it, a chap by the name of Kraemer bid $605.00 for it, and an enthusiast named J.J. Mitchell bid $1510.00 for it.

THE COMMISSIONER: When did all this take place?

MR. HUNTER: This was in 1945, my lord, in May.

THE COMMISSIONER: $1510.00, was it?

MR. HUNTER: Yes, my lord. That offer was very quickly accepted and it was sold to Mr. Mitchell at that figure, my lord, as of the 30th of May, 1945. It was approved by the Advisory Committee on the 15th of June, 1945.

There is a letter here from the Official Administrator, J.M. Streight, re this matter.

"The property known as Lot 67 of Lot 1, Group 3, Map 841, Village of Mission, was placed for sale by Tender on May 3rd 1945 in the Fraser Valley Record. The following offers were received:

Soldier Settlement Board	285.00
H.T. Kraemer	605.00
J.J. Mitchell	1510.00

"I recommend accepting Mr. Mitchell's offer. I enclose copy of valuator's report.

"I may say that I took the matter of valuation up with the Soldier Settlement Board this morning as they were so far out of line and they could not

believe that anyone would offer over $600.00 for the property and suggested that Mitchell had made a mistake. However, I contacted Mitchell and explained to him what was on the property and the size, and he advised me he knew the property well and that he knew there were only two old buildings on same and was quite prepared to pay the $1510.00. I found out that Mitchell is Commissioner for the Village of Mission and, therefore, he should know what he is purchasing. I suggest we accept this offer immediately."

THE COMMISSIONER: You better file that.

(LETTER MARKED EXHIBIT NO. 5).

MR. HUNTER: Mitchell was acting on behalf of L.R. Mitchell and K.F. Mitchell, joint tenants. Whether they are relatives of his or not, I don't know, but he was acting as agent for other people.

As far as the personal property is concerned, if your Lordship will refer to Exhibit 3, the personal property statement, I can give a fairly quick review of the information on the items set forth there. The kitchen range was sold for $15.00, the dinner set silver, which I presume is all silver cutlery -- a silver cutlery set, was undeclared and not found, and the 5 double beds, 7 were sold for $22.25.

THE COMMISSIONER: $22.25 for the lot?

MR. HUNTER: That is right. They were sold individually, item by item. The kitchenware was undeclared and was not found. The sofa set was sold for $12.00.

The venetian blinds and drapes were undeclared and not inventoried and not found. It may well be they didn't put them on the inventory because they considered them fixtures. That would be a possibility, my lord, but in any case they were not included in the inventory, and not declared. The three bureaus or dressers -- I don't know what quite to think of that. There were three chests of drawers shown on the auction sheet which sold for a total of $8.25. In addition one dresser was appraised and sold for $14.50. Now how that gibes, I am not sure, my lord. There were a number of tables, and the table that sold for the highest figure sold for $1.50. There was a plow sold for $13.50 and of the three cultivators only one appears to be sold, and it sold for $9.00. Of the three harrows, two sold for $7.50.

I am afraid in view of the generality of the claim as filed, that is about all the information I have been able to dig up, my lord.

THE COMMISSIONER: Is that all, Mr. Hunter?

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Do you want the son now?

MR. BEST: With your Lordship's permission.

THE COMMISSIONER: You won't be very long with him. That is all, thank you, Mrs. Yahiro.

(Witness aside)

JOHN YAHIRO, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q Mr. Yahiro, you are a son of the previous witness, are you? A: Yes.

Q And how old are you now? A: 28.

Q So that you would be about 22 at the time of evacuation? A: Yes, something like that.

Q Were you working this farm for your mother, or with your mother?

A I have another brother, an older brother besides me.

Q How many are there in the family altogether?

A Well there are six of us altogether.

Q Two of you were old enough to do any real work before evacuation on the farm, is that the situation?

A Yes.

Q Did you have a part in building this house in 1941?

A I did.

Q I see, and can you tell us was the general contract for the whole house let, or did you buy the materials yourself and then hire the workmen and do some work yourself? A: Well it was let out and we helped the contractors.

Q Well now, according to the claim you have broken it down this way, $2500.00 for lumber and $2000.00 for labour, which means, I take it, that you paid $4500.00 out for the house, is that correct?

