6662

FORM "JP"

FILE No. 6662

HANEY

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: YOKOYAMA, Tsunekichi

HOME ADDRESS: R.R. No.1. Haney, BC

REGISTRATION NUMBER 13762 SEX: Male AGE: 56

OCCUPATION: Farmer

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

EMPLOYER: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Moto

ADDRESS OF WIFE OR HUSBAND: R.R. No.1. Haney, BC

NAMES OF ANY LIVING CHILDREN: Akira (M) Tomio (M) Kazuo (M)

ADDRESS OF CHILDREN: R.R. No.1.Haney, BC

AGE OF CHILDREN: 22, 21, 16

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

1. LOCATION AND DESCRIPTION: 10 acres at 15th Rd., Haney, BC Title No. 147194E. Part 10 acres of the SW quarter of Section 14, 14 Twp 12, as shown and lettered "A" on sketch No. 3730 in the District of New Westminster. BC

2. BUILDINGS AND OTHER IMPROVEMENTS: On No. Land Four-room dwelling house woodshed, garage.

3. INSURANCE (Give particulars; state where policies are) $500 on dwelling and furniture in North West Fire Ins. Co. Policy No. 193982 in my possession

4. TAXES (Amount and where payable) $15 for 1941, payable at Haney, BC

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Myself Y. Irizawa rents the house.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession

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

9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: [illegible] Living with my sons Tomio and Akira at R.R. No.1. Haney, BC

2. LANDLORD'S NAME AND ADDRESS: [illegible] My sons

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

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: [illegible]

STATEMENT OF PERSONAL PROPERTY OWNED:

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

[illegible]

[illegible] None

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

FILE No.

FORM "JP"

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)
$150 Victory Bonds

8. BANK ACCOUNTS: $200 Bank of Montreal, Haney, BC

9. LIFE INSURANCE: $1000 20-year endowment policy in Sun Life Assur. co. Beneficiary my wife. Policy No. 2275560 in my possession

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX Bank of Montreal, I hold the key.

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 27th day of April 1942.

(Signature) T. Yokoyama

A. D. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE June 28, 1943.

Our File No. 6662

Full Name YOKOYAMA, Tsunekichi (Mr.)
(Surname in Block Letters)

Registration No. 13762 Male ✓ - Female (Check) Age July 27, 1885.

Former Address R. R. #1, Haney, B. C.

Date Evacuated Sept. 22, 1942. Naturalized - Canadian-Born ✓ - National (Check)

Present Address Tashme, B. C.

Married ✓ - Single (Check)

Name of Wife (TATEMURA) Moto (née) - Reg. #13761

Name of Husband —

Name of Mother (KAMEISHI) Shichi (née) - Dec'd Name of Father Ichizaemon - Dec'd

Names of Children under 16

Requested by Mary Campbell Registered with Custodian (Yes or No)

Additional Information Farmer. Owner of 10 acres - house - at above address.

46/7

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. T. YOKOYAMA
Taahme B.C.

File No. 6662

Reg. No. 13762.

Company SUN LIFE

Agency VANCOUVER

Policy No. 2275560

Premium - $ 66.75

Payable: Annually, Semi-annually or monthly
X

Month July Day 5th

REMARKS:

letter sent 19/8/03

Dec. 8, 1943.

LIST OF PERSONAL CHATTELS

Stored at Buddhest Temple, Haney, B.C.

Owner : YOKOYAMA, Tsunekichi #13762 File 6662

Address: 3047-15th Rd., Haney, B.C.

INVENTORY

2 Boxes(cont. books)

3 Ctns.(cont. books & dolls)

1 School case.(cont. books)

1 Tin box.(cont. dishes)

1 Shrine.

1 Ctn. toys.

1 Back brace.

1 Straw suitcase.(cont. clothes)

SIGNED T. Moryoka

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name TSUNEKICHI YOKOYAMA
Haahne B.C.

File No. 6662

Reg. No. 13762

Agency VANCOUVER

Company SUN LIFE

Policy No. 2200434

Premium - $40.35

Payable: X Annually, Semi-annually or monthly

Month June Day 1st

REMARKS:

Normal

hj

letter sent 10/6/43

NAME YOKOYAMA, Tamekichi (Mr.)

