

5427

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: AYUKAWA Kuniyoshi
HOME ADDRESS: Cherry St., Mission, B.C.
REGISTRATION NUMBER 13092 SEX: Male AGE: 47
OCCUPATION: 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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kikue 6075

ADDRESS OF WIFE OR HUSBAND: Cherry St., Mission, B.C.

NAMES OF ANY LIVING CHILDREN: Sunao (M), Noriko (F), Kazuo (M), Kyoko (F).

ADDRESS OF CHILDREN: Cherry St., Mission, B.C.

AGE OF CHILDREN: 12, 9, 6, 2.

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

1. LOCATION AND DESCRIPTION: 9 acres, Cherry St., Mission, B.C. -

Lot 2- of part of the S.E. quarter of Sec. 28, Twp. 17, Map 5727

- in the district of New Westminster, B.C. - see additional information

2. BUILDINGS AND OTHER IMPROVEMENTS: 6 room house, wood shed,
chicken house, shack.

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

4. TAXES (Amount and where payable) \$9.36 paid to the Mun. of Mission -
1941 taxes paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
Agreement with the Canada Permanent Trust for purchase of above
land for \$540.00 declarant says \$150.00 paid but full details not
known. (See enclosed)

6. OCCUPANCY AND LEASES (If vacant so state) George Friesen of Mission, B.C.
will lease the above land for 10 months for the sum of \$250.00

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 strawberries, raspberries, fruit
trees, - crop sold to G. Friesen, Mission, for \$250,
money received.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 11, Section 2.
2. LANDLORD'S NAME AND ADDRESS: _____
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: _____
4. STATE WHEREABOUTS OF LEASE: _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____
Household furnishings will be left in declarant's home at Cherry
St., Mission, B.C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS _____
None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

Kuniyoshi Ayukawa, Mission, B. C.
Lot 2, of Pt. S. E. $\frac{1}{2}$ Sec. 28, Tp. 17, Mission, B. C.
Balance owing under Agt. to Purchase - \$490.00
Int. due Feb. 10/42 - \$16.70 - Int. rate 6%.

STATEMENT OF JAPANESE OWNED PROPERTIES FROM:-
THE CANADIAN PERMANENT TRUST COMPANY

British Columbia Branch, Vancouver, B. C.

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 1427

Date: MAY 15 1942

REGISTRATION NO. 13092

MUNICIPALITY:

NAME: AYUKAWA, Kuniyoshi

ADDRESS: Cherry St., Mission, B. C.

PROPERTY: Farm

ACREAGE: 9

KIND OF CROPS: Rasps. steams.

APPROXIMATE ACREAGE OF EACH: 4, 1 1/2

HOUSE: Frame VACANT:

DESCRIPTION Two-storey

SIZE: 12' x 25'

CONDITION: Good

OTHER BUILDINGS: 1 chicken house 8' x 12' good. Pickers cabin 12' x 14' good
1 shed 12' x 16' fair.

NAME OF LESSEE OR RENTOR: Geo. Friesen, Mission, B.C.

TERMS: \$250 year. 1 year lease

WATER: None

ON:

OFF:

LIGHT: None

ON:

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

1 cabinet gramophone

1 range

Signed:

[Signature]

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 /

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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

Dated this 21st day of April 1942.

(Signature)

H. Ayukawa

J. W. Harris
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 12/42

No. 5427
 me AYUKAWA Kuniyoshi
 (Surname in Block Letters)

Registration No. 13092 Male - Female
 (check) Age Dec. 16, 1894

Former Address R.R. #2, Mission, B.C.

Date Evacuated May 4/42 Naturalized - Canadian-Born - National
 (check)

Present Address 1/2 Mrs. A. E. Brown & A. Brown
Box 43, Inverness, Alta.

Married - Single
 (check)

Name of Wife Kikue #13091

Name of Husband

Name of Mother (HIGASHI) Kikue Name of Father Inasuke Japan

Names of Children under 16 See Over

Requested by EPG Registered with Custodian (Yes or No)

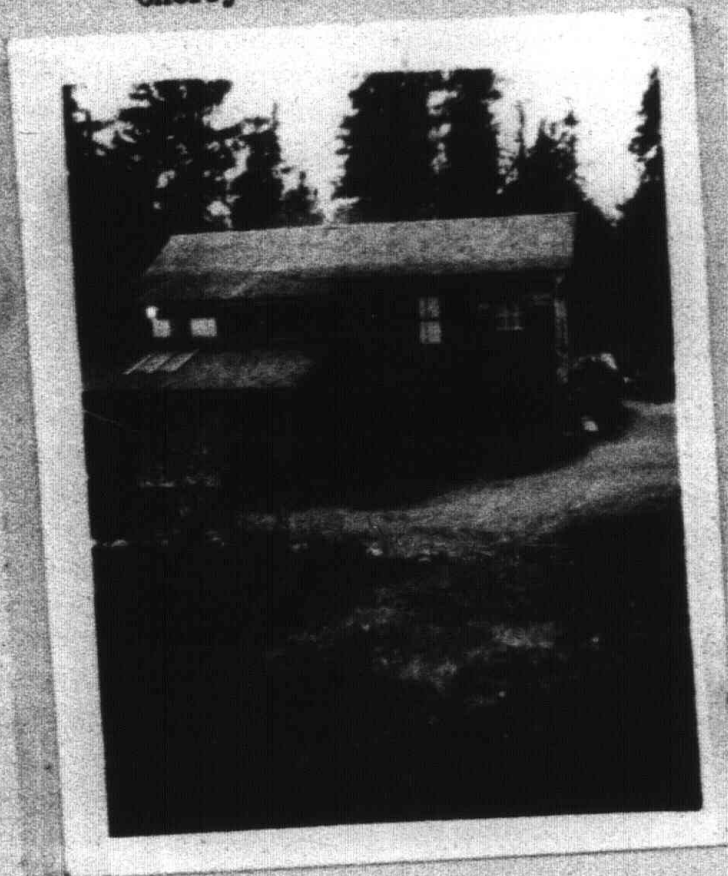
Additional Information Strawberry Inverness, Alta.
of 9 acres & 1 house

File No. 5427

AYUKAWA, Kuniyoshi (Mr.)

Reg. No. 13092

1st. house east of Cade Bar on
Cherry Rd. Mission



House has rough boards inside and out.
Rooms are all cut up.

R.M.A.

BC-685-P

BC/685-P

Page 1

VETERANS' LAND ACT FARM APPRAISAL REPORT

R.O. New Westminster

R.O. File Gen. 28

D.O.

D.O. File

2.2.925

Japanese

Name Kuniyoshi AYUKAWA

Legal land description Lot 2 of Pt. of S¹/₂, Sec. 28, Tp. 17, Map 5727, Mun. of Mission

Acreage 9.00

Vendor's Name

Address

Mission, B. C.

Municipality, Township or Parish

Mission

County Westminister, B. C.

Nearest rail point

Mission

1 1/2 Miles

N.S.E.W.; Market Town

Mission

1 1/2 Miles

Predominating nationality

British

Religion

Protestant

Nearest churches, denominations and

Baptist 1/2 mi.

distances

Mission, all denominations

Schools: Public 1 1/2 Miles; High 1 1/2 Miles

Employment opportunities

Berry picking etc.
7 mi. away.

Limited employment at bush work

How did you identify this property?

By roads & sketch.

Roads: Has property access to main road; kind of road and condition. Is road open in winter? Yes, good

gravelled roads the year round open.

Is farm average, above or below average and why?

Average berry farm with small clearing.

EXHIBIT No.

DATE

FILED BY

647-2

Sept. 9/48

J. E. A. Lee

Fencing, kind and condition

none

Establish ownership line fences by confirming with neighbours

Water supply (give details) Cribbed well at house about 20', good water and supply.

Drainage (natural or tile).

Is it adequate?

Good natural drainage.

Fertility and Tillage (describe)

Fairly new clearing still in good heart and moderately well tilled.

Weeds (names and extent)

Natural weeds only, with some couch.

Average yield per acre (hay and grain)

Not suited for hay but would be average for class of land.

State type of farming most suitable Poultry and small fruit.

Quote any recent sales of farms in locality. Many sales at some rather fantastic prices. A near one was Gibbens to Goertz 5 acs. \$2000, including 450 hens. 2 1/2 acs. cleared. Bldgs. add \$850. purchased last winter leaves land at about \$600.

How long has present owner held or operated farm? About 3 years as near as I can find.

Describe rights or easements, if any. None that Municipality knows of but there may be registered that they don't know of.

Is telephone or electricity installed or available. Comes to within about 1/2 mile on same road.

State assessment \$ Land \$270, Impts. \$150. State annual land and school taxes; give names of taxing authorities General \$5.76, School \$3.60, Mission municipality.