A Yes.

Q And then you valued your own labour and your brother's at $500.00, is that the situation?

A That is right.

Q Now I take it that from the time of your father's death your mother and your elder brother and yourself have attempted to carry on this farm, is that the situation? A: Yes.

Q And in the Soldiers Settlement appraisal there is a statement that the cultivated area is in none too good shape, weedy in among the canes and the strawberries. Would that come within your province? Did you look after some of those raspberries and strawberries? A: At the time we left, everything was well cultivated andtaken care of. I didn't notice any weeds coming up.

THE COMMISSIONER: That meets your point, does it not?

MR. BEST: I think so, my lord.

Q Now, Mr. Yahiro, on the personal property claim, when you first made your claim unfortunately it was made in rather general terms. For instance, this one item appears, "farm equipment, $206.00". Now on the personal chattels claim we have a breakdown of one plow, three cultivators and three harrows and then the statement, "Small farming tools and implements also left there". I wonder if you could tell us just what those small farming tools and implements consisted of? A: Shovels, hoes, forks.

THE COMMISSIONER: Q: What would they be worth, the lot of them, the small tools? A: I haven't any idea right now.

Q Do you suppose $25.00 would cover them?

A Oh, I don't think you could get all those things for $25.00 when they are new, or at the time. Some of the things were being used.

Q Do not let me suggest it to you. What do you think the small tools were worth at the time of your evacuation? A: Well I guess about $30.00 or $35.00 or something.

MR. BEST: Q: There were no other implements, I take it, apart from the small tools you have told us about except the plow and cultivator and harrows.

A We had about 150 feet of garden hose. I don't know whether that is listed there or not.

Q It hasn't been listed on the personal chattel claim. Have you any idea what it was worth?

A Oh, about $15.00, I guess.

Q Now Mr. Hunter has told us that apparently this silver dinner set which was listed on the personal chattels and which I take it would have been included and shown on the claim as a dinner set at $40.00 and repeated on the personal chattels claim for $40.00, that that wasn't found. Do you know where it was left, whether it was left in the house when you evacuated, or what happened to it?

A Yes, it was stored in the basement.

THE COMMISSIONER: Have you a J.P. form, Mr. Hunter?

MR. BEST: Now there is another item which Mr. Hunter tells us wasn't found, but I think possibly, my lord --

THE COMMISSIONER: Would you have the witness identify his mother's signature or his own?

MR. BEST: Q: Is that your mother's signature in Japanese? A: Yes, it is.

THE COMMISSIONER: Yes. Will you put that in?

(J.P. FORM MARKED EXHIBIT NO. 6).

MR. BEST: I think, my lord, that Mr. Hunter told us that the kitchenware hadn't been found, but I notice from the analysis that apparently it was sold for forty-five cents less than claimed, so some of it must have been found, in any event.

MR. HUNTER: That is chinaware?

MR. BEST: Kitchenware, that is probably what it meant. It is one and the same thing, my lord. Then the other item that wasn't found was apparently the venetian blinds and drapes.

Q Were they left in the house when you evacuated?

A Yes.

MR. BEST: I see, all right.

MR. HUNTER: My lord, I haven't had time really to figure out what these things amount to. There having been no specific claim, it was impossible to analyze it, but there were a number of tools sold.

THE COMMISSIONER: You would like to leave it until after lunch then? We are very close to one o'clock now.

MR. HUNTER: Very good, my lord.

THE COMMISSIONER: Mr. Yahiro, would you come back after lunch? We will recess until 2:30.

(PROCEEDINGS ADJOURNED UNTIL 2:30 P.M.)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

CASE NO: 1018.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 7, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. KIN NAHIRO

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1018.

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 7, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. KIN YAHIRO

PROCEEDINGS AT HEARING.

APPEARANCES:

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

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

MR. BEST: My lord, in this case Mr. Hunter was concerned about the value of the smaller implements.

THE COMMISSIONER: Yes.

MR. BEST: In Exhibit No. 4 - I believe you have your hand just on it - which is the personal chattels, we added what was as accurate a breakdown as the claimant could recall for the smaller farm implements.

THE COMMISSIONER: You had better recall her and have her verify it.

MR. BEST: The mother is the claimant but the son knows those details much better than his mother.

