

2881

Mission City

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: YAM, TakaoHOME ADDRESS: R. R. #2 Mission City, B. C.REGISTRATION NUMBER 13100 SEX: Male AGE: 33OCCUPATION: Strawberry grower

(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? YesNAME OF WIFE OR HUSBAND: KiriADDRESS OF WIFE OR HUSBAND R. R. #2 Mission, B. C.
CityNAMES OF ANY LIVING CHILDREN: Toshio; Takao; Fumiko---MaleSaeko; Nobuko; Haruko; Haruko-----FemaleADDRESS OF CHILDREN: R. R. #2 Mission City, B. C.AGE OF CHILDREN: 21; 19; 17; 15; 13; 10 and 8 years respectively.

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

1. LOCATION AND DESCRIPTION: R. R. #2 Mission City, B.C. on the
Devaney Trunk M., District Fernside, Lot 1 of the North East Quarter of South
section 28 Township 17 Rng 20E1 Municipality of Mission, in the District
of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS 1-story 4-room house wooden frame
size 36 x 22 also a washed and chicken coop.

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable)

None \$22.00 paid up to 1930.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

OwnerLeased to J. Morrison 50-50

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 2 1/2 1/2 One and one Quarter Acre
of strawberries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
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: None

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 stoves 4-dinette chairs; 2-beds; 2-beds; 2-windowblinds; 1-sewing machine; 4-dressers;
2-tables; set of kitchen utensils; 2-back saws; 1-fallor saw; 2-wedges;
1-fallor wedge; 2-wedge hammers; 1-scale; 1-shake splitter; 1-shed maker stand
A last; 2-falling axes; 1-double bitted saw; 1-shovel; 2-hoes; 2-mattock;
2-manure forks; 1-peevie; 1-hatchet; 1 set of carpenters tools; *all located*
R. R. #2 Seward Rd. No. 383

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

12 Bantam chickens; 1-dog; 1-cat.

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. 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)

1-War Saving Certificate \$5.00 and 1-War Saving Certificate in Fannie'sname (son); 5 Shares of Capital Stock in the Pacific Co-operative Unionnos. 1147, 5064, 5478, 5489, 1880; and 1 share of Cap. Stock8. BANK ACCOUNTS: None The United Farmers of Canada Co-op. Fruit & Produce
exchange no. 290 in own possession.9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: NoneREMARKS: Declarant will lock house with
keleton key, leaving contents as listed
in house.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.Armeaugh

Witness

(Signature)

T. H. H. H. H. H.

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 12/42

Our File No. 2881

Full Name YAKO, Takuzo
(Surname in Block Letters)

Registration No. 13105

Male - Female
(check)

Age Aug. 8, 1889

Current Address R. R# 2, Mission City, B.C.

Evacuated Apr. 11/42. Naturalized - Canadian-Born - National
(check)

Present Address 1/2 J. Pascal Johnston,
Chatham, Alta.

Married - Single
(check)

Name of Wife (^{nee} SUGIMOTO) Kiri
#13063.

Name of Husband -

Name of Mother (^{nee} SUZUKI) Shoji Name of Father Kanjiro (deceased)

Names of Children under 16 (deceased)
Sue Oue

Requested by ECS Registered with Custodian
(Yes or No)

Additional Information Strawberry Grower
Owner of 10 acres & 1 house

REAL PROPERTY SUMMARY

EXHIBIT No. 1452-P
DATE NOV 15 1945
FILED BY 2881
H. G. B. B. B.
V. L. B. B. B.

JAPANESE NAME: Tokuso YAKO - - Reg. No. 13105.

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: No. 383, Dewdney Trunk Road, Mission, B. C.

LEGAL DESCRIPTION: Lot 1 of the North East $\frac{1}{4}$ of Section 28, Township 17,
Map 3031, D.N.W., Municipality of Mission.

TITLE: In name of Tokuso YAKO.

ENCUMBRANCE: Vesting in Custodian 26264, 21st September 1943.

ASSESSED VALUE: 1943 - 10 acres.
Land \$500.00
Improvements \$500.00 Total \$1000.00, Taxes \$22.00.

CLASSIFICATION: Berry and poultry farm. Custodian's inspector on 21st May 1942 reported 3 acres of farm cleared with a half acre in strawberries. Buildings were a 1 storey 4 room house 22 x 34 in fair condition, a woodshed 10 x 20 poor and a chicken house 8 x 10 fair. No insurance. Buildings vacant, locked or nailed. Land not well cultivated as at that date.

HISTORY OF ADMINISTRATION: Leased on 18th May to end of 1942 to Frank Morrison on basis of half of crop return, which was reported in November as amounting to \$25.52 and paid to Custodian. On 25th of March 1943 the farm was leased by the Custodian to Seldon S. Hodges to the end of the year for \$50.00, of which rental \$27.90 was paid to Custodian and allowed to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$353.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Tokuso Yako - Sale price \$353.00 plus 1942 rental return \$25.52, part 1943 rental \$27.90, total \$406.42; less debits of Certificate of Encumbrance \$1.00, registration fee \$3.00, taxes \$74.51, legal fee \$15.00, The Director, The Veterans' Land Act allowance of rent 1943, \$27.90 total debits \$121.41. Net amount released to credit \$285.01.