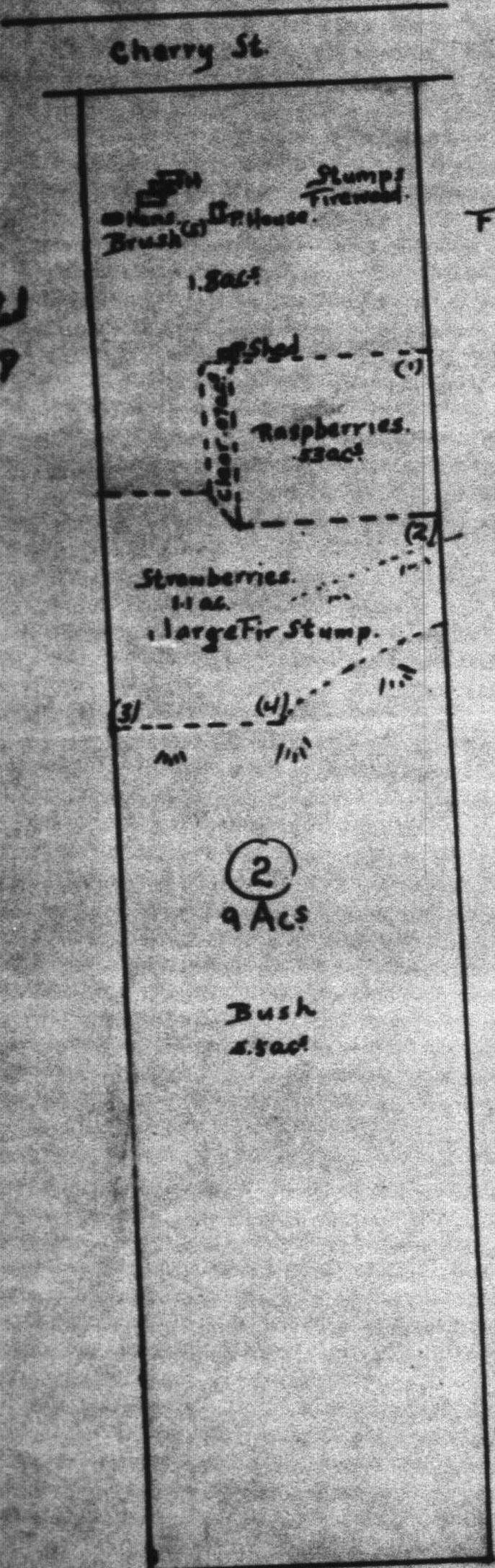
Detail other taxes or charges such as irrigation, dyking, drainage, ditch, etc. (and in Quebec—church); give names of taxing authorities none

Describe any special features (gravel pit, lake frontage, creeks or rivers, timber, entrance to farm from public road, etc.)

LAND VALUE AND CLASSIFICATION

Acres	CULTIVATED LAND				Value per acre \$	Total value \$
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Kind and quality of crop		
1.70	Rolling	4-9" Sdy. loam	Silty sand	Berries - fair	60.	102.00
AREA WHICH CAN BE CULTIVATED WITHOUT COST OTHER THAN FOR BREAKING						
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	State why not broken previously		
AREA WHICH CAN BE CULTIVATED AFTER A REASONABLE AMOUNT OF CLEARING TIMBER, STONES, DRAINAGE, ETC.						
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Nature of reclamation necessary	Reclamation cost per acre \$	
7.30	Hilly	as above	as above	bush	125.	20. 146.00
AREA UNSUITABLE FOR CULTIVATION						
	Character of land; e.g., hilly, swampy, rocky		Nature of timber, if any, and whether marketable			
9.00	Total acreage				Total value of land including fencing and water supply 248.00	

Thin sheet
to be inserted
in BC/685-7
Page 3.



Fukami.

- chains. 1 inch.
Legend - See undersheet.
(1) Sdy Loam 9" on Silty Sand.
(2) Sdy Loam 7" on Sand.
(3) Silty Loam 14" on Lt. Silty Clay.
(4) " " 8" " "
(5) Sdy Loam 4" " "

CO. New Westminster R.O. File Gen. 28 D.O. D.O. File
 Land description Lot 2 Pt. of SE¹, Sec. 28, Twp. 17, Map 5727, Ac 9.00
 Mm. of Mission NWD
 BUILDINGS: Particular care must be taken in examining and reporting on foundation, sills, roof, etc.

Buildings	Size	Height in feet	Material	Foundation	Roof: type and condition	Age of bldg.	State of repair of bldg.	Present value \$
(House	16, 34	11	Frame	C.Posts	Shgle.	2	Good	400.00
(Attached	12'6"x24	10	"	Concrete	"	2	"	
Shed & Well & Bath (touches House)	16, 21	10	"	C.Posts	"	2	"	75.00
Pickers House	12, 24	9	"	"	"	2	"	125.00
Attached L.to	8x24	7	"	"	"	2	Fair	nil
Henhouse	8x12	7	"	"	"	2	"	20.00
Packing Shed	14x18	8	"	"	"	2	"	
Total value of buildings								620.00

Sort of a bank barb arrangement. House on top of bank, attached piece below with concrete floor and a cellar dug under house. Bathhouse with fireplace State peculiar features of bldgs. if any and shed touching but not attached.

Are bldgs. painted? No Condition of paint Describe needed

repairs and approximate cost serviceable now.

Give word picture of house, inside and out, including heating and basement if any. House is a henhouse sort of a place lined with vjt. 5' high and shiplap papered above. Bottom story which except for cellar is not immediately below has concrete floor through-out and 3 rooms including cellar.

No. of rooms: downstairs 3 upstairs 3 How finished as noted above for upstairs and downstairs with shiplap papered. Describe chimneys Stove pipe Distance from nearest bush Light bush adjacent

hazard near bldgs.? Bath house touches What bldgs. have lightning rods? None

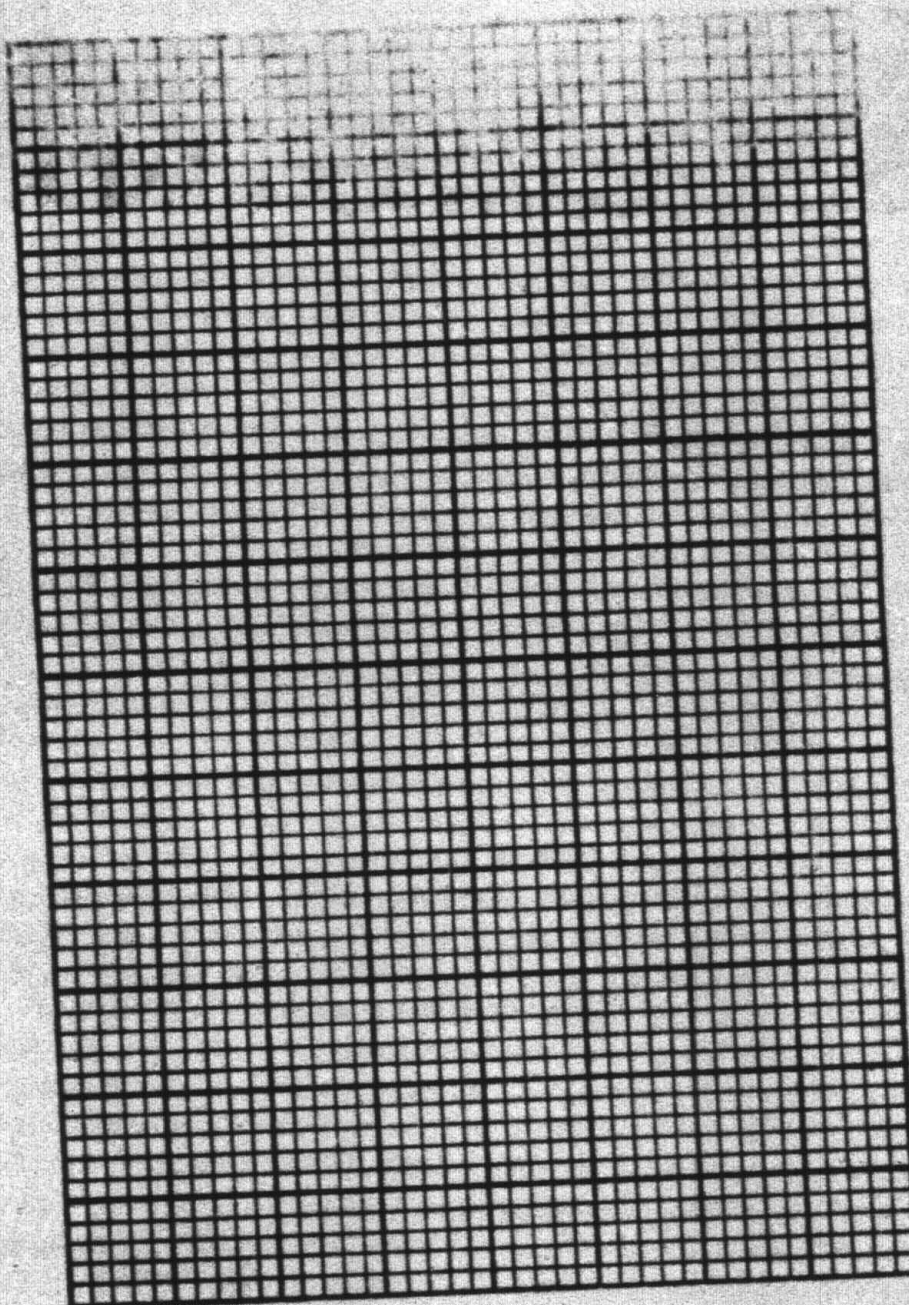
Is there hay fork, track, car and rope, in barn? house. no barn

(Appraiser should fill in scale used in making diagram)

LEGEND

- Cultivated area - yellow outline
- Cultivable after clearing and/or breaking - green outline
- W - leave white
- S - slopes
- High knolls
- Fence: barbed wire - x-x-x-x
- Fence: woven wire - o-o-o-o
- Fence: rail, stump, etc. - - - - -
- Buildings: house - [H]
- barn - [B]
- granary, etc. - [G]
- Well - [O]
- Soil test holes: - (1)
- (2)
- (3) etc.
- Trees: - x x x x x
- x x x x
- x x x

Diagram Insert
to be attached



Indicate north by arrow N ↑

BC/685-P
SUMMARY OF VALUES

Page 4

Value of land, including fences and water supply. \$ 248.00
Value buildings add to land. \$ 460.00
Value tree and bush fruits add to land. \$ nil
Total value of property. \$ 708.00

Do you consider this property suitable for full time farming under the Veterans' Land Act? (If not, why)

No. Cleared acreage too small. Combined with other acreage classed by it might be suitable if cleared acreage were large enough. It would fit in as a small mixed farm (with bench land limitations) and combined with a small amount of outside work would provide a living. With 10 aces or under cleared land in a combination it would be adapted to poultry and small fruit which of course is specialized and therefore hazardous.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and history of the farm it is my opinion that its value is \$ 708.00

Date of inspection September 1st, 19 43

Appraiser

R. H. Ramsay

We have considered the above appraisal and all available information regarding the property. In our opinion its sound value, under present conditions, is \$

We consider this property (insert suitable or unsuitable) for the purposes of the Veterans' Land Act. We recommend that it be purchased within the following price range \$ to \$

Remarks

Date 19 Chairman, Regional Advisory Committee

(Chairman and at least one member of Committee must sign this statement)

Member, Regional Advisory Committee

Member, Regional Advisory Committee

District Office review

Reviewing Officer

District Superintendent's decision Approved for purchase at \$694.00.