REGISTRATION NO. 13762 FILE NO. 6662

The following chattels were sold by public

auction at Mission, B.C. on March 7 and 14, 1945

Chesterfield	$ 20.00
Cultivator	3.00
Gramophone	2.00
Drum Heater	0.50
Large table	1.00
10 Chairs	2.75
1 Bed	4.00
2 Beds (1 not complete)	1.00

Total		$ 34.25
Less Expenses:	(Auctioneer's Fee: $3.43	
	(Advertising: 0.44	
	(Moving: 9.44	$ 13.31
Net Proceeds Credited:		$ 20.94

Members of Custodian Staff Present. Mr. W.E.Anderson

Extracted from Auctioneering List No. Mission 18.

Remarks.

REG. NO.	NAME	FILE NO.
13762	YOKOYAMA, Tsunekichi	6662

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	EXPIRATION DAY	EXPIRATION YEAR	PROPERTY
The North West Fire Insce. Co.	Renewed Pol.#210096-Not Del. Insd. 193982 Bldg. Item $500.00 Transfd to S&S	June	28th	1943	E. side of No. 15 Rd., Haney, B. C.
North West Fire Insurance Company	210096	Transfd to S&S $300.00	June	28	1946	3047-15th Rd, Haney, Subd. "A", of S½ of SW¼ Sec.14, Twp.12, Hum. Maple Ridge.

FIRE INSURANCE SUMMARY

Tsunekichi YOKOYAMA Reg. No. 13762 File No. 6662

The above Japanese declared on his J.P. Form signed 27th April 1942 that he carried a Fire Insurance Policy on his dwelling and Household Effects in the North West Fire Insurance Company, No. 193982, $500.00 — $300.00 covering on dwelling 3047 - 15th Road, Haney, B.C. and $200.00 on Household Effects, expiring June 28th, 1943.

The $300.00 covering the dwelling was renewed on expiry date under North West Fire Insurance Company, Policy No. 210096, expiring June 28, 1946. The insurance on the Household Effects was allowed to lapse.

The $300.00 on the dwelling was transferred to The Director, The Veterans' Land Act.

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

June 12th, 1947.

D. A. CRAMER.

DAC:ic

L I A B I L I T Y S U M M A R Y

Tsunekichi YOKOYAMA Reg. No. 13762 File No. 6662

The above named Japanese declared on his J.P. Form signed 27th April 1942, that he had no Personal or Trade Debts and we can find no evidence of any claims having been filed against him.

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

June 12th, 1947.

D. A. CRAMER.

DAC:ic

File 6662

November 29, 1947.

AMENDED PERSONAL PROPERTY SUMMARY
RELATIVE TO CLAIM

Re: Tsunekichi YOKOYAMA.

With regard to claim for shares of Maple Ridge Cooperative Produce Exchange, it is to be noted that this Cooperative is in process of liquidation and to date no distribution of funds has been made to the shareholders.

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

HLB/KW

H.L. Brown

H.L. BROWN.

REAL PROPERTY SUMMARY

JAPANESE NAME: Tsunekichi YOKOYAMA Reg. No. 13762 File No. 6662.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act. BC/209-P. First Offer.

PROPERTY ADDRESS: 3047 - 15th Road, Haney, B. C.

LEGAL DESCRIPTION: Part 10 acres more or less of the South West ¼ of Section 14, Township 12 as shown and lettered "A" on Sketch 3730, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Tusumikichi YOKOYAMA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order No. 25029, dated December 1st, 1942.

ASSESSED VALUE: Land - $ 400.00
Improvements - $ 300.00 - $700.00 Taxes - $16.69.

CLASSIFICATION: Small Fruit Farm, with Dwelling and out-buildings.
Tsunekichi YOKOYAMA, states on his JP Form, that this property had an area of 10 acres, planted to a crop of strawberries and raspberries, with 1 - 1 storey 4 room dwelling, 1 woodshed, 1 garage.
The Custodian's representative reported on November 17th, 1942, that there was 1 - 1 storey 4 room dwelling, 1 woodshed 12' x 30', 1 garage 18' x 24'. House rough finished inside and in fair condition.

HISTORY OF ADMINISTRATION: This property was leased by Tasumikichi YOKOYAMA to Wing Mon and Hong Yick - 13th May, 1942. Term being To 30th September, 1943.
Consideration - $500.00 paid.

Lease handed to The Director, The Veterans' Land Act, August 18th, 1943

SOLD: To The Director, The Veterans' Land Act for $741.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Tsunekichi YOKOYAMA as at 11th May, 1944, against which were charged Registration Fees - $3.00, Legal Fees - $15.00, leaving a net credit of $723.00 from said transaction.