TITLE: Included in C. of T. 170748-E and payment of consideration made to Custodian in cheque dated 9th March 1944.

The above summary is certified to be in accordance with the information of file and on record by accounting department.

DATED November 27th, 1945.

IM:ML

J. H. Macpherson

Farm Appraisal Report

File No. JL-88

Land Description NE 1 Sec. 29, Tp. 17, N. of D.T. Road.

563 Dewdney Trunk Road.

Containing 10

Across

Owner's Name T. YAKO *Yako*

Post Office Address Mission, B.C.

Nearest Rail Point **Mission**

Distance 3 miles

Market Town **Mission**

Distance 3

Church (give denomination) All denominations

Distance **3**

Nearest School Cedar Valley

Distance 14

State how property was identified: By map and roads

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

On Dewdney Trunk Road, gravel, good.

Is this district a good one? No.

DATE Dec 15, 1948

FILED BY K. A. G. G. G.

Employment opportunity **Seasonal.**

Predominating Nationality and religion: Has been a large Jap settlement in this area.

Describe Fencing and its condition: No fencing

Value 3

Water supply: From wood cribbed well 15' deep.

Value 3

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 34	Frame	8'	Shingle	old	cedar posts	poor	\$ 100.00
	8 x 34	"	7'					
	x							
BARN	x					"	"	
Wood Shed	14 x 33	Shakes on sides	7'	Shakes	old			
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

ELECTRIC LIGHT IN HOUSE

Total present day value \$ 100.00

100.00

Total Value Buildings add to farm.

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Dwelling is a mere shack and is not worth repairing.

3

Describe the basement and chimneys: No basement. Stove pipe chimney

No. rooms downstairs? 4 Upstairs? - How finished unfinished

Are buildings painted? No. Condition of paint -

Distance from nearest bush **25 yards.**

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	WIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Rolling	Light clay & gravelly loam- 6-8" some low.	Clay & gravel	Some strawberries, poor.	40.	120.00
Area which can be cultivated without cost other than for breaking.					
LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.					
LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Rolling. Some low land	Light clay & gravelly loam	Clay & gravel	Very heavy clearing	200.00	20.00
Area Unsuitable for Cultivation.					
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE
✓					

Total value of Land \$ 260.00

Total added by buildings to value of farm \$ 100.00

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

Total value of farm \$ 360.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Very poor condition. Japs left recently. No work has been done on property
 this year. Farm not rented. Vacant.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
 If more land cleared - small fruits, poultry, vegetables.

Noxious weeds:

Property weedy, but few noxious.

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

Taxes - \$20.80
 Mission Municipality.

Date: May 13th, 1942.
 Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
 of the whole farm made on the 12th day of May 1942.

Inspector's Signature

"R.W. BROWN"

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

72-55 - TAND, P.

Farm Appraisal Report

Remarks: This is a very poor farm with only about 3 acres under cultivation and the balance heavy clearing and rolling. It is hardly a subsistence proposition. Soil appears to lack fertility, is partly gravelly and partly low. Only crop is some strawberries, 1 acre, which are not in good condition. There are also a few fruit trees on the lot of no commercial value. 2 acres cultivated but not cropped this year.

Buildings are shacks beyond repair. Water is obtained from a well about 15' deep and wood cribbed. No fencing on property. There is electric light - the house and property is located at 555 Lewiney Trunk Road.

I have not placed any value on the strawberry plants. No one but a Jap would make a go of a proposition of this kind and it is not likely to rent for taxes.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general life 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.)