Date

19

District Superintendent

V.L.A. 13. (B.C. and east of Manitoba)

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File No. 5427

August 14, 1947.

REAL PROPERTY SUMMARY

JAPANESE NAME: (Mr.) Kuniyoshi AYUKAWA, Reg. No. 13092.
CATALOGUE NO.: Included in Veterans' Land Act Offer to purchase.
CIVIC ADDRESS: Cherry Street, Mission, B. C.
LEGAL DESCRIPTION: Lot 2 of Part S.E. 1/4 Sec. 28, Tp. 17, Mission, B. C.,
Map 5727, District of New Westminster.

SOLD

Registered in the name of Canada Permanent Trust Co. (In Trust) See Filing 16050

STATE OF TITLE: Certificate of Vesting in the Custodian. Filed No. 25158.

CERTIFICATE OF TITLE: In possession of Canada Permanent Trust Company

ASSESSED VALUE: Land \$270.00 Improvements \$150.00

CLASSIFICATION: A fruit farm of some 9 acres of which 2 acres were planted in strawberries and raspberries, having thereon a 6 room house, wood shed, chicken house and shack.

HISTORY OF
ADMINISTRATION:

The above described property was leased by K. Ayukawa to Mr. George FUESSEN for a term of 10 months from April 1/42, at a rental of \$250.00. This amount was paid direct to Mr. Ayukawa. In September of 1942 Fuesen made a claim of \$40.00 for refund of part of the rent paid, on the ground of misrepresentation of crop acreage. After careful investigation and the actual difference in acreage being established by measurement the claim was settled at 70% of the full amount, being \$28.00. This proved satisfactory to both parties. Rental in the amount of \$75.00 was paid by the Lessee for 1943 and credited to Ayukawa's account, as collateral agreement dated Jan. 6/43 had been made extending Fuesen's lease to Sept. 30/43 at a rental of \$75.00.

This property was leased by K. Ayukawa with option to purchase for the sum of \$540.00 from the Canada Permanent

Trust Co., under agreement dated Feb. 10/38. At the date of his evacuation (May 8/42), Ayukawa was in arrears on this agreement in the amount of \$506.70. He had received \$250.00 from the sub-lessee for the year 1942 and had not met the annual payments of \$100.00 for the years 1939 to 1941 inclusive as stipulated in lease-purchase agreement.

The property was sold to the Director of Veterans' Land Act for the sum of \$694.00 and the net proceeds of \$115.09 were credited to the account of Kuniyoshi Ayukawa on Nov. 6/44.

A full statement, showing details of all transactions, with particulars of the sale of his property was mailed to Mr. Ayukawa on June 3/47, together with a cheque for \$41.85 representing the balance of his account. No comments have been received from Mr. Ayukawa to date, nor has acknowledgment of receipt of cheque been made. This cheque is outstanding as at July 31/47.

The above Summary is certified to be in accordance with the information on file:


M. L. Brown

MLB/JJW

File No. 5427

SUMMARY RELATIVE TO CLAIM OF
Kuniyoshi AYUKAWA - Regn. No. 13092

Apr. 29/48

REAL PROPERTY:

Municipality of Mission - Lot 2 of a part of SE $\frac{1}{4}$ of Sec. 28, Tp. 17,
Map 5727, D.N.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimants Valuation</u>
Land	\$270.00	\$248.00		\$1280.00
Improvements	<u>150.00</u>	<u>460.00</u>		<u>1000.00</u>
	\$420.00	\$708.00	\$694.00	\$2280.00
		Less sale price		<u>694.00</u>
		Amount claimed		<u>\$1686.00</u>

Claimant values the land at \$187.33 per acre.

Anti

5427

AFFIDAVIT

DOMINION OF CANADA

PROVINCE OF BRITISH COLUMBIA

TO WIT:

IN THE MATTER of the Estate of JOHN
B. CADE, Deceased, and IN THE MATTER
of the indebtedness of certain
Japanese

I, EDWARD THOMAS SUMMERS, Estates Officer for The Canada Permanent
Trust Company, at 432 Richards Street, Vancouver, British Columbia

DO SOLEMNLY SWEAR

1. THAT the following are particulars of Lease and Option Agreements/
showing balances owing to the Estate of John B. Cade, of which
Estate The Canada Permanent Trust Company is Administrator with
Will annexed:

Shizuo Ayukawa, R.R.No.1, Mission, B.C.
Agreement of Sale, dated September 15/36 -
Lot 4 of Part of S.E. 1/4 Sec.28, Tp.17, Plan 5727,
Municipality of Mission, B.C.
Original amount of Agreement.....\$450.00
Terms of payment \$225.00, September 15/36, and
balance on September 15/38;
Balance now owing.....\$225.00;
Interest @ 6%, payable 1/2 yearly March 15th and Sept.15th;
paid to March 15/42.

Kuniyoshi Ayukawa, R.R.No.2, Mission City, B.C.
Lease and Option to Purchase, dated February 10/38,
Lot 2 of Part S.E. 1/4 Sec.28, Tp.17, Plan 5727,
Municipality of Mission, B.C.
Original amount of Option.....\$540.00
Terms of Option \$50.00 Feb.10/38; \$50.00 Aug.10/38;
\$100.00 Aug.10/39-1940 & 1941, and
balance at maturity, Aug.10/42;
Balance Principal now owing.....\$490.00;
Interest @ 6% payable 1/2 yearly Feb.10th and Aug.10th;
paid to August 10th/41;
Interest due to Feb.10/42.....\$16.70.

Yuzaburo Ito, Mission City, B.C.
First Mortgage dated August 27/23, due Aug.27/27;
Renewal of Mortgage dated August 27/27, due Aug.27/32;
Blocks 189 & 190 in Sub. of Part of Sec.21, Tp.17,
Map 955, Mission, B.C.
Original amount of Mortgage.....\$450.00;
Terms of payment..."at maturity."
Balance principal now owing.....\$300.00;
Maturity extended to June 12/42;
Interest @ 9% payable 1/2 yearly Feb.27th and August 27th,
paid to Feb. 27/42.

Minoru Kudo, Mission City, B.C.
Lease and Option to purchase, dated October 28/37,
Lot 1 of Part of S.E. 1/4 Sec.28, Tp.17, Map 5727, N.W.D.,
Municipality of Mission, B.C.
Original amount of Option.....\$540.00;
Terms of Option \$100.00 Oct.28/37; \$100.00 Oct.28/38;
\$200.00 Oct.28/39; \$140.00 Oct.28/40;
Balance owing under Option, extended to Oct.28/41...\$344.48;
Interest @ 6% payable yearly Oct.28th; paid to Oct.28/41.

2. THAT the amounts shown as balances owing under the above-described documents, are still owing to the Estate of John B. Cade, deceased.

SWORN before me at the City
of Vancouver, in the Province
of British Columbia, this
18th day of April, 1942

(Sgd.) E. Summers

(Sgd.) H.E. Bond.

A Notary Public in and for
the Province of British Columbia

Notarised statement under Shizuo Ayukawa.

File No.

IN THE MATTER OF FARM LEASE APRIL 4th. 1942

KUNIYOSHI AYUKAWA

to

GEORGE FRIESEN

MEMORANDUM

DECLARATION

1. George Friesen of Mission City in the Province of British Columbia, Fruit Farmer, do solemnly declare:-

1. That on the fourth day of April A. D. 1942 I leased from Kuniyoshi Ayukawa of Mission City aforesaid, Block 2 of the South East quarter of Section 28 Township 17 containing 9 acres in the Municipality of Mission for a term of 10 months from the first day of April A.D. 1942 at a rental of \$250.00.

2. That at the time of entering into the said lease the said Kuniyoshi Ayukawa represented to me that the growing crops on the said land consisted of the following:-

Strawberries	1.25 acres
Raspberries	<u>0.75</u> "
Total	2.00 "

and it was on that basis that I paid the aforesaid rental.

3. That I now find the said acreage has been exaggerated.

4. That on or about the 22nd. day of August A. D. 1942 I carefully measured all of the acreage of the growing crops of the various kinds on the said lands and found that there were:-

1 plot of strawberries totalling 47,377 sq. ft.	or 1.06 acres
1 " raspberries " 21,770 "	or <u>0.50</u> "
Total	1.56 "

being all of the acreage in growing crops on the said land.

5. That the shortage in acreage of the various kinds of crops is as follows:-

Strawberries	0.17 acres
Raspberries	<u>0.25</u> "
Total	0.42 "

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 Mission City in the Province of British Columbia this 19th. day of September A. D. 1942.