THE COMMISSIONER: Recall him.

JOHN YAHIRO, recalled, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Mr. Yahiro, you wrote in on your mother's personal chattels claims these various valuations of small farm implements which had been only generalized before. Are those your honest account of the valuatiohs of those various chattels? A. Yes.

THE COMMISSIONER: Q. That is calculated as of the date of your evacuation? A. Yes.

MR. BEST: Before my friend cross-examines on that point, my lord, if he intends to do so, with your permission I would like to put in as exhibits a couple of photographs of this property.

THE COMMISSIONER: Very well.

MR. BEST: Q. I am showing you a photograph of a frame building. Will you tell us what that is?

A. That is the house we built in 1941.

Q. On your mother's land?

A. On mother's land.

Q. And is that another view of the same building?

A. Yes; that is the rear view.

Q. The rear view? A. Yes.

THE COMMISSIONER: Taken in 1941?

A. Yes.

MR. BEST: Shortly after the premises were built.

Q. Is that correct? A. Yes.

MR. BEST: What exhibit number will they be?

THE COMMISSIONER: Exhibit No. 7.

(TWO PHOTOGRAPHS OF PREMISES, MARKED EXHIBIT NO.7)

MR. HUNTER: As far as these new items are concerned, the shovels were not found. None of this stuff was declared specifically but merely generally.

THE COMMISSIONER: Yes.

MR. HUNTER: The shovels were not found. The hand square was not found. The two crowbars were sold for $1.75. The two peavies were sold for $2. The eight-foot saws were not found. The hose were not found. The double-bladed axe was not found. There were garden tools, however, sold to the value of $27.40, which included certain things here. When I say those things were not found I mean they were not found and inventoried specifically. There was a quantity of garden tools sold for $9 which might be said to have

included any of them.

THE COMMISSIONER: There was another lot of garden tools sold at a greater price?

MR. HUNTER: And there were some specific ones sold, making a total of $27.40, other than the ones which have already been dealt with, like the cultivator and harrows and so on. In addition, the hose which the witness named, was sold for $8, but I do not know whether or not you call that a garden tool.

THE COMMISSIONER: According to my recollection of price you apparently got a pretty good price. Hose must have been in short supply at that time.

MR. HUNTER: I think it was. That would be during the war when rubber was short.

THE COMMISSIONER: Yes.

MR. HUNTER: I think that is about all the information I can give you at this time anyway, my lord.

THE COMMISSIONER: All right.

(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 1018

NOV 27 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

2879 Toronto

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

(1) NAME YAHIRO KIN (MRS.) (RCMP) Reg. No. 14108
(Print) Surname Given Name

(2) Pre-Evacuation Address P. O. BOX 111, MISSION CITY B. C.

(3) Present Address 54 SHIRLEY STREET, TORONTO 3, ONTARIO

(4) REAL ESTATE

(a) Street Address (if any) STAVE LAKE ROAD, MISSION CITY, B. C.
City or Municipality, Province

Brewing

(b) Legal description (lot number, block number, section number, etc.) BLOCK 67 & 68 LOT 1, 9.4 ACRES
A new house built by a licenses contractor in 1941 and occupied by us only 3 months before evacuation. Consisted of a full basement, 7 rooms on the main floor--2 bedrooms a large kitchen with modern built-in cupboards and sink, a dining room, living room, bathroom and 4 bedrooms upstairs with running water and electricity.

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

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

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - - $4,500.00
(ii) Buildings NEW HOUSE $4,500.00, 3 ROOT HOUSES BARN, WOODSHED $500.00 $5,000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - CROPS $1,500.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $11,681.00
(v) Amount at which Custodian sold property and credited your account - - $1,743.79
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $9,937.21

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation MISSION CITY, BC

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
HOUSE AND ROOT HOUSES

(c) How stored or packed at time of evacuation

(over)

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

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

1.	KITCHEN RANGE AND STOVE	Estimated Value $ 85.00 75
2.	FURNITURE	Estimated Value $ 250.00 215
3.	DINNER SET	Estimated Value $ 40.00
4.	FIVE DOUBLE BEDS	Estimated Value $ 75.00
5.	KITCHEN WARE	Estimated Value $ 25.00
6.	FARM EQUIPMENT	Estimated Value $ 206.00 100
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 681.00

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $10,618.21

(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 NO

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, Kin Yahiro 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 22nd day of November)
A.D. 1947. F.A. Brewin) A Commissioner &c.