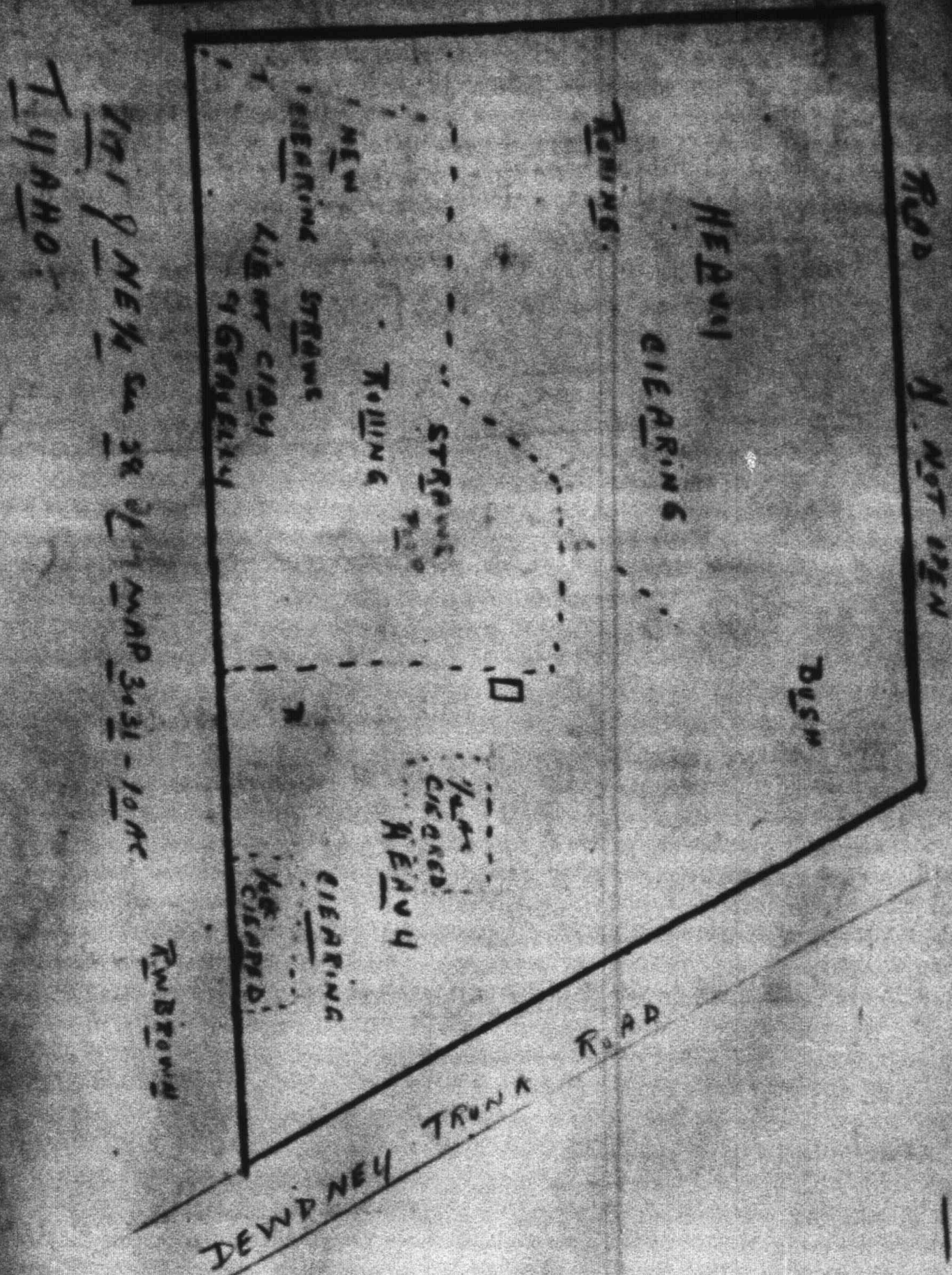
Acres of small fruit -
1 acre strawberries.
Farm vacant; 2 additional acres have been cultivated, but not in crop this year.

Present Value

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



SCALE - 1" = 200'

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

value is \$ 350.00

Date 20th May 1942.

"I. T. BARNET"

District Superintendent.

Canada

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

JAPANESE EVACUATION SECTION

MAY 27 1944

File No. 2881

506 Royal Bank Building,
Vancouver, B. C.

Reg. No. 13105

Mr. Teinosuke YAKO,
c/o J. Carol Johnston,
Calgary, Alberta.

MAY 21 1944

Dear Sir:

Re: 383 Broadway Trunk Road, Mission, B. C.
Municipality of Mission, Lot 1 of the N.E. $\frac{1}{4}$ of Sec. 28,
Township 17, Map 3031, Dis. of New Westminster, C. of B. 52598.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 353.00
Add:	
Unexpired insurance premium as at January 1st, 1943	353.00
Less:	
Tax arrears to December 31st, 1942	\$ 49.98
Registration fee	3.00
Encumbrance—Principal	
—Interest	52.98
Net proceeds of sale	\$ 300.02

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

	Debit	Credit
Jan. 1 Balance brought forward	\$ 25.52	
Credit re Sale of Property		300.02
Land Registry Office C/E	\$1.00	
1976 Jan. 20 Proceeds from Auction Sale		55.72
Nov. 8 P. C. U. Interest on Shares	1.00	
" " " " "	.10	
United Farmers " " "	.80	
	<u>\$ 25.52</u>	<u>\$ 385.16</u>
Balance		\$ 359.64

FIRE INSURANCE SUMMARY

File No. 2581

22nd February, 1946

Re: WALTON, Jackson - Reg. No. 13103

This file reveals no Fire Insurance.

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

February 22, 1946
WBA:EE

W E Lamm

EXHIBIT No. 12-12-ADATE NOV 15 1946FILLED BY A A BlumsteinPERSONAL PROPERTY SUMMARY

File No. 2881

22 February, 1946

Re: YAKO, Tokuzo - Reg.No.13105

CHATELS: The above Japanese declared a quantity of chattels as being left on his property at Mission on April 7th, 1942. He was evacuated on April 11, 1942. On May 12, 1942 our fieldman made an inventory of chattels found on the property. Details are shown on the attached schedule. The Custodian rented the property and left the chattels for the use of the tenant in compensation for his looking after same. They were sold by public auction on December 15, 1943 for the net sum of \$55.72 as detailed on the schedule and the chattels as inventoried are well accounted for.