George Friesen

John P. Friesen
A Commissioner for taking affidavits
within British Columbia

5427
THIS INDENTURE made in duplicate this TENTH day of
FEBRUARY in the year of our Lord one thousand nine hundred and
thirty-eight:

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT":

BETWEEN:

THE CANADA PERMANENT TRUST COMPANY, a duly
incorporated Company under the Laws of the
Dominion of Canada, with head office for
British Columbia at 432 Richards Street, in
the City of Vancouver, as Administrator
with the Will annexed of the estate of J.B.
Cade, deceased (see filing 16050), herein-
after called the "LESSOR"

OF THE FIRST PART

-and-

KUNIYOSHI AYUKAWA, of R. R. #1, Mission,
British Columbia, Logging Contractor, herein-
after called the "LESSEE"

OF THE SECOND PART:

WITNESSETH that in consideration of the rents, covenants,
and agreements hereinafter reserved and contained, on the part
of the said Lessee to be paid, kept, observed and performed,
the said Lessor hath demised and leased and by these presents
doth demise and lease unto the said lessee all those messuages
or tenements, lands and premises, situate, lying and being in
the Municipality of Mission, in the Province of British Columbia,
and more particularly known and described as Lot Two (2), of
Part of the South-East Quarter (S.E. $\frac{1}{4}$) of Section Twenty-eight
(28), Township Seventeen (17), Map 5727, in the District of New
Westminster.

TO HAVE AND TO HOLD the said demised premises for and
during the term of four and one half years to be computed from
the 10th. day of February 1938 and from thenceforth next ensuing
and fully to be completed and ended. YIELDING AND PAYING there-
for during the said term hereby granted unto the said Lessor
the sum of Five hundred and forty (\$540.00) Dollars, to be
payable on the following days and times, that is to say:

Fifty (\$50.00) Dollars on the 10th. day of February 1938

Fifty (\$50.00) Dollars on the 10th day of August 1938:

Page 1
Lease and
Option to
purchase
The C.P.
Trust Co.
to K.
Ayukawa
W.W.W."

Examined
& Approved
"H.B. Bond"
Estates
Officer.

One hundred (\$100.00) Dollars on the 10th day of August, 1939:

One hundred (\$100.00) Dollars on the 10th day of August 1940:

One hundred (\$100.00) Dollars on the 10th day of August, 1941, and the balance,

One hundred and forty (\$140.00) Dollars on the 10th. day of August, 1942, the said payments to be made without any deduction, defalcation or abatement whatsoever.

AND the said Lessee covenants with the said Lessor to pay rent, and to pay water rates and taxes.

AND to repair, reasonable wear and tear and damage by fire and tempest excepted.

AND to keep up fences.

AND not to cut down trees.

AND that the said Lessor may enter and view state of repair.

AND that the said Lessee will repair according to notice, reasonable wear and tear and damage by fire and tempest excepted.

AND will not assign or sublet without leave.

AND will not carry on, on said premises, any business or occupation which may be offensive or annoying to the said lessor.

AND that he will leave the premises in good repair, reasonable wear and tear and damage by fire and tempest excepted.

THE Lessee agrees that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said lessee or his executors, administrators, or assigns, or if the said lessee, or his executors, administrators or assigns shall make any assignment for the benefit of creditors or becoming bankrupt or insolvent shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, the said term shall immediately become forfeited and void.

PROVISO for re-entry by the said lessor on non-payment of rent or non-performance of covenants.

THE said Lessor covenants with the said lessee for quiet enjoyment.

Page 2
Lease and
Option to
purchase
The C.P.
Trust Co.
to K.
Ayukawa

"W.W.W."

The Lessor in consideration of the sum of One (\$1.00) Dollar now paid to the lessor by the lessee (the receipt whereof is hereby acknowledged), hereby gives to the lessee an option to purchase during the period hereinafter limited but not after, the said hereinbefore mentioned lands and premises for a purchase price consisting of Five hundred and Forty (\$540.00) Dollars plus interest on such sum at six (6) per centum per annum from the 10th day of February 1938, and plus all sums paid by the lessor for fire insurance premiums, taxes, local improvement assessments, sewer rates, sprinkling taxes, dyking and water charges if any, and all other charges from the said 10th day of February 1938, together with interest on such sums so paid at the rate of six (6) per centum per annum from the dates of payment, all interest to be calculated to the date of the exercise of the option, and the option to be subject to the following conditions:

IT IS UNDERSTOOD AND AGREED that in the event of the exercise of the option in the manner hereinafter provided, that the date of adjustment of insurance premiums, taxes, rates, local improvement assessments, sewer rates, sprinkling taxes, dyking and water charges if any, and all other charges shall be the date of the exercise of the option, and the monies paid under the provisions of the hereinbefore granted lease as rent shall be credited as of the dates of payment to the lessee on account of the purchase price.

WHEN the purchase price and interest has been reduced by payment of Three hundred (\$300.00) Dollars including the cash payment and provided the Lessee has paid all taxes, rates, water charges, local improvement assessments and sewer rates if any and other charges, the said Option shall be exercisable and the balance of the purchase price and interest, being the amount of the balance of the principal sum of Five hundred and forty (\$540.00) Dollars together with interest thereon from the 10th. day of August 1938 at the rate of six (6) per centum per annum calculated half-yearly not in advance, shall be payable.

Page 3
Lease and
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The C.P.
Trust Co.
to K.
Ayukawa
"W.W.W."

to the lessor at its office, 432 Richards Street, in the City of Vancouver, in the Province of British Columbia, in two instalments, namely, one instalment amounting to the sum of One hundred (\$100.00) Dollars, on the 10th day of August 1941, and the remaining instalment amounting to the balance of the purchase price, on the 10th day of August 1942, together with interest on the balance from time to time owing at the rate of six (6) per centum per annum, payable on the 10th day of Feb. and Aug. in each and every year until the whole of the purchase price is fully paid and satisfied, the first of such instalments of interest to be made on the 10th day of August 1941.

PROVIDED HOWEVER that this option shall cease and determine if the lessee shall at any time be in default in payment of any of the monies payable under or in the observance or performance of any of the covenants, provisoes or conditions in this lease contained for more than ninety (90) days. The Option hereby given may in the following manner and in no other manner be exercised during the period of this lease after the said purchase price as aforesaid has been reduced in manner aforesaid by the lessee executing and delivering to the lessor at its office, 432 Richards Street, in the City of Vancouver, in the Province of British Columbia an original and duplicate agreement for sale and purchase in the form hereto attached, duly completed and executed by the lessee on the terms of payment herein set forth and to be dated as of the day upon which the said option is exercised.

In the event of this option not being exercised by the lessee within the time and in the manner hereinbefore mentioned, or in the event of the lessee ceasing to be entitled to exercise this option it is agreed that the monies paid under this lease shall be treated only as rent and the option payment of \$1.00 shall be forfeited to the lessor, and this agreement shall not confer on the lessee any right or title or right of possession to the said lands other than as tenant under the said lease.

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Lease and
Option to
Purchase
C.P.
Trust Co.
to K.
Ayukawa
"W.W.W."

TIME shall be strictly of the essence of this Option.

IT IS HEREBY DECLARED AND AGREED that the words, "Lessor" and "Lessee" wherever used in this Indenture shall, where the context allows, include and be binding not only on the said Lessor and Lessee, the parties hereto, but also on their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Lessor has hereunto caused its corporate seal to be affixed and these presents to be signed by its duly authorized Officers, at the City of Toronto, in the Province of Ontario, and the LESSEE has hereunto set his hand and seal at Mission, in the Province of British Columbia, the day and year first above written.

Page 5
Lease and
Option to
purchase
The C.P.
Trust Co.
to K. Ayu-
kawa.

"W.W.W."

THE CORPORATE SEAL OF the
Lessor was hereto affixed
in the presence of:

"C.E. Wilson"

For The Canada Permanent Trust Company

"G.D. Gooderham"

Vice-President

(Seal)

Walter F. Watkins
Secretary

SIGNED SEALED AND DELIVERED
by the LESSEE in the
presence of,

"S. Ayukawa"

c/o Kuniyoshi Ayukawa
Address: R. H. 1, Mission
City, B.C.

"Kuniyoshi Ayukawa" (Seal)

Occupation:

Examined & Approved

"H.E. Bond"

Estates
Officer

APPROVED

Walsh, Bull, Houser, Tupper, Ray
& Carroll,

Per: "W.W. Walsh"

The attached Lease and Option to Purchase is a true copy of the
one held by The Canada Permanent Trust Company.

September 9th, 1942.

W. W. Walsh

A Notary Public in and for the
Province of British Columbia

UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE OTHER
side WAS DULY DELIVERED ON THE April 8 1918
at the place of destination
Date dans et office de destination
Timbre du bureau destinataire



SIGNATURE OF THE ADDRESSEE
Signature du destinataire

H. Ayukawu

OF ADDRESSEE'S REPRESENTATIVE
du représentant du destinataire

(1)

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

G. McDonald

- (1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.
- (2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature du représentant doivent paraître sur ce reçu.

#165
new #222

Extract from Lease.

File #5427.

Lessor: Kuniyoshi AYUKAWA.

Lessee: George FRIESEN.

Date: 4th April, 1942.

Term: 10 months from 1st April, 1942, with option
to extend lease for 1943, arrangements to
be made with P.C.U.

Consideration: \$250.00, paid.

Property:

Land: Block 2 S.E. 1/4 of Section 28 Township 17 containing
9 acres more or less, Municipality of Mission.

Houses: Included, also buildings.

Chattels: Live stock and farm implements only.