KIN YAHIRO

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.

REAL ESTATE
(Farm Land)

YAHIRO MRS KIN (Claimant's Name) — 14108 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							
Orchard & Grass	4½	1917	Mr. McLean	$4500.00 including building	2 acrea cleared 7 only partially cleared	1 Older house & woodshed & barn	$11,000.00 $6,000. for land only including crops
Raspberries	1½						
Loganberries	¾						
Rhubarb	¼						
Asparagus	¼						
Strawberries	¼						
Garden	¼						
Total	(9 acres)						

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

Description	When Made	Cost		
Cleared 7 acres	1917 to 1920	$1,000.00	plus labour of Mr. Yahiro	
Planted ¼ acre strawberries	First planted 1918 & constantly replaced	300.00	36 Fruit trees, prunes apples peaches cherries	1940 $50.00
Planted ¼ acre rhubarb		100.00		
Planted ¼ acre asparagus	First planted 1918	25.00	Grape vine	1939 50.00
Planted ½ acre raspberries	1940 Replaced constantly	200.00		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	26' x 32'	Frame Painted cedar Siding	1941	$2500.00	$2000.00	$500.00	Nil	$5000.00
Older house used as root house	18' x 30'	Frame	?	--	--	--	--	300.00
Barn or shed	16' x 30'	Frame- rebuilt	1926					100.00
Root house	30' x 20'	Frame & Earth	1924					200.00
Root house	30' x 20'	Frame	1920					200.00

EXHIBIT No. 1018-1
DATE 7 may 1948
FILED BY R. a. Best.

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

House shown as valued at $2350.00 then reduced to $1900.00 for some reason. Mr. Yahiro died in 1927 not three years previous to appraisal. Land is valuable for building purposes as it is village and has all facilities. Land kept in good shape by two sons and one uncle who worked it full time.

K I N Yahiro
Signature

BC-329-P

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

Farm Appraisal Report

File No. K. 180
34/2. 34/3.

Land Description Lots 67 and 68 of Lot 1 Mission Village.

Containing 9 ac. Acres

Owner's Name Takichi Yahiro Kin Yahiro. Post Office Address Mission

Nearest Rail Point Mission Distance

Market Town Mission Distance

Church (give denomination) Several in Mission. Distance

Nearest School Consolidated ½ mile. Distance

State how property was identified: Map location.

Roads: State whether property has access to main road, the kind of road and its condition.
Yes on Stave Lake road out of Mission to the north.

Is this district a good one? fair just.

EXHIBIT No. 1018-2
DATE 7 May 1948
CLERK BY J.W.G. Munter

Employment opportunity Seasonal only.

Predominating Nationality and religion: Various in th Village

Describe Fencing and its condition: all fenced though it is poor. Value $

Water supply: Village of Mission. Value $

also electric light.

BUILDINGS ON FARM

2879

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 32	frame	1½ sty.	shing	new	cement	good	2200.00
Old House	18 x 30	frame	13	shing	V old	none	poor	100.00
BARN Shed	16 x 30	fr me	8	sh ng	Vold	none	poor	50.00
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 2350.00

Total Value Buildings add to farm $ 1200.00

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

Describe the basement and chimneys: Full brick chimney and cement basement.

No. rooms downstairs? 6 Upstairs? 4 How finished wood and plaster down wood up.

Are buildings painted? new house yes Condition of paint good

Distance from nearst bush none near.

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
3½	rolling	6to 8 in loam,	8 in granular loam	1 ac raspberries ½ac logans ½ ac rhubarb ¾ asparagus 2/3 blacks. 1/3 straws. ½ garden	65.00	2,6.25

Area which can be cultivated without cost other than for breaking.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	TOTAL
4¾	rolling	6to 8 in loam	8 in granular loam	in grass	65.00	308.75

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

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 $ 585.00

Total added by buildings to value of farm $ 1200.0

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

Total value of farm $ 1785.0

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

The cultivated area is in none too good shape, weedy in among the canes and the strawberries. at present occupied by a tennant Japanese left only a month ago.