On September 21, 1944 YAKO wrote stating that he had a quantity of fire wood on his property. It was not declared, inventoried nor liquidated and no action regarding same appears on the file.

On January 18, 1943 YAKO asked that a shipment of two tubs of soy-bean sauce be sent to him. Upon investigation however it was found they had been thrown out by the tenant because of their vile smell.

On August 3, 1943 YAKO requested the shipment of a few books to him. He was requested to apply through the B.C. Security Commission. We have no record of any books on the property or any further action taken regarding them.

ACCOUNTS RECEIVABLE: The B. C. Electric Rly. Co. paid \$3.00 to YAKO's credit at this office being the refund of his Security Deposit with them.

BONDS & INVESTMENTS: The above Japanese declared having in his possession a \$5.00 War Savings Certificate and one of his son's, Fumio. These were not brought under control by the Custodian. He also declared holding shares in the Pacific Co-operative Union and the United Farmers Co-operative Exchange. His shares in the P.C.U. consisted of \$100.00 in Unredeemable shares and \$50.00 in Redeemable shares. A breakdown of the latter is as follows:

\$10.00 - 1937)	These shares were received and redeemed for \$40.00.
\$10.00 - 1938)	A P.C.U. account of \$33.52 was deducted from this.
\$10.00 - 1939)	\$6.48 was received on January 10, 1946 and credited
\$10.00 - 1940)	to YAKO's account here.
\$10.00 - 1941	

Interest on P.C.U. shares totalling \$1.53 has been received and credited to YAKO's account here.

File No. 2881

(Personal Property Summary)

BONDS & INVESTMENTS (cont.):

YAKO's holding in the United Farmers Co-operative was a \$10.00 share. This was sold by the Custodian for \$65.00 and will be released to him upon receiving his share certificate. Interest on this share totalling \$2.40 has been received and credited to his account here.

LIFE INSURANCE: The above Japanese declared no Insurance. It is noted on his file that the P.C.U. asked that we notify him that his Mutual Aid Society policy there was in arrears for dues and would be cancelled unless payment was received by April 11, 1944. Due notice was sent to YAKO by this office on March 11, 1944 and as no reply was received the policy was allowed to lapse.

This file reveals no Specified Articles.

This file reveals no other Personal Property assets.

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

February 22, 1946
WEA:EH

WE Lamm
.....

EXHIBIT NO. 105-9DATE NOV 15 1943FILLED BY R. A. HinkleNAME YASO, YukioREGISTRATION NO. 13105FILE NO. 2881

The following chattels were sold by public auction at Mission City, B.C.
on December 15th, 1943.

2 mattresses		.25
1 potato hook		.75
1 saw		.50
1 axe		1.00
2 sledge hammers		.25
1 Box tools - old		2.65
3 Hoes		.90
2 shovels		1.45
3 saws		4.10
1 Box heater		9.50
1 Wheelbarrow		1.50
5 Window blinds		1.50
1 Mail box		3.50
2 Chest drawers		5.50
4 beds with springs		28.10
1 Light fixture		.25
4 chairs - old		1.60
1 buffet		6.50
1 Lacrosse stick		.25
2 Mixing bowl		.35
Dishes		.95
1 Scale - 240 lb.		5.25

Total:

\$76.20

Less Expenses:	(Auctioneer's fee	7.62
	(Advertising & bank chgs.	1.08
	Moving	10.25
	(Rent of hall	<u>1.53</u>

20.48

Net Proceeds Credited:

\$55.72

Members of Custodian Staff Present.

Mr. Ure

Extracted from Auctioneering list No.

Mission No. 4

Remarks

CHATTEL SCHEDULE

File No. 2881

22nd February, 1946

Re: YAKO, Tokuzo - Reg.No.13105

Registered: April 7, 1942

Evacuated: April 11, 1942

Declared	Inventoried May 12, 1942	Auctioned December 15/43
4 dinette chairs	x	x
4 beds	x	x
5 window blinds	x	x
sewing machine	(Missing - apparently taken with them)	
4 dressers (homemade)	x	2 (2 abandoned)
2 tables	x	(Homemade, not worth handling)
kitchen utensils	x	(abandoned, not saleable)
2 buck saws	3 x cut saws	3
faller saw	(see above)	
2 wedges	(missing)	
falling wedge	(missing)	
2 sledges	x	x
scale	x	x
tree	x	(missing)
shoe last & stand	(missing)	
2 axes	1	1 (1 missing)
2 shovels	x	x
5 hoes	3	3 (2 missing)
2 mattocks	x	x
2 manure drags		1 (1 missing)
peevie	x	x
hatchet		(missing)
carpenter tools	few	x
	heater	x
	old range	(rusty out - abandoned)
	sideboard	x
	kitchen cupboard	(fixture - abandoned)
	dishes	x
		wheelbarrow
		mail box
		light fixture
		lacrosse stick

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

February 22, 1946
WRA:EH

W.E. L...