(See 1. 2. 4. 5 & 6 of part of the SE 1/4 of Section 28
Township 17 Map 5727 Co of Title 1150778)

17.82

Substantiated agreement dated Jan 6/43
extending term to Sept 30/43.
Rent \$75.00. See Aug 31/43

File No. 5427

NATURE OF ENCUMBRANCE Lease and Option to purchase
(registered) or (unregistered)

Name of Owner of Property AYUKAWA, Kuniyoshi Reg. No. 13092

Address Cherry Street, Mission, R. R. No. 2

Occupation Strawberrygrower Age 47

Registered Owner of Property The Canada Permanent Trust Co. C.T.No.

Property:

Property Address Cherry St., Mission, B. C. Mun. Mission

Legal Description Lot 2 of part Sec. 28, Tp. 17, Plan 6727

Nature of interest In trust - Estate J. B. Cade L.R.O.

Particulars of Encumbrance:

Date 10th February, 1938

Parties to document:

Name The Canada Permanent Trust Company

Address 432 Richards Street, Vancouver, B.C. Lessor

Name Kuniyoshi AYUKAWA

Address R. R. 2 Cherry St., Mission, B. C.

Principal Amount \$540.00

Terms of Payment \$50.00 Feb'y. 10/38, \$50.00 Aug. 10/38, \$100.00 Aug. 10th, 1939

1940 - 1941 - and balance at Maturity - August 10th, 1942. Rate of Interest 6%

Arrears, if any: Principal \$490.00 Interest

Balance owing as at this date Interest paid to Aug. 10th, 1941

Standing of Taxes: Arrears none Current

Insurance:

(1) Agent Company

Policy No. Amt. Prem Exp. Date

(2) Agent Company

Policy No. Amt Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at this day of A.D. 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 8 1942

CERTIFIED CORRECT: The Canada Permanent Trust Company

(Signature)

MEMORANDUM

File #5427

June 14, 1943.

TO: File

FROM: Mr. G. T. McKay.

Re: Blk.2, S.E. $\frac{1}{4}$ of Sec. 28,
Tp.17, containing 9 acres.

This property has to be checked and the rental for 1944 set. Mr. George Friesen has indicated his desire to operate for another year, but I am inclined to think that the \$75.00 he is paying this year is not enough, especially since he has someone, I believe, living in the house.

I will look into this at the first opportunity.

GTM/MFP

A handwritten signature in dark ink, appearing to be 'GTM', is written over the typed name 'GTM/MFP'.

INVENTORY OF CHATTELS BELONGING

TO

AYUKAWA, Kuniyoshi # 13092.
Cherry St. Mission BC.

IN HOUSE

- 1 ~~Kitchen range.~~
- 6 ~~Tables.~~
- 3 Cabinets (HM)
- 1 ~~Chair.~~
- 4 Benches.
- Sm. ~~q. mixed lumber.~~
- 1 Ctn. utensils.
- 1 ~~Hickory HM.~~
- 1 ~~Cross cut saw.~~
- 1 ~~D.B. axe.~~
- 1 ~~Mattock.~~
- 2 ~~Beds complete.~~
- 1 ~~Meat grinder.~~
- 1 5gal. Oil tin.
- 1 Spade.
- 1 ~~Screened cooler.~~
- 1 ~~R.R. Mail box.~~

STORE SHED

- 1 ~~Hammer.~~
- 1 ~~Wheelbarrow.~~
- 1 ~~Cross cut saw.~~
- 1 D.B. axe.

IN THE CARE OF MR. GEO. FRIESEN
1 MILE NORTH OF AYUKAWA FARM.

- 1 Baby buggy.
- 1 " crib.
- 1 ~~Kitchen cabinet.~~
- 1 Gramophone.

*S. Sold by auction 2/2/43
Mission 17*

I have the use of the articles listed above and will
be responsible for their safekeeping.

Witness. *R. M. Anderson*
OFFICE OF THE CUSTODIAN.

Signed.

Geo. Friesen

April 7/43

For identification
EXHIBIT NO. 647-A
DATE Sept. 9/48
FILED BY Gracie

NAME AYUKAWA, Kuniyoshi

REGISTRATION NO. 13092

FILE NO. 5427

The following chattels were sold by public

auction at Mission, B. C. on February 21, 1945.

- Mail box	\$ 3.00
- Chair	0.45
- Lumber	1.75
- Bed	0.50
- High chair	0.75
- Range	4.50
- Table	1.00
- Table	0.60
- Cooler	1.25
- Mattock and spade	1.10
- Saw	0.90
- Saw	0.70
- Axe	0.40
- Wheelbarrow	1.25
- Hammer	0.55
- Meat grinder	0.50
- Bed	0.75
- Cabinet	0.25

Total

(Auctioneer's Fee) \$ 2.02

20.20

Less Expenses:

(Advertising) 0.33

(Moving) 4.36

6.51

Net Proceeds Credited:

13.69

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No.

Mission 17.

Remarks.

File No. 5427

Date Feb 21/45

SUMMARY

Name: Kuniguchi Oyubawa

Address: Mission

(1) - We have today moved to auction room at Mission effects as per enclosed list at a total cost of \$ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Nothing of value missing

Note: - Chattels with Mr. Mission not accounted for yet. Will pick up later.

The tenant gave us the following explanation:

Whidson

NAME AYUKAWA, Kuniyoshi

REGISTRATION NO. 13092

FILE NO. 5427

The following chattels were sold by public
 auction at Mission, B. C. on February 21, 1945.

Nail box	\$ 3.00 - Misc
Chair	0.45
✓ Lumber	- 1.75
Bed	0.50
High chair	0.75
✓ Range	- 4.50
✓ Table	- 1.00
✓ Table	0.60
✓ Cooler	- 1.25
Mattock and spade	1.10
✓ Saw	- 0.90
✓ Saw	- 0.70
Axe	0.40
Wheelbarrow	1.25
Hammer	0.55
Meat grinder	0.50
Bed	0.75
✓ Cabinet	- 0.25

Total

(Auctioneer's Fee: \$ 2.02
 Less Expenses: (Advertising: 0.13
 (Movings: 4.36

Net Proceeds Credited:

\$	20.20
\$	6.51
\$	<u>13.69</u>

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No.

Mission 17.

Remarks.

FILE # 5427

3rd March, 1943.

PACIFIC CO-OPERATIVE UNION

CLAIM FOR MISREPRESENTATION

KUNIYOSHI AYUKAWA

to

George Friesen

Acreage adjustment .36 - \$40.00

Suggested Settlement on 70% basis \$28.00

*Paid
JME*

LIABILITY SUMMARY

File No. 5427

30th June, 1947.

Re: Kuneyoshi AYUKAWA - Reg. No. 13092

The only liability declared by Kuneyoshi AYUKAWA when registering with this office, was an amount owing under option to purchase the land he was occupying from the Canada Permanent Trust Company.

According to the Canada Permanent, the balance of principal owing was \$490.00 and on which there was interest owing at the rate of 6% from the 10th August, 1941. This was agreed as correct by AYUKAWA 14th September, 1942, and upon sale of his property to the Veterans' Land Act for \$694.00, the Trust Company was paid in full as follows:

Balance of principal	\$490.00
Interest at 6% from 10th August, 1941 to 10th May, 1944	80.91
Cost of Deed	<u>5.00</u>
Paid 12th May, 1944	\$575.91

Mr. Friesen the tenant on AYUKAWA's property, claimed the sum of \$40.00 for crop adjustment of .36 of an acre. This crop misrepresentation claim was settled by the Custodian on a 70% basis, or \$28.00, and this sum was deducted from FRIESEN's 1943 rent of \$75.00 in July, 1943, the balance of \$47.00 being credited to AYUKAWA's account.

Three other claims were filed against AYUKAWA at this office:-

Mataqui Sumas Abbotsford Hospital	\$6.00
Dr. E.H. Erickson	15.00
Union Fish Company	53.91

The first two claims were acknowledged by AYUKAWA 28th August, 1943, and were paid in full from his account here, 14th September, 1943.

The Union Fish Company claim was not referred to AYUKAWA until the 10th June, 1947. He acknowledged it as being correct on the 23rd, and it was paid in full on the 27th June.

This file reveals no other liabilities.

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

BA

H. Allen

File No. 5427

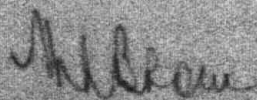
August 14, 1947.

FIRE INSURANCE SUMMARY

Re: Kuniyoshi AYUKAWA
Regn. No. 13092

NONE DECLARED OR DISCLOSED ON THE FILE.

The above Summary is certified to be
in accordance with the information
on file:



M. L. Brown

MLB/JJV

MEMORANDUM

Dec. 20, 1949.

TO: Mr. D.T. Braidwood

FROM: Mr. F.G. Shears

Re: Kuniyoshi AYUKAWA, File 5427 - Case 647

There is a situation in regard to which it may be desirable for a ruling to be given. Case 647 is an example. The claim is for \$154.00 and is as follows:

Lumber	\$ 30.00
Saws	24.00
Range	40.00
Chest of Drawers	20.00
Table	10.00
Cupboard	15.00
Shelf	<u>15.00</u>

\$ 154.00

With the exception of the Shelf, all the other items claimed are specifically mentioned in our auction report. The percentage relation between the claim value and the sale price, has been disregarded and the over-all percentage substituted, presumably because the auction returns were not considered to represent the proper value for these articles. The fact that \$15.00 was claimed for a Shelf, might indicate that the other items did not represent what might ordinarily be termed "standard furniture".

However, the question raised is whether, in view of the fact that the Award is on the basis of nothing being sold, in order that the over-all percentage might apply, should not at least the amount realized at the auction be deducted from the Award when it has been figured out on the new basis?