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

small fruit and poultry.

Noxious weeds: couvh grass and t histle On lot 67. T ahirol8.45
on lot 68 K Y ahiro 30.4

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Village Taxes $ 48.90

Date: May 30 1942
Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 27 day of May 1942. 19

Inspector's Signature J.D. McKay

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

Farm Appraisal Report

Remarks: This parcel described in the Mission list as under two owners is, and evidently has been operated as one unit for quite a time.

The new house is on lot 68, and the remainder of the buildings such as they are stand just across the line on lot 67.

The land has not been too well managed, and is quite dirty with couch grass thistle and other weeds.

The dwelling is served with electric light and Mission Village water supply. It is a very nicely located layout some rather neat oil painted buildings in the locality. It is a new building.

The soil is reasonably good and uniform. Information volunteered by a neighbour is to the effect that the Japanese owner died just three years ago and his widow has had considerable difficulty in keeping the ground in first class shape.

(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

$

$

$

$

$

$

$

$

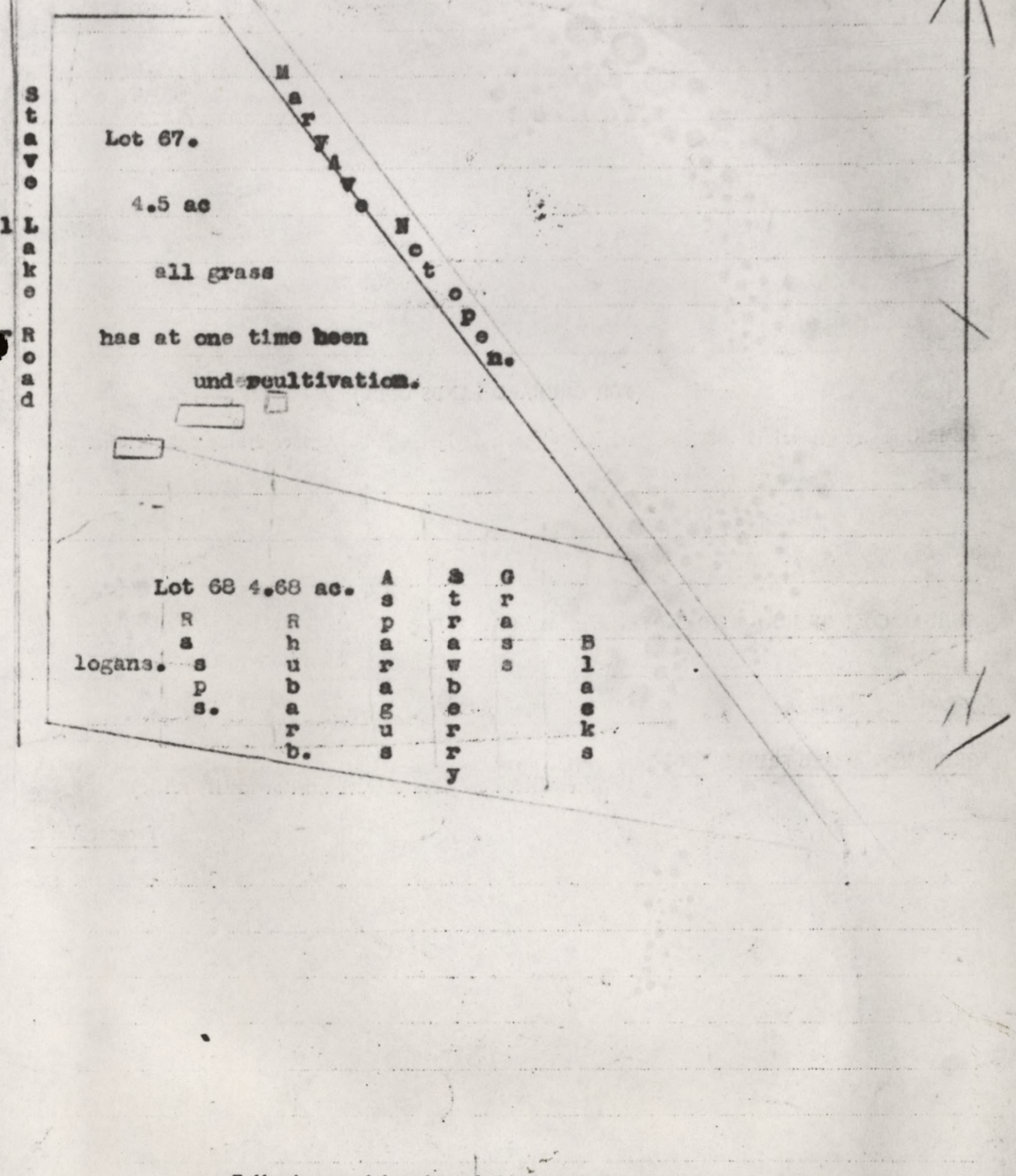
$

Total $

Amount fruit trees add to value of farm $

Diagram of Property

T. Yahairo. and Kin Yahairo. folios 34/2 34/3
lot 67- of lot 1- lot 68.of lot 1.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1800.00

Date 2nd June 1942.

"I.T. BARNET"
District Superintendent.

KIN YAHIRO
(Claimant's Name)

PERSONAL CHATTELS

14108
Reg. No.

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 Kitchen Range	1939	New	$85.00	Good	$75.00
1 Dinner set- silver	1931	New	Some gifts	Good	40.00
5 Double Beds	Various times	New	125.00	Good	75.00
Kitchen ware	Various times	New	40.00	Fair	25.00
1 Sofa Set	1935	New	75.00	Fair	35.00