In view of the rent for 1943 ($100.00) having been included in the $500.00 paid direct to Tsunekichi YOKOYAMA, a cheque for $100.00 was paid by the Custodian on May 13th, 1944, to The Director, The Veterans' Land Act, and charged to his account.

Adjustments to the amount of $1.71, covering unexpired Fire Insurance Premiums, were placed to Tsunekichi YOKOYAMA'S Credit.

The following Fire Insurance Policy -
North West Fire Insurance Co., Policy No. 210096 - $300.00,
covering on the 1 storey Dwelling, was transferred to The Director,
The Veterans' Land Act.

Certificate of Title No. 169075-E in the name of The Director,
The Veterans' Land Act.

NOTE: I wish to call attention to the different ways in which this man's name is spelled -

on the J.P. Form ---------- TSUNEKICHI YOKOYAMA
" " Certificate of Encumbrance --- TUSUNIKICHI YOKOYAMA
" " Lease ---------- TASUNIKICHI YOKOYAMA

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

February 11th, 1946.

B. A. CRAMER.

DAC:JS

BC-209-P

6662

B.C./RDO-P Page 1

B.C. Farm No. 47 (Sheet 1)

Farm Appraisal Report

File No. JL-218

Land Description Pcl."A" of the S.W.¼,Sec.14,Tp.12, Sketch 3730, N.W.D.

Containing 10 Acres

Owner's Name T. TOKUYAMA Post Office Address Haney, B.C.

Nearest Rail Point Albion on C.P.R. Distance 2½ miles

Market Town Haney-4 miles or New Westminster - 26 miles Distance

Church (give denomination) All denominations-Haney Distance 4 miles

Nearest School Public school-2 miles; Haney High School - Distance 4 "

State how property was identified: Regst.Plan,& boundaries outlined by owners

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

Has 330' frontage on a fair gravel road (No.15) along South Boundary.

Is this district a good one? No - sparsely settled small holdings too far out in bush.

Employment opportunity Very limited.

Predominating Nationality and religion: Immediate neighbourhood largely Japanese.

Describe Fencing and its condition: Property unfenced. Value $

Water supply: Adequate from a good spring well at dwelling. Value $

BUILDINGS ON FARM

6662

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 30	Lumber	14'	Shgl.	10 yr.	Post	Fair	400.00
Wood Shed	12 x 20	Split Ced.	10'	Shks.	"	"	Poor	-
BARN								
Garage	25 x 20	Rough Lbr.	8'	"	"	"	Fair	30.00
BARN								
Chook	16 x 26	" "	8'	"	"	"	Poor	-
GRANARY								
	x							
	x							
	x							
	x							

Electric light line about ½ mile distant, or West of Haney Creek & not likely to be available for years.

Total present day value $ 430.00

Total Value Building old to farm $ 300.00

Is dwelling habitable without repairs? Yes.

Describe repairs needed to make buildings serviceable and give approximate cost of same.

$

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

Is room dampproof? No Plastered? New finished T.joint & shiplap

Are foundations sound? Yes. Condition of paint

Is flooring level and sound? Basement.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6.5	Slight slope or undulating towards North	Clay loam 8"-10"	Clay	5 acs. straws, and Raspe. fairly good	70.00	455.00

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

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	TOTAL
3.5	Rolling banks at North towards Kanaka Creek.	Logged over scrub bush & stumps. No marketable timber left.	nil	-

Total value of Land $ 455.00

Total added by buildings to value of farm $ 300.00

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

Total value of farm $ 755.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Tax sale land occupied and developed from bush in the last 10 years by Japanese owner. More or less virgin land in fairly good tillage and production at present.
~~What is the average yield per acre of this farm?~~

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Subsistence farm since too far out and soil not well adapted for small fruit once virgin quality exhausted.
Noxious weeds:
Well controlled at present, but odd thistles in spots and on adjacent lands.
~~State type of family recommended for this property.~~

~~How soon can a settler be reasonably expected to begin paying full annual instalments.~~

Give approximate detail and amount of all annual taxes and name of Taxing Authorities: 1942 Taxes - $16.69.
Municipality of Maple Ridge.

Date: June 6th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 29th day of May 19 42.

Inspector's Signature "J.D. PATTERSON"

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

Farm Appraisal Report

FL-218 - T. YOKOYAMA

Remarks: This property along with about a dozen similar adjacent lots was taken up in bush by Japanese as reverted tax sale land from the Municipality of Maple Ridge ten or eleven years ago. Half a dozen or so have since been cleared and developed to an extent for the production of SMALL fruits (straws & raspb) but the soil and neighbourhood is not very well adapted for this, with the result that some of the parcels have been abandoned or are in neglected condition.