LIABILITY SUMMARY

File No. 2881

Reg. No. 13105

Re: YAKO, Tokuzo

The above Japanese declared no liabilities however the following were filed against him and his son, Toshio (File #1941):

J. Windebank	\$10.00
Pacific Co-operative Union	36.90
Dr. M. Uchida	30.00
Dr. H. J. Haig	40.00
Vancouver General Hospital	40.00
Dr. J. W. Thomson	55.00

These claims were referred to Tokuzo YAKO through the B.C. Security Commission and he acknowledged on September 7th, 1944 that the three latter claims, although actually filed against his son, were his responsibility. He paid \$70.00 on account of them. This sum was paid direct by the B.C. Security Commission to the creditors:- \$20.00 to Dr. Haig; \$20.00 to the Vancouver General Hospital; and \$30.00 to Dr. Thomson. On September 26th, 1944 Tokuzo YAKO paid to the B.C. Security Commission the remaining balance of \$65.00 on these three claims and it was forwarded to this office. On November 13th, 1944 payment in full was made to the three.

Tokuzo YAKO disputed owing J. Windebank. This office wrote for details of the account but no answer was received from him and the matter was therefore dropped.

Dr. M. Uchida's claim was not referred to Tokuzo YAKO as it was withdrawn.

The Pacific Co-operative Union claim was disputed by Tokuzo YAKO and a statement of the account was therefore obtained. The P.C.U. under their by-laws of the Association are allowed to consider debit balances in the accounts of their shareholders as liens against the capital shares of the creditors and they, therefore, charged it off against YAKO's share account. \$33.52 was so cancelled from shares issued and the balance was taken care of from a small surplus of YAKO's in a Sinking Fund account. YAKO did not object to this action taken.

This file reveals no further liabilities.

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

February 22, 1946
WEA:BN

W E Anderson

2881

18th May, 1942.

Mr. Frank Morrison,
R.R. #2,
Mission City, B.C.

Dear Sir:

re: Tokuso Yako.

In reply to your application of the 15th instant to lease the farm of T. Yako, Dewdney Trunk Road, Mission, B.C., we wish to advise that the Custodian is willing to lease this property to you for the period ending December 31st, 1942, on a basis of 50% of the net returns from the crop, on the express understanding that you will enter into a formal lease agreement on terms satisfactory to the Custodian.

It is understood that you are to have the use of the house and household goods, also the farm tools, and that you will be held responsible for same.

If you agree to this arrangement, please advise us by letter, and it will then be in order for you to take possession of the property pending execution of the lease.

Yours truly,

A. P. Alexander,
Assistant Manager.

RDR:GF

*P.C.V.
acceptance letter
received 19/5/42
R*

25th November, 1946.

To the Members of
The Mission Japanese Farmers' Association.

Dear Sir:

Re: Mission Japanese Farmers' Association

Distribution of funds in the hands of the Custodian
belonging to members of the above Association is now being made.

A cheque in the amount of \$55.89 is being sent to each
person shown on a list of members of the above association which
was certified by a Committee consisting of:

Shingo KUNIMOTO
Bunjiro SAKON
Ichijiro UYEMURA
Minoru KUDO

and which list was sent to each member on the 31st May, 1946.

Cheque in your favour for this amount is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

2641

26th February, 1946.

REGISTERED

Mr. Tokuse YAKO,
Registration No. 13103,
Diamond City, Alta.

Dear Sir:

Your request for funds has been forwarded through the Department of Labour together with your three Pacific Co-operative Union share certificates. We take this opportunity of giving you a brief summary of our administration of your affairs.

When registering with this Office you declared you were the owner of real property at Mission which was found to have been leased by you on the 18th May for the balance of the year 1942, to Mr. F. Morrison for the consideration of one-half of the crop return. Mr. Morrison sent a statement to this office at our request, which showed that your portion of the crop returns totalled \$25.52. This sum was therefore, credited to your account here. No further revenue from the property accrued to your benefit at this office as in accordance with the policy of liquidation decided upon by the Canadian Government, it was sold to the Director of Veterans' Land Act as of 1st January, 1943. Full details of your property sale were sent to you on the 27th May, 1944, and from our statement at that time, you will note that the proceeds were credited to your account here. Legal fees amounting to \$15.00, in connection with the conveyance of your property were later charged to your account at this office.

Several claims were filed against you at this office and were referred to you. You acknowledged that Dr. Haig's claim of \$40.00, the Vancouver General Hospital's claim of \$40.00 and Dr. J.W. Thomson's claim of \$55.00 were correct, and sent to this office through the Department of Labour sufficient funds with which to pay them in full.

J. Windebank filed a claim for \$10.00. He was, however, advised by this office that you denied owing it, and we have heard nothing further from him in the matter.