Venetian Blinds and Drapes	1941	New	100.00	Good	100.00
3 Bureau or dressers	Various Times	New	100.00	Good	70.00
1 Table	1930	New	?	Fair	10.00
1 Plow	1939	New	35.00	Good	30.00
3 Cultivators	Various times	New	75.00	Good	50.00
3 Harrows	Various times	New	30.00	Good	20.00

Description of Storage of Goods:

Furniture left in house and farm implements in root houses.

EXHIBIT No. 1018-3
DATE 7 May 1948
FILED BY R-a-Bert

General Statement as to Chattels not Described above:

Small farming tools & implements also left there. A great many kitchen chairs.

3 Shovels @ 2.00. = 6.00.
1 Hand Sprayer (new) 25.00.
2 Crow Bars @ 3.00. 6.00.
2 Reevees @ 2.00. 4.00.
41.00

2 Eightfoot saws @ 4.00 = 8.00.
6 Hoes @ 1.00 6.00.
2 Double blade axe @ 2.00. 4.00.

Additional Comments, if any:

Signature
KIN YAHIRO

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 2879 EXHIBIT No.

NAME Mrs. Kin YAHIRO REG. No. 14108

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Apr.7/42	TAKEN BY D. Smith			AUCTION	TENDER &c		
EVACUATION Apr. 11/42	DATE May 15/42						
Gramaphone		Kitchen range and stove	85 00	(1) 15 00			
12 beds		Furniture	250 00	91 60			
Vacuum cleaner		Dinner set	40 00	27 45			
Living room furniture		Five double beds	75 00	22 25			
Dining room furniture		Kitchen ware	25 00	24 55			
2 large stoves		Farm equipment	206.00	96.85			
4 camping stoves			$681 00	$277.70			
Farm implements		Other goods sold by auction		49.55			
				$327.25			

EXHIBIT No. 1018-4
DATE 7 may 1948
FILED BY J. W. G. Hunter

ILE No. 2879 EXHIBIT No. CASE No.

EG. No. 14108 VENUE Toronto

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
) 15 00									
91 60									
27 45									
22 25									
24 55									
96.85									
$277.70									
49.55									
$327.25									

1918 - 5
EXHIBIT No.
DATE 7 May 1948
FILED BY
J.W.G.Hunter

J.M.STREIGHT
OFFICIAL ADMINISTRATOR

405 Westminster Trust Building,
New Westminster, B. C.

May 23/45

Mr K.W.Wright,
Office of the Custodian,
509 Royal Bank Building,
VANCOUVER, B. C.