The Tokoyama property represents possibly the most level and best soil of any, and is at about its maximum production in small fruit since the soil has not yet lost its virgin quality or fertility.

The neighbourhood, in my opinion, will probably revert to more or less mixed farming, for which it is best adapted and the properties (all of which have no great outlay in buildings) consolidated into two or three farm units.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

Lies South of Kanaka Creek at the botton of a Northerly slope and has fair natural drainage towards the creek. Fairly fertile soil and some cedar underdrains on the cultivated area.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

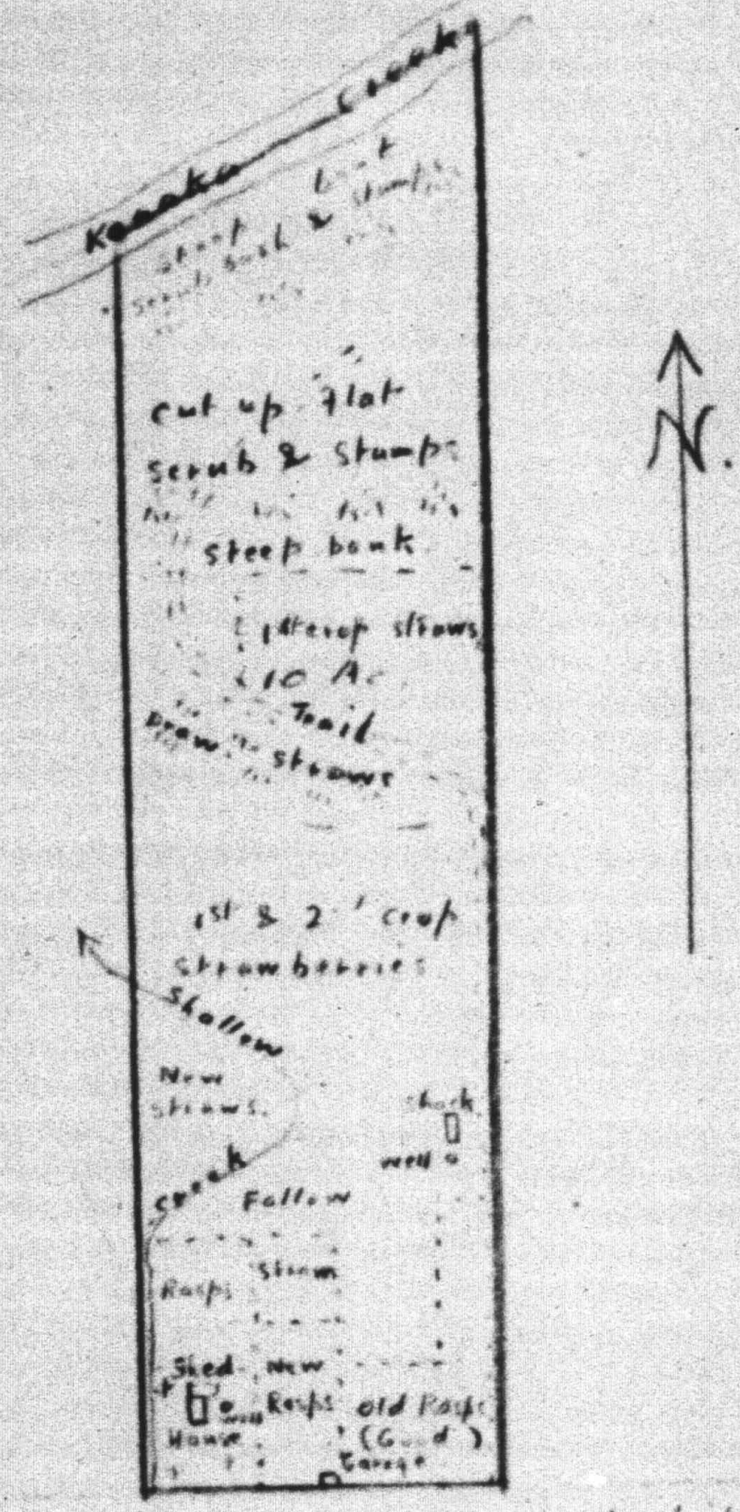
	Present Value
Approx. - 3½ acres straws-average condition	$
" - 1½ " " " "	$
Home Orchard - 12 trees - only fair ".	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Scale 200' = 1 inch

Diagram of Property - T. Yokoyama property

Pt. 12 acres of W½ Sec. 14 Tp 12 Block 3730 N.W.D.