Your debit balance at the Pacific Co-operative Union, according to their records was \$36.90. Sinking fund credit and share interest owed by you were cancelled by them to cover this amount. The cancellation of Pacific Co-operative Union shares covered those issued to you in the years 1938, 1939 and 1940, and the balance over and above the debt amounting to \$6.48 was paid in to this office and credited to your account here, together with \$1.53 interest on the shares.

You were also the holder of a \$10.00 United Farmers' Co-operative Exchange share. This share has been sold by the Custodian for \$65.00, and these funds together with interest totalling \$2.40 will be sent to you when we receive the share certificate to cover.

Mr. Tokuzo YAKO

- 2 -

26th February, 1946

Chattels left by you on your property at Mission were well accounted for from our inventory taken just after your evacuation. All saleable chattels were removed and auctioned for the net sum of \$55.72 which was credited to your account here.

The B.C. Electric Railway Company paid \$3.00 in to this office to your credit, representing the refund of your light security deposit with them.

Attached hereto is a statement of your account at this office showing entries made since the date you last received one. The attached cheque in the amount of \$376.27 represents your credit balance as shown on the statement, less \$67.40 pertaining to your United Farmers' share. This sum as stated above, will also be sent to you upon receipt of the share certificate.

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

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encls. (3)

Diamond City, Alta.
September 21st 1944

The Custodian's Office
Department of the Interior
Vancouver, B.C.

EVACUATION SECTION	
Date	SEP 23 1944
File No.	2881
Ans.	
Referred	<i>Anderson</i>

Dear Sir -

M. Clinton

You have forwarded a letter dated May 29th to us saying that my property has been sold for \$353.16 including the Proceeds of the Auction Sales. I am not satisfied with the amount for which it was sold. During my stay on my farm, I have strived to make the farm as it was before April 1941. During the days before we were evacuated, I have told the Custodian that I do not wish to sell or rent my farm. Who had told you to rent our farm? Why had we not received the letter or the money concerning our rented house? I have not received any letter asking me if I wished to sell my land. If we did not hear from you why didn't the person who rented the farm tell us he rented it.

There has all the woods that had been chopped and piled in the woodshed gone to? There has been ten cords chopped and piled, while there was ten cords of cut ones in large pieces. There has been many hours of sweat and labour behind

chose cards of woods.

I have the enclosed days to this day, we had not things that we had wanted, beds, for instance. We wanted to ask you to send our beds and other things but when my daughter and I were at the coast in January '84, we saw that all our household equipments were sold so we had not sent our letter asking you to send them. Why were these household goods sold? We would have wanted them if they were still there.

We have a letter dated March 2nd 1883 saying you have received our share but in your Feb. 9th 1883 letter you have said it would be placed as credit there but in the May 3rd 1884 letter you have not got it on the credit side.

" A letter from the Claim Department saying we owe J. W. Hindlehead \$10.00 Pacific Co. by Union Bk 2nd, Dr. Rank 1884 \$40.00, Dr. Thompson \$55.00 Van. Iron Works \$40.00. We had paid in full to Mr. Clark, the Security Commission on Sept. 18th but will not pay the Hindlehead or the Pacific Co. by what ever they say because I gave them nothing. //

Yours truly,
TOKUZO YAPLO
Registration No. 13105.
Written by S. Yaplo

2881
1941

June 19th, 1944

Mr. Tokuzo YAKO,
Registration No. 13105,
c/o J. Carol Johnston,
Coahurst, Alta.

Sir:-

1.	W. J. Windebank.....	\$ 10.00
2.	Dr. K. J. Haig a/c Nobuko YAKO.....	40.00
3.	Vancouver General Hospital a/c Toshio YAKO.....	40.00
4.	Dr. J. W. Thomson a/c Toshio YAKO.....	55.00
5.	Pacific Co-Op. Union.....	26.90

BRD:ND
Form 96.

P.S. If correct, please authorize payment
from your credit balance with the Custodian.

Nov 28 1947

VL 83
PC 666P
LWS

2881

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.

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

- (1) NAME YAKO TOSUZO (RCMP) Reg. No. 13101
(Print) Surname Given Name
- (2) Pre-Evacuation Address R.R. 2 MISSION CITY B.C.
- (3) Present Address J. J. NEUFELD, R.R. 2 LEAMINGTON ONT
- (4) REAL ESTATE
- (a) Street Address (if any) 383 DEWDNEY TRUNK RD MISSION CITY B.C.
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.) 383 DEWDNEY TRUNK RD, Lot 1, ~~1500~~ of the N.E. 1/4 of SEC 28 TOWNSHIP 17 MAP 3031 DISTRICT of NEW WESTMINSTER C. of B. 52298
- (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 \$
(ii) Buildings \$
(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) \$ 1000.00
(v) Amount at which Custodian sold property and credited your account \$ 300.02
(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 699.98
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation at 383 DEWDNEY TRUNK RD in the hands of CUSTODIAN
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
- (c) How stored or packed at time of evacuation left as it was before evacuation

(over)

Colantoni & Co.