Alexander

The Canada Permanent Trust Company

HALIFAX - SAINT JOHN
TORONTO - STANTON - WOODSTOCK
WINNIPEG - REGINA - SASKATON
VANCOUVER

British Columbia Branch Office

Vancouver, B.C.

July 27, 1942

OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 29 1942

5427

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

Mr. Alexander

Dear Sirs:

Re: Estate of J.B. Gade
Kuniyoshi, Ayukawa

The above-named notified us on April 24th, that on and after May 2nd, to write to him care-of Pacific Co-operative Union, Mission City, as he would be evacuated on or about that date.

This Japanese obligation to the above-mentioned Estate matures on August 10th, in the amount of \$521.90.

On April 24th, Ayukawa asked us for a position of his indebtedness so that he might notify you. For the same reasons as given in our letter regarding Y. Ito, we wish now to close the J. B. Gade Estate. Will you kindly arrange that payment is made to us of this amount, August 10th. As this is an option agreement, we trust that the matter of payment will be promptly met.

Yours faithfully,

H.E. Bond/H.

H.E. Bond
Manager.

1942 Taxes paid
Assessment:

Land 270

Improvements 150

\$420

5427

30th July, 1942.

Mr. Kuniyoshi Ayukawa,
Reg. No. 13092,
c/o T.A. Hudson,
Iron Springs, Alta.

Dear Sir:-

The Canada Permanent Trust Company have called our attention to the fact that they are due to receive from you on August 10th the sum of \$521.90 under your Option Agreement with them covering Lot 2 of Part S.E. 1/4 Sec. 28, Township 17, Mission.

We understand that taxes for 1942 have been paid. We also understand that you have received \$250.00 covering the leasing of your farm property.

Is it your intention at this time to pay the amount due to the Canada Permanent Trust Company or, in view of the very small equity you have in this property, do you desire to issue a Quit Claim Deed in favour of the Canada Permanent Trust Company?

We also wish to call your attention to the fact that we have on file a bill against you by the Matsqui-Sumas-Abbotsford General Hospital.

Trusting that we may be favoured with your reply at an early date, for which please accept our thanks in advance, we remain

Yours truly,

R.P. Alexander,
Manager

RPA:FM

5427

Alexander

C/o T. A. Hudson,
Iron Springs, Alta.
August 4, 1942.

Office of The Custodian,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 10 1942

Gentlemen:-

I have received your letter of the 30th instant, re: - The
option agreement covering my property in Prison.
You ask, if it is my intention to follow the
words of the agreement. My faithful answer, still,
is "yes". I do not have to stress to you, gentlemen,
the difficult situation "we", as evacuees, are in - striving
to make a living. If by good chance this present
crisis should come to a conclusion before the due date
of my agreement, it is my intention to return to my
property and work to pay the amount due. Still,
if this conflict carries on through many years, I
wish to bring to your attention the very fact
that the lot I own in Prison is not absolutely

eventually after a period of one year. The lot
had, on it, the crop which, if properly cared for,
should yield a fortune. With these points
in mind I still answer your question in the
affirmative.

Furthermore, you state that you have
on file a bill issued by the Patiqui, Sumas,
Whitford, General Hospital. I do not
recall having such a bill outstanding.
Please be more specific in this matter
as to the why, when, how? I await
your reply, to this matter, with interest.

Yours very truly,
H. Asakawa.

5427

August 7th, 1942.

Mr. Kuniyoshi AYUKAWA,
Reg. No. 13092,
c/o T.A. Hudson,
Iron Springs, Alta.

Dear Sir:-

Further to our letter dated July 30th we must inform you that we have received confirmation from the Pacific Co-Operative Union that on April 8th they issued to you a cheque for \$246.63 representing payment in full for farm leased by you to Mr. George Friesen.

We wish to call your attention to the fact that although you declared no debts at the time you registered your assets with us on April 21st, we have received an account against you for \$6.00 from the Matsqui-Sumas-Abbotsford General Hospital, which has been duly witnessed. If this statement from the General Hospital is correct, we would appreciate your sending us your cheque for this by return mail, made payable to G.W. McPherson, Deputy Custodian.

We also must call your attention to the fact that the Canada Permanent Trust Company are due to receive from you on August 10th, the sum of \$521.90 under your option agreement with them covering Lot 2 of Part S.E. 1/4 Sec. 28, Tp. 17, Plan 6727, Municipality of Mission, B.C.

Please inform us by return mail whether or not it is your intention at this time to pay the amount due to Canada Permanent Trust Company, in part or in full; or whether in view of the very small equity you have in this property you desire to issue a quit claim deed in favour of the Canada Permanent Trust Company. We note in this connection that the original amount of your option was \$540.00, that the obligation you now have and maturing on August 10th, amounts to \$521.90, and that the assessed value of the land and the improvements involved, according to information we have on file, amounts to only \$420.00.

We would appreciate receiving your reply by return mail.

Yours truly,

RPA:EB.

R.P. Alexander
Manager

5427

13th August, 1942.

Mr. Kuniyoshi AYUKAWA,
c/o T. A. Hudson, Esq.,
Iron Springs, Alberta.

Dear Sir:

Thank you very much indeed for your letter dated August 4th. We have, in accordance with your request, referred the matter of the \$6.00 bill to the Matsqui-Sumas-Abbotsford General Hospital, together with your comments, and have asked them for more particulars which, when received, we shall be glad to forward to you.

Your comments in connection with the value of the crop on the property have been noted and it is perhaps unnecessary for us to call your attention to the fact that you sold this crop yourself to Mr. George Friesen for the sum of \$250.00, received payment in full but have failed to meet your obligations in connection with this property in respect of your option agreement with the Canada Permanent Trust Company. The due date was August 10th. In view of this we would appreciate receiving detailed comments from you of a helpful nature in connection with the last paragraph of our letter to you dated August 7th, for which please accept our thanks in advance.

Yours truly,

R. P. Alexander
Manager

RPA:LP

5427

Sept 14 1942

Iron Springs, Alta

McAlister

Dept of the Secretary of State
Office of the Custodian
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 17 1942

Gentlemen:

I am in receipt of your letter of the 18th and 30th.

If I may say, I am well aware, and have long thought of, the debt owing to the Canada Permanent Trust Company but what can one do when one cannot, or rather has not sufficient capital to meet the due payment? It is true, I did receive the money for this season crop but one cannot live without eating. I, me, my wife, and my many children, were evicted here. The children cannot be left to starve. Every penny earned is needed. We have to eat, live, and make preparations for the oncoming severe winter. You may not realize it but if we were still residing at our farm in Preeceville, I am positive we would have been able to meet the full or even part of the amount owing. I would have increased the acreage.

P.T.O.

of fruit on our property and furthermore a job
in British Columbia is readily available
whereas in Alberta the long winter months
make it practically impossible to earn any
money until late spring. But I stress again
we've got to eat and keep warm up until then
I am sorry to say, but my best contract
does not allow me to suggest Five Thousand
Dollars as is to allow for debts. It is the
same regarding the Six Dollars owing to you.
I am not trying to get out of paying, I am
telling the very truth. It is that I just
have not enough money to remit you a cheque.

I do intend to pay the amount owing
to the Canada Permanent Forest Company but
could you please wait? I have still next
years crop that I have not yet ~~sold~~ sold and
that would help, and also, if opportunities
present themselves I will be able to remit per-
centage on my own. I must ~~try~~ try to see
my position. I want to pay but without
money one cannot. I hope you understand
my present situation.

Yours Sincerely,

H. Augustow.

5427

19th October, 1942.

REGISTERED

Mr. Ramiyoshi AYUKAWA,
Registration No. 13092,
c/o T. A. Hudson, Esq.,
Iron Springs, Alberta.

Dear Sir:

Re: Your Obligation to the
Canada Permanent Trust Company

The Canada Permanent Trust Company has again called our attention to the fact that they were due to receive from you on August 10th, 1942 the sum of \$521.90 under your option agreement with them dated February 10th, 1938. The original amount of your option was \$540.00. The assessed value of the land and improvements involved, according to information we have on file, amounts to only \$420.00.

We have reviewed our file in connection with the claim made by the Canada Permanent Trust Company and again have reached the conclusion that you would be well advised to take a release from personal covenant from the Canada Permanent Trust Company in exchange for a quit claim.

In the absence of satisfactory action from you between now and October 31st, 1942 it is the intention of the Custodian's office to notify the Canada Permanent Trust Company that the Custodian at that time will have no objection to the Canada Permanent Trust Company taking the necessary action.

Your reply upon receipt, together with any cheque which you may enclose, will be placed by us in the hands of the Canada Permanent Trust Company.

Yours truly,

R. P. Alexander
Manager

RPALF

Walsh, Bull, Housser, Tupper, Ray & Carroll
Barristers & Solicitors

WALTER W. WALSH ALFRED BULL & C. GEORGE E. HOUSSEY
R. N. TUPPER A. HUGO RAY ARTHUR T. CARROLL

C. C. L. MERRITT
R. D. J. GUY

CABLE ADDRESS TUBSIS
CODES (BEDFORD HENRI)
(WESTERN UNION)

TELEPHONE PACIFIC 6121

*The Royal Bank Building,
Vancouver,*

BRITISH COLUMBIA

DEARLY ATTENTION OF MR

Guy

January 22, 1943.

Office of the Custodian,
Japanese Evacuation Section,
675 Hastings St. W.,
Vancouver, B.C.

VACUATION SECTION	
JAN 22 1943	
File No.	AM
Ans.	
Referred	Alexander

Dear Sirs,

Attention: Mr. R.P. Alexander.

re Kuniyoshi Ayukawa, Your file 5427.