Re: Estate of T. YAHIRO dec'd
Your file 13950

Dear Sir:

The property known as Lot 67 of Lot 1, Group 3, Map 841, Village of Mission, was place for sale by Tender on May 3rd 1945 in the Fraser Valley Record. The following offers were received:

Soldier Settlement Board	285.00
H.T.Kraemer	605.00
J.J.Mitchell	1510.00

I recommend accepting Mr Mitchell's offer. I enclose copy of valuator's report.

I may say that I took the matter of valuation up with the Soldier Settlement Board this morning as they were so far out of line and they could not believe that anyone would offer over $600.00 for the property and suggested that Mitchell had made a mistake. However, I contacted Mitchell and explained to him what was on the property and the size, and he advised me he know the property well and that he knew there were only two old buildings on same and was quite prepared to pay the $1510.00. I found out that Mitchell is Commissioner for the Village of Mission and, therefore, he should know what he is purchasing. I suggest we accept this offer immediately.

Yours very truly,

"J.M.Streight"

OFFICIAL ADMINISTRATOR

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

July 12th 1948

M. Scott

FORM "JP" Mission B.C. FILE No.

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: YAHIRO (Mrs) Kin

HOME ADDRESS: 1006 Stave Lake, Mission B.C.

REGISTRATION NUMBER 14108 SEX: Female AGE: 46

OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes Widow

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: Mrs Haue Kitagowe (F) Kiyoshi Robert (M) John (M) Hisaha (F) Frank (M) Nobaru (M)

ADDRESS OF CHILDREN: 1006 Stave Lake, Missio n B.C.

AGE OF CHILDREN: 28, 25, 22, 20, 18, 15.

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

1. LOCATION AND DESCRIPTION: Block 67 and 68 of Lot 1, Group 3, Section 21, Township 17, Village of Mission.

Lease Jotichi Yahiro (deceased 19/26)

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey--10 Roomed Cedar Siding Dwelling house, Wood Shed, Barn and 3 Rhubarb Houses.

3. INSURANCE (Give particulars; state where policies are) Fire Insurance on House and Sheds, $2000.00. New England Insurance Company. No. 6255284 Policy in declarants possession.

4. TAXES (Amount and where payable) Lot 67 $18.45 Lot 68 $30.45 Paid 1941

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

none

EXHIBIT No. 1018-6
DATE 7 may 1948
FILED BY R. a. Bert.

6. OCCUPANCY AND LEASES (If vacant so state)

Leased to Clarance Raymond Holliday of Mission City B.C. Blocks 67 and 68 Lot 1, Group 3, Section 21, Township 17, Village of Mission B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Canadian Bank of Commerce Mission B.C.

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

9. IF FARM LAND STATE CROPS SOWN Rhubarb, ~~Loganberries~~ LoganBerries Bramble Berries, Raspberries, Strawberries, Asparagus, Grapes, Fruit Trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: ~~Lot~~ Block 67 and ~~Lot~~ Block 68, Lots 1, Group 3, Section 21, Township 17, Village of Mission.

2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: Fruits and Vegetables as above.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Gramaphone, 12 Beds, Vacnum Cleaner, Living Room furniture, Dining Room Furniture 2 Large Stoves, 4 Camping Stoves, Farm Implements, All at 1006 Stave Lake, Mission

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

(1 horse, 1 Cow and Calf, May Sell these animals) 2 Dogs 1 Cat, 2 Chickens.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

FORM "JP"

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FORM "JP"

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: ~~none~~ Goods as listed will be left for the use of the tenant.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 7th day of April 1942.

(Signature) [illegible]

Witness

FOR DEPARTMENTAL USE

Exhibit No. 7.





March 24th 1948.

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

Dear Sir,

Enclosed please find letter from Mrs. Kin Yahiro of Toronto (your file 2879), asking for valuation.

Yours truly,

Enc.
VW.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 2879

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

1st April, 1948.

Mrs. Kin YAHIRO,
Registration No. 14108,
54 Shirley Street,
Toronto 3, Ontario.

Dear Madam:

Your letter of the 15th March to the Japanese Property Claims Commission, has been forwarded to our office for attention.

Please be advised that copies of the appraisals of your property have been forwarded to your lawyers, Messrs. Cameron Weldon & Brewin.

Yours truly,

H. Allaw

Office of the Custodian.

HA
C.c. to Japanese Property Claims Commission.