DECLARED before me at the [redacted] of [redacted] in the County of [redacted] State of [redacted] this 25 day of [redacted] A.D. 1947.

[redacted] Commissioner etc.

N.B. - THIS FORM MUST BE COMPLETED AND SWORN BEFORE A COMMISSIONER

of the Treasury
January 8 1914

1. Carrying year
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...
10. ...
11. ...
12. ...
13. ...
14. ...
15. ...
16. ...
17. ...
18. ...
19. ...
20. ...
21. ...
22. ...
23. ...
24. ...
25. ...
26. ...
27. ...
28. ...
29. ...
30. ...
31. ...
32. ...
33. ...
34. ...
35. ...
36. ...
37. ...
38. ...
39. ...
40. ...
41. ...
42. ...
43. ...
44. ...
45. ...
46. ...
47. ...
48. ...
49. ...
50. ...
51. ...
52. ...
53. ...
54. ...
55. ...
56. ...
57. ...
58. ...
59. ...
60. ...
61. ...
62. ...
63. ...
64. ...
65. ...
66. ...
67. ...
68. ...
69. ...
70. ...
71. ...
72. ...
73. ...
74. ...
75. ...
76. ...
77. ...
78. ...
79. ...
80. ...
81. ...
82. ...
83. ...
84. ...
85. ...
86. ...
87. ...
88. ...
89. ...
90. ...
91. ...
92. ...
93. ...
94. ...
95. ...
96. ...
97. ...
98. ...
99. ...
100. ...

_____, Notary Public or other person entitled to

Do you require the services of an interpreter at the hearing? Yes or no Yes

(1) Figure can be arrived at by adding items 4 (1)

list with values set out opposite each item under shares, bonds, mortgages, loans, notes

FOR PROPERTY LOSS \$ 114.00

Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$	Estimated Value \$
44.00	15.00	5.00	10.00	10.00	10.00	30.00			

the claimant. (This question refers to the
 was lost, destroyed or stolen while under
 than the Custodian appointed by the owner
 hereby you appointed someone to take care
 of so doing. Unless such an arrangement
 re")

File No. 2881

SUMMARY RELATIVE TO CLAIM OF
Tokuro YANO - Regn. No. 13103

13th August, 1948.

REAL PROPERTY

383 Dowdney Trunk Road, Mission, B.C.

Lot 1 of N.E. $\frac{1}{4}$, Sec. 28, Twp. 17, Map 3031, D.N.W., Municipality
of Mission, O. of B. 52598.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>	
Lands:	\$500.00	\$260.00			10 acres.
Improvements:	<u>500.00</u>	<u>100.00</u>			
	\$1000.00	\$360.00	\$353.00	\$1000.00	
		Less sale price		<u>353.00</u>	(\$300.02)
				<u>\$647.00</u>	(\$699.98)

MAA

Name of Claimant **YAKO, Tokuse**Case **2882**Custodian File **2882**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					288.	177.04			177.04	
<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			
24.00	22.70	14.11	22.94%	18.00	10.07				24.28	
TOTAL RECOMMENDATION									203.22	

October 6th, 1950.

Mr. Tokuro YAKO,
R. R. #2,
Leamington, Ont.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 1252

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission; for the sum of \$203.22.

Cheque for \$197.88 is enclosed herein, and the sum of \$5.34 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.

File No.
2881

DEFENSE BRIEF

Tokuzo YAKO,
Reg. No. 13105

File #2881

Case #1252

Toronto, Ont.
November 15, 1948
Case #1252

*Case #2881
File #2881*

REAL PROPERTY CLAIM - GROSS -

Gross Claim

\$1000.00 Total
as original
and
Revised
Claim
Exhibit #1

Appraisal

\$360.00
re Soldiers
Settlement
Board
Exhibit #2

Sold for

\$353.00
re Director
Veterans
Land Act
as Jan 1/43

Witnesses:-

1. R.W. Brown,
Inspector

2. F.G. Shears
re appraisal
and
sale

Submissions:- "Summary relative to Claim" dated Aug. 13/48 on Claim file shows comparative values. P. 4, lines 5-12 inc. of Transcript, claimant agrees that it was a "very poor farm" saying "it was bad". Exhibit #2- Farm appraisal report- indicates a farm in a very bad condition in all aspects of it.

No fencing

Dwelling a mere shack
and not worth repairing.

Dwelling partly unfinished

" unpainted, old
and in poor repair

Property weedy, but few
noxious.

PERSONAL PROPERTY CLAIM - GROSS -

Gross Claim

\$114.00 Total
as original
and Revised
Claim
Exhibit #3

Appraisal

Sold for

(a) \$96.00

Nil

\$53.70
at Auction

(b) 18.00
\$ 114.00
as above

" not accounted for, Theft, etc.

NOTED:- Exhibit #4- additional Auction sales - \$22.50
credited to Claimant account.