No 15 Rd - Narrow gravel hilly Rd E. of Kanaka creek.

Following careful review of this appraisal report, it is my opinion that the present value is $ 750.00

Date 9th June 1942.

"I.T. BARNET"

District Superintendent.

File 6662 November 29, 1947.

AMENDED PERSONAL PROPERTY SUMMARY RELATIVE TO CLAIM

Re: Tsunekichi YOKOYAMA.

With regard to claim for shares of Maple Ridge Cooperative Produce Exchange, it is to be noted that this Cooperative is in process of liquidation and to date no distribution of funds has been made to the shareholders.

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

MLB/KW

M.L. BROWN.

C.S. Rawlins
Expect distribution of $1 to a share

Extracts from Lease
Drawn by Mr. C. J. Campbell

File 6662

Lessor: Tasunikichi YOKOYAMA

Lessees: Wing MON and Hong YICK

Date: 13th May, 1942

Term: To 30th September, 1943

Consideration: $500.00 paid.

Property:

Land: Ten acre farm known as part of the South West quarter of Section 14, Township 12, as shown as letter "A" on sketch plan 3730, N. W. D.

Buildings: Packing house and garage.

Chattels: 2 hoes and 1 hand cultivator.

#1662

I TASUNIKICHI YOKOYAMA

Owner of property 10 acres S.W. ¼ Section 14 Township 12 as shown Letter "A" in sketch plan 3730 N.W.D. in the municipality of Maple Ridge, hereby agree to let the above described lands to WING MON and HONG YICK of Vancouver, B. C. giving him the right to carry on work immediately on my farm described above.

238 Pender st E 2613

This agreement is to protect both parties against the legal rights of myself as owner of the said lands and the new occupant carrying on to conserve the crop thereon and not to be construed as interfering with the legal rights of the Custodian of Japanese property if and when such property becomes his legal guardianship.

Time is the essence of this agreement.

T Yokoyama

Witness: L J Campbell
Solicitor
Haney B.C.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE. Date: Nov. 17, 1942.

NAME: YOKOYAMA, Tsunekichi REGISTRATION NO. #13762.

ADDRESS: 3047-15th. Road, Haney, B.C.

PROPERTY:

ACREAGE:

KIND OF CROPS:

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey. VACANT: Yes. OCCUPIED:

DESCRIPTION: Frame, on short stilts. ROOF: Shingle.

SIZE: 18' x 28' NO. OF ROOMS: 4.

CONDITION: Fair.

OTHER BUILDINGS: Woodshed 12' x 30'(fair) Garage 18' x 24'(fair)

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: Well. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: House is just rough finished inside. Found well boarded and locked. Owner left note for us, stating that 1 bed, 1 dresser, 1 gramaphone, 1 box cont. china, and 1 trunk cont. clothes, have been left at another man's house, but no address is given. The note is attached to this report.
We have been unable to find the house were these chattels are located.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

SEE ATTACHED LISTS. Chattels belong to Y Sugawara
Sch #6950

Signed:

J. Morrison
W. C. Stinson

6662

Coffey

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 8 1942

Hastings Park,
September 5, 1942.

ADDITIONAL REGISTRATION

Name YOKOYAMA, Tsunekichi

No. 13762

The following stored at R.R. No. 1, Haney, B. C. (3040-15 "Red,
in one room on the second floor.

3 Piece chesterfield suite ✓
~~4 Double beds, 1 extra bed spring~~ ✓
2 Screen doors
~~2 Tables~~
1 Gramaphone and records ✓
1 Water hose and sprayer
Bundle of blinds with hanger
1 Table cover
4 Kame (Water Crocks. 1 - 2 gals, 2 - 6 gals, 1 - 10 gals) ✓✓✓✓
Mirror with table
~~3 Stoves~~ sold
~~14 Chairs~~ 7 sold
~~1 Boxes of Kitchen utensils~~ ✓
1 Gas lamp
1 Cultivator ✓
1 Mattress
1 Box of lanterns and 1 lamp
~~2 Boxes of dishes.~~

Here Chattels sold on files of (663 + 664)

See letter of Dec 7/42 re chattels sold to Yoshizawa

SIGNATURE... T. Yokoyama

WITNESS ... S. Kobayashi

Left Stored 30/47

Sold by Auction Dec. 16/1943 - Haney 3 -

For complete list see Extract.