We should be glad if you would let us have a report in the matter of Kuniyoshi Ayukawa who was formerly tenant to The Canada Permanent Trust Company and in occupation of the property known as Lot 2 of part of the South-East Quarter of Section 28, Township 17, Map 5727, near Mission, B.C.

We understand that your office has placed a vesting order against the property and we should like a general picture of the position of our client as a result, and as well the prospect of our client receiving payment of the balance of monies due under its lease and option to purchase made with Ayukawa on February 10th. 1938.

Yours truly,

WALSH BULL HOUSSEY TUPPER RAY & CARROLL

RDJG/FB

per *[Signature]*

5627

July 13, 1943.

Mr. Kuniyoshi AYUKAWA,
Registration No. 13092,
c/o Mr. T. A. Hudson,
Iron Springs, Alberta.

Dear Sir:

Re: Settlement of Crop Claims

The Custodian's office has received quite a number of claims from tenants who leased farm properties from persons of the Japanese race and whose growing crops were sold to the tenant under written agreement which contained specific acreage said to be under cultivation.

The claims filed with the Custodian have been based on the difference between the acreage specified in the agreement which you signed, and the actual acreage of crops under cultivation.

We have gone into this matter very carefully and the difference in acreage has been established by actual measurements. Legal opinion which we have obtained on your behalf advises us that the agreement you signed would leave you liable for the full amount of the claim. However, we have been able to secure the consent of the tenants to the reduction of their claims to 70% of the full amount.

The amount claimed against you for a difference of .36 acres amounted to \$40.00, and a settlement on the basis of 70% which amounts to \$28.00 has been charged to your account. This letter is being sent to you so that you may be aware of the circumstances of this charge.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

The Canada Permanent Trust Company

HALIFAX - SAINT JOHN
TORONTO - BARTFORD - WOODSTOCK
WINNIPEG - REGINA - EDMONTON
VANCOUVER

British Columbia Branch Office

Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 12 1943
Ans.	
Referred	Cornet

October 7th, 1943.

Files
5427

6618

1572/1

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Estate of J. B. Cade, Deceased.

The following is the standing of certain Japanese accounts in our records, with respect to overdue principal, interest and taxes:

6427 Kuniyoshi Ayukawa - Option: Lot 2 part 18/4 sec 28
Original Amount.....\$540.00 Sp 17- map 5727
Balance Principal.....\$490.00 municipality, mission
Int.Arrears to Aug.10/43..... 63.27
Taxes paid to 1941.
Matured August 10/42.

6618 Minoru Kudo - Lease and Option: Lot 1 part 16/4 sec 28
Original Amount.....\$540.00 Sp 17- map 5727
Balance Principal.....\$344.48 municipality, mission
Int.Arrears to Oct.25/43..... 42.56
Taxes paid to 1941.
Matured October 28/41.

15127 Yusaburo Ito - Mortgage: Mark 189 and 190 if Port
Original Amount.....\$450.00 Mark 189- map 955
Balance Principal.....\$300.00 name and receipt
Int.Arrears to Aug.27/43..... 41.71 N 33' of Mark 189
Taxes paid to 1941. Road allowance
Municipalities, mission

This is an unsatisfactory state of affairs, and we should like to know what the Custodian intends to do regarding bringing these accounts up to date. In two of these instances, they are Options only on the property, and default would cancel the contract. We do not wish anything like this to happen in connection with them, and feel that payments should be made and kept up to date, immediately.

Yours faithfully,

Manager.

H.E.Bond/C

Walsh, Bull, Housser, Tupper, Ray & Carroll
Barristers & Solicitors

WALTER W. WALSH ALFRED BULL & C. GEORGE E. HOUSSEY
R. H. TUPPER & HUDO RAY ARTHUR T. CARROLL

C. C. I. MENNITT
R. D. J. DUFF

CABLE ADDRESS: TUBSIO
CODES: BEDFORD MARILL
WESTERN UNION

TELEPHONE PACIFIC 818

*The Royal Bank Building,
Vancouver,*

BRITISH COLUMBIA

REPLY ATTENTION OF MR. GAY

ENEMY SECTION	
Rec'd	JAN 21 1944
File No.	
Ans'd	
Refer'd	

January 18, 1944

EVACUATION SECTION	
Rec'd	JAN 19 1944
File No.	5427-6618-1572/1
Ans.	
Referred	Wright

The Custodian's Office,
912 Royal Bank Building,
Vancouver, B. C.

Attention Mr. K. W. Wright

Dear Sirs:

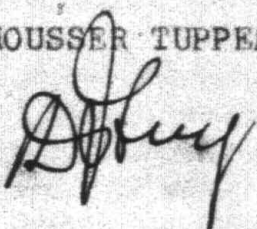
Re your file 5427, re Kuniyoshi Ayukawa,
Minoru Kudo and Yuzaburo Ito

We shall be glad to know if the Custodian has
been able to arrange a sale of the three properties suf-
ficient to take care of the claim of the Canada Permanent
Trust Company as Executor of the estate of J. B. Cade.

Yours truly,

WALSH BULL HOUSSEY TUPPER RAY & CARROLL,

per



RLJG/S

File No. 5427

March 30th, 1944.

Registered Mail

The Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

Attention Ian Macpherson

Dear Sir:

RE: Lot 2, Prt. S.E. $\frac{1}{4}$ Sec. 28, Tp. 17,
Map 5727, Municipality of Mission,
New Westminster District.

The Canada Permanent Trust Company as holding lease
and option to purchase the above described parcel of land dated
10th February, 1938, in favor of Kuniyoshi AYUKAWA, certifies
that on the 31st of March, 1944, there is owing the Company from
Mr. AYUKAWA in respect thereto, the sums below stated:

Unpaid balance of Purchase Price	\$490.00
Interest on \$490.00 at 6%	
from 10th August, 1941,	
to 31st March, 1944.....	\$ 77.52
Cost of Deed	5.00
Total amount owing.....	\$572.52

If you have paid any taxes or insurance to protect
your interest in this property please add the amount to the
above total, giving each payment separately.

The Canada Permanent Trust Company


see 14

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6181
PLEASE REFER TO
FILE NO. 5427

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

April 5th, 1944.

Registered A/R

Mr. Kuniyoshi AYUKAWA,
Registration No. 13092,
c/o Mrs. A.E. Brown & A. Pawlawski,
Box 43,
Iron Springs, Alberta.

EVACUATION SECTION	
Rec'd	APR 17 1944
File No.	5427
Ans.	
Referred	

Dear Sir:

RE: Lot 2, part S.E. $\frac{1}{4}$ Sec. 28,
Tp. 17, Map 5727, Municipality
of Mission.

The Canada Permanent Trust Company, Vendor, has
filed with us a statement dated 31st March, 1944, showing
that you are indebted to it in the sum of \$567.52, being
balance of Purchase Price. Details as follows:

Balance of Principal	\$490.00
Interest on \$490.00 @ 6%	
from 10th August, 1941,	
to 31st March, 1944	<u>\$ 77.52</u>
	\$567.52

Will you be good enough to confirm this by signing
the duplicate of this letter and return the copy you sign at
once to this office using the stamped, addressed envelope here-
with enclosed.

If any differences exist, please let us have full
particulars.

Failing to hear from you by return of mail we will
have no alternative but to decide that the claim is correct.

Yours truly,

Kuniyoshi Ayukawa
Ian Macpherson
Title Examiner

IM:ML
Encls.

Approved Corrects: _____

(Japanese Name)

5427

May 12, 1944.

The Canada Permanent Trust Company,
432 Richards Street,
Vancouver, B. C.

Attention Mr. Bond.

Dear Sirs:

Re: Kuniyoshi AYUKAWA - Lot 2 of Pt.
SE₄ of Sec. 28, Twp. 17, Map 5727,
Municipality of Mission.

Confirming our conversation we enclose herewith
our cheque in the amount of \$575.91, the total amount
owing on subject property plus interest from August 10,
1941 to May 10, 1944, which is necessary to obtain Deed
in this matter.

We ask that you kindly let us have the Deed at
the earliest possible time.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (cheque)
RDR/EG

5427

DELIVERED

May 22, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

- supplementary -

Re: Kuniyoshi AYUKAWA - Lot 2 of pt. of
SE $\frac{1}{4}$ of Sec. 28, Twp. 17, Map 5727,
Municipality of Mission.

We enclose herewith Deed of Land duly executed
by the Canada Permanent Trust Company May 13, 1944,
in favor of subject Japanese, in accordance with
Agreement for Sale in the amount of \$540.00 on the
above property in connection with the estate of the
late J. B. Cade.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

5427

June 14, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

- supplementary -
Re: Kuniyoshi AYUKAWA - Lot 2 of pt. of
SE $\frac{1}{4}$ of Sec. 28, Twp. 17, Map 5727,
Municipality of Mission.

We enclose herewith Certificate of Encumbrance
No. 53128 showing the registered owner of subject property
as The Canada Permanent Trust Company "In Trust", with an
unregistered lease and option to purchase, dated February
10, 1938 to Kuniyoshi AYUKAWA, Evacuee, Registration No.
13092.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

Iron Springs, Alta.,
June 23, 1947.

506 Royal Bank Bldg.
Hastings and Grandville
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JUN 26 1947
File No.	5427
Att.	
Referred	Anderson

Dear Sir:

I have received your letter,
and am answering it ~~for~~ promptly.

The payment to the Union Fish
Company of \$53.91 is correct, and I
would like to pay it now, if possible.
Since this cannot be done, I will
try to pay it in October or November
when we are better off.

Very truly yours,
H. Ayukawa.

30th June, 1947.