File No.
2881
Tokuzo YAKO,
Reg. No. 13105

- 2 -

Case # 1252

Witnesses:- 1. J.H. Harkies,
Auctioneer,
Mission

2. W.S. Ure
Mission,

3. D.A. Smith
Staff,

Submissions:- Reference to Exhibit #4 for particulars
and remarks.

After deduction of \$18.00 with
remarks, the balance of claim is \$96.00 .
For this Claimant received \$53.70 but he also
received \$22.50 additional for Chattels sold,
for which he made no claim, making a total of
\$76.20 Gross.

Judging from the poor condition of
Realty and Improvements, it may be assumed
that the chattels would not be of any great
value.

BRD/DD.

March 10, 1949

File No.
2881
Tokuso YAKO,
Reg. No. 13105

- 3 -

Case #1252

<u>Summary of Defense Witnesses</u>	<u>Where required</u>	<u>Summary of Documents to be filed.</u>	<u>Witness proving same</u>
R.W. Brown	Inspector Realty V.L.A.		
F.G. Shears	re appraisal and sale		
J.H. Harkies	Auctioneer Chattels Mission		
W.S. Ure	Chattels Auctions		
D.A. Smith	Chattels Inventory		

BRD/DD

March 10, 1949

IN THE MATTER OF THE "JAPANESE ACT"
PART I. REVENUE STATUTES OF CANADA 1897. CHAPTER 52.

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

HIS HONOUR, JUDGE J. A. ROBERTSON, HIS COMMISSIONER.

Toronto, Ontario,
November 15, 1949.

IN THE MATTER OF THE CLAIM OF
TOMIO KANE

PROCEEDINGS AT HEARING

APPEARANCES:

H. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
H. A. BENT, ESQ.,	appearing for the Claimant.
A. BENT, ESQ.,	Secretary.
G. B. B. UPTON, ESQ.,	Official Interpreter.
J. E. ROBERTSON, ESQ.,	Official Reporter.

T. Take,
in chief.

THE WITNESS, the claimed herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BERRY:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your

instructions? A. Yes.

Q. Do you swear the contents of it are true?

A. Yes.

(READ SWORN AFFIDAVIT CLAIM FORM MARKED EXHIBIT NO. 1)

MR. BERRY: I tender as Exhibit 2 the
Sworn Affidavit Report.

(READ SWORN AFFIDAVIT REPORT MARKED EXHIBIT 2)

MR. BERRY: Now I understand that you had a farm
not very far from Mission, before the evacuation?

A. Yes.

Q. And you bought it in 1920 as evidenced

last? A. Yes.

Q. And you had cleared three acres of it,

had you? A. Yes.

Q. Apparently you built all the buildings

yourself, did you? A. Yes; -- no, I employed
outside help.

Q. For what buildings?

A. The 14 or so.

Q. That is the house? A. Yes.

Q. And you built the wood shed and small
barn and the bath house yourself?

A. Yes, with the help of my son.

Q. Now, what sort of fruit trees were there

T. Take,
in chief.

1 What were on the property?

2 A. Apple and prune and cherry.

3 Q. Were they bearing at the time of the
4 conviction? A. Yes.

5 Q. Did you have any other occupation
6 other than working this farm?

7 A. I helped on farm work besides.

8 Q. Can you understand my questions in
9 English without the use of the interpreter, or would
10 you rather have Mr. Upton interpret my questions
11 for you. Do you understand my questions without the
12 interpreter?

13 A. Sometimes, some places.

14 Q. I think in that case I will ask you the
15 questions and Mr. Upton can interpret them for you
16 because I want you to understand exactly what I ask
17 you and what Mr. Christie asks you. I don't want any
18 question of a misunderstanding.

19 Now, you have told us you worked this
20 property part time and you worked out part time.

21 Apparently you had electric lights in this
22 house, had you? A. Yes.

23 Q. What was the exact date you left the
24 place, do you remember?

25 A. I don't know.

26 Q. Now, according to the appraisal you had
27 already left before May 12th, 1942. Can you recall
28 the month? A. In April.

29 Q. Did you ever lease this property yourself?
30

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

Q. Now,
in 1937.

A. No, I didn't.

Q. You had been living on the same place since

1937? A. Yes.

Q. The appraisal calls it a very poor farm,
what do you say about that?

A. It was bad.

THE JUDGE: I saw the interpreter's
face and know what was coming.

MR. HUNT: But you apparently decided to
stick it out and continue to work the place?

A. Yes.

Q. What sort of trees were on those premises;
what sort of timber?

A. Pine and birch and maple.

Q. Did the timber have any commercial value?

A. I used it for my own purposes for firewood.

Q. Is this your signature? A. Yes.

Q. Was that form prepared upon your
instructions? A. Yes.

Q. Are the contents true? A. Yes.

(PERSONAL GIFTED CLAIM FORM MARKED
EXHIBIT NO. 3)

MR. CHRISTIE: I tender as Exhibit 4 the
Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED
EXHIBIT NO. 4)

MR. HUNT: This kitchen stove that you value
at \$125, was that a wood stove?

A. Yes.

Q. You bought it in 1939 for \$200? A. Yes.