REGISTERED

Mr. Kuniyoshi AYUKAWA,
Registration No. 13092,
Iron Springs, Alta.

Dear Sir:

We wish to acknowledge receipt of your letter of the 23rd June, and would advise that we have now paid in full from your account here, the Union Fish Company's claim of \$53.91.

We are enclosing herewith Custodian cheque in the amount of \$41.85, which sum represents the balance of your account at this office, and for your information, we are enclosing a statement of your account showing entries made since the one sent to you 6th November, 1944, with details of your property sale.

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,
Office of the Custodian.

RA
Encls. (3) Cheque.

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

9th June, 1949

PLEASE REFER TO FILE NO. 3212 - 9

D. T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood: RE: SETTLEMENT AWARDS
Kuniyoshi Ayukawa, Case No. 647
Custodian File No. 5427

We return the Settlement Award form.

We are able to approve of the Real Property allowance.

We cannot approve of the miscellaneous chattels allowance as it is obvious that a failure of the sales machinery took place since goods worth \$154.00 were sold for \$10.35.

We can discuss this matter with you in Vancouver.

Yours truly,

VIRTUE, RUSSELL & MORGAN,

Per



V/L
encl.

IN THE MATTER OF THE "INQUIRY ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE L.H. STACE, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
September 9th, 1948.

IN THE MATTER OF THE CLAIM OF
AYUKAWA KUNIYOSHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. NICE, Esq., K.C.,

appearing for the
Dominion Government.

A.G. VIRTUE, Esq., K.C.,

appearing for the
Claimant.

MRS LILLIE THOMAS,

Secretary.

D.J. HANFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

K. Ayukawa,
In Chief.

THE SECRETARY: Case No. 647, Kuniyoshi Ayukawa.

KUNIYOSHI AYUKAWA, the claimant herein,
being first duly sworn, testified
through the Interpreter as
follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Ayukawa? A Yes.

Q I show you a form of summary of evidence which
was prepared in my office covering your claim
(indicating). A Yes.

10 Q Is that your signature?

A Yes.

Q And was that claim prepared by you in my office
with the assistance of an Interpreter?

A Yes.

Q Did you prepare that claim carefully?

A Yes.

Q Are the values that you have put in this claim
true values and fair values of your property?

A Yes.

20 Q And as far as you know, the information given in
this form is true and correct?

A Yes.

MR. VIRTUE: I will offer that as the first exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: Now your house was in Mission,
British Columbia?

A Yes.

Q And I show you a photograph (indicating).

MR. RICE: You had better make it clear, Mr. Virtue,
30 that it is from the Custodian's file.

3
K. Ayukawa,
In Chief.

MR. VIRTUE: Q: Taken from the Custodian's file?

A Yes.

Q And is that a photograph of the house that you are claiming for?

A Yes.

Q And is that about the way the house looked when you were evacuated?

A Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

10 Q And with that house you had about nine acres of ground?

A Yes.

Q Before you were evacuated I believe you rented your house and land to a man named Friesen?

A Yes.

Q For \$250.00 a year?

A Yes.

Q Cash rent?

A: Yes.

Q All right, thank you.

20 MR. REE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels were sold at their fair market value.

I wish to tender as an exhibit, your Honour, farm appraisal report respecting the land.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3).

MR. REE: I also wish to submit as an exhibit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 4).

CROSS-EXAMINATION BY MR. RICE:

Q You say that you rented your property to George Friesen, and do you know Friesen's signature?

A Yes.

Q This is an inventory of chattels belonging to you which Friesen signed on April 7th, 1943, and said, "I have the use of the articles listed above and will be responsible for their safe-keeping". Did you turn over your chattels to Friesen along with your farm?

A Yes.

MR. RICE: I would like to have that document marked for identification, your Honour.

MR. VIRTUE: Would you let me look at it, Mr. Rice?

MR. RICE: Certainly.

(Inventory to Mr. Virtue).

MR. VIRTUE: All right.

MR. RICE: I am tendering this as an exhibit, your Honour. It is an inventory of chattels belonging to the claimant, for which George Friesen signed, apparently, an undertaking that he was to look after them for the claimant.

(INVENTORY MARKED EXHIBIT "A" FOR IDENTIFICATION).

MR. RICE: Q You claim you effected repairs on your house in 1938 that cost you \$519.00 for material and \$235.00 for labour?

A Yes.

Q Have you any memorandum respecting these items?

MR. VIRTUE: Now my learned friend has not followed, if you will excuse me saying it, the form; that is not

a claim that he put repairs on his buildings.
He put on buildings. There were no buildings on
the land and he put these buildings on the land.

MR. RICE: I am sorry.

MR. VIRTUE: These men have such little knowledge of
these things that I think we have to be extra
careful.

MR. RICE: On that form it just shows the item, "dwelling".

10 Q But you built a dwelling at a cost of apparently
\$519.00 for material and \$235.00 for labour.
Have you a record of that?

A No, I have no written records but I remember the
totals.

Q And the same with the other buildings that you
claim the material cost \$164.00 and labour cost
you \$95.00. You have no record of that, I take
it?

A: No, I have no
written records but I remember the totals.

20 Q I take it that, referring to Exhibit 1, page 4,
the rental value you have there is \$350.00 a
year. He has already stated that he rented
for \$250.00.

MR. VIRTUE: Well it is quite possible that it had a
rental value of \$350.00 but as a man being evacuated
he had to take a loss.

MR. RICE: All right.

Q Did you ever rent your place before 1942 when you
rented it to Friesen?

A No.

30 Q Never rented it before?

A No.

Q But you rented it to Friesen for \$250.00?

A Yes.

Q And then you had to give Friesen back \$28.00 because you had misrepresented the acreage, did you not?

A I received a letter afterwards to that effect.

10 Q Friesen filed a claim for \$40.00 as a matter of fact for a refund of rental and you settled for \$28.00, is that right?

A Yes.

Q Well then, in 1943, you rented the same property to Friesen for \$75.00 a year?

A Yes.

Q All right.

RE-DIRECT EXAMINATION BY MR. VIRTUE:

20 Q Did you make the rental arrangement with Friesen in 1943, or did the Custodian make that arrangement?

A It was between the Custodian and Friesen.

Q Where were you then?

A I was here.

Q Yes. That will be all, thanks.

MR. VIRTUE: I wish, sir, in this particular case to note for the record the extraordinary situation disclosed by the analysis, Exhibit 4, namely that while all these goods were found the goods valued at \$154.00 were sold for \$7.85.

30 MR. RICE: Sold at auction.

MR. VIRTUE: Now if I may see Exhibit 3, the farm appraisal report, please.

(Exhibit 3 to Mr. Virtue).

I wish to call attention to some things disclosed by the farm appraisal report, namely that this land is only a mile and a half from the town of Mission, that it has good gravelled roads the year round, and a little farther down it shows that many sales had been made in this area and there is one mentioned there by Gibbons for \$2000.00. The valuator speaks of fantastic prices.

MR. RICE: That sale included 450 hens.

MR. VIRTUE: I am not going into the details of it.

I am just indicating what the valuator says.

MR. RICE: No, but if we knew what the hens were worth, we would know what the land value is.

MR. VIRTUE: And the telephone and the electricity comes to within half a mile on the same road. Your Honour has the photograph before you and this place including the nine acres was sold for \$694.00. That is all, sir.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.
"S.R. HOWARD": Official Reporter *[Signature]*

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

SUB-COMMISSIONER.

Defence Brief
Ayukawa KUNIYOSHI
File No. 5427
Case No. 647

LETHBRIDGE
9 September 1948
V.L.A.
Sheet A 2 - 19

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1

Small Fruit Farm & Residence

Lot 2 Part of Sec. 28, Township 17, Map 5927

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$2280.	\$708.00	\$694.00

Witness: Appraiser, R.L. Ramsay

Claimant stated that he rented his house and land for \$250. a year.

Appraiser (Ramsay) reports - House is a henhouse sort of a place. Fairly new clearing, cleared acreage too small.

It is submitted that the real estate was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2

Household Furniture & Farm Equipment

<u>Claim</u>	<u>Sold for</u>
\$154.00	\$10.35

All goods claimed for appear to have been sold by Auction for \$10.35. Other goods sold by auction for \$9.85 were not claimed for.

Claimant allowed tenant to have the use of his chattels and tenant agreed to be responsible and look after them for claimant.

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

Ayukawa KUNIIYOSHI
Case No. 647

-2-

Summary of Defence Witnesses

Where required

R. L. Ramsay	1	Appraiser
J. H. Harkins	2	Auctioneer
W. E. Anderson	2	Staff

BMP/mw

Name of Claimant

AYUKAWA, Sumiyoshi

Case

647

Custodian File

5487

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					694.00	691.10			691.10	
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 & 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 CHATELS										
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			
			40%	154.00	70.84		70.84			
TOTAL RECOMMENDATION										701.94

September 19, 1950.

Mr. Rumiyoichi AYUKAWA,
Iron Springs, Alta.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 647

We have received from Messrs. Virtue, Russell and Morgan, Release executed by yourself covering the award recommended under the above Commission for the sum of \$701.94

Virtue, Russell & Morgan have been paid the amount authorized by you to be deducted, namely, \$105.29

The award recommended by the Commissioner to cover the claim on all your chattels was \$70.84, which is included in the above amount of \$701.94. The payment made to you on July 20th last for \$41.85 included net proceeds of auction sale for \$13.69 as shown on your statement, and which amount has now been reversed and appears as a debit in your account, in view of the fact that the Commissioner's award is to cover your total chattel claim

11.62	118.96
	\$582.96

Our cheque for the balance of \$582.96 is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FOS/ON
Encl. 1 cheque.