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE.

Date: Nov. 17, 1942.

NAME: YOKOYAMA, Tsunekichi

REGISTRATION NO. #13762.

ADDRESS: 3047-15th. Road, Haney, B.C.

PROPERTY:

ACREAGE:

KIND OF CROPS:

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey. VACANT: Yes. OCCUPIED:

DESCRIPTION: Frame, on short stilts. ROOF: Shingle.

SIZE: 18' x 28' NO. OF ROOMS: 4.

CONDITION: Fair.

OTHER BUILDINGS: Woodshed 12' x 30'(fair) Garage 18' x 24'(fair)

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: Well. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: House is just rough finished inside. Found well boarded and locked. Owner left note for us, stating that 1 bed, 1 dresser, 1 gramaphone, 1 box cont. china, and 1 trunk cont. clothes, have been left at another man's house, but no address is given. The note is attached to this report.
We have been unable to find the house were these chattels are located.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

SEE ATTACHED LISTS.

Signed:

J. Morrison.
W. G. Stinson

MEMORANDUM FOR FILE

File #6662

Re: Tsunekichi YOKOYAMA

Our field men report that on checking over the aboves dwelling house located at R. R. #1, Haney, B. C. (3047 - 15th Ave.) between the dates of the 9th and 15th of September, 1942 that the house was found to be left open and no signs of primary protection was made by the subject Japanese. They therefore took the necessary steps by locking and boarding all the buildings on this property in order to protect the equipment and furnishings left.

HRC/P.

HRC

Richardson
Circ to Anderson

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

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

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 6662

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 21 1942

October 14th, 1942.

Mr. Tsunekichi Yokoyama,
Registration No. 13762,
14 Mile Ranch,
Tashme, B. C.

Dear Sir: Buck Misspelled

Mr. Fred Birch, #15 Road Haney, B. C., called at this office stating that some time ago you purchased a quantity of wood from him.

He wishes this wood removed and states that he believes you sold a part of this wood to someone else.

We would appreciate what information you can give us regarding this wood and who the purchaser was so that we may contact him and have it removed from this property.

Yours truly,

R. D. Richardson

R. D. Richardson.
Farm Department.

WE/EM

Richardson

Dear Sir

In regard to the wood you mentioned in back of this letter is Sold to Mr Hoyano of port Hammond.

Jul 7th

please get in touch with him and oblige

Yours truly

T. Aokayama

7352
6662

21st October, 1942.

Mr. Toyozo Hoyano, #14326,
Slocan, B.C.

Dear Sir:

We are informed that you purchased a quantity of wood from Mr. T. Yokoyama, 15th Road, Haney, some time ago, and since that date have re-sold it to some other party. As it is necessary that this wood be moved, we would appreciate your informing us who this party is in order that we may contact him as early as possible.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

Letter answered on file 6950

6662

November 26th, 1942.

Mr. Tsunekichi YOKOYAMA,
Reg. No. 13762,
14 Mile Ranch,
Tashme, B. C.

Dear Sir:

Re: Chattels

Our field men on checking your property found a note to the effect that certain chattels were moved to another man's place so that they would not spoil. We would appreciate your informing us as to where they can be located.

Enclosed please find a list of chattels in duplicate found on your property. We would ask that you acknowledge this as being correct by signing one copy and returning it to this office. The other you may retain for your own reference.

Thanking you in anticipation, we are

Yours truly,

R. D. Richardson.
Farm Department.

WEA/EM

6662

June 9th,1943

Mr. Tsunekichi YOKOYAMA,
Registration No. 13762,
14 Mile Ranch,
Tashme, B. C.

Dear Sir;

Re: North West Fire
Policy No.210096

Kindly be advised that the above numbered policy has been issued to cover for $300.00 on dwelling situate on your property described as No. 3047-15th Rd.,Haney, B.C. on Subdvn."A", of S½ of SW¼ Sec.14, Twp.12, Municipality of Maple Ridge. This is a renewal of Policy No.193982 formerly carried by yourself.

The premium for three years amounts to $10.50. As you have no funds on credit at this office will you kindly let us have your cheque for this amount.

Yours very truly,

S.M.Gibson
Insurance Department

SMG:KT

J.L. No. 218

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No. 6662
Reg. No. 13762

MAY 26 1944

Mr. Tsunikichi TOKOYAMA,
Tashme, B. C.

Dear Sir:

Re: Municipality of Maple Ridge, Part 10 acres more or less of the S.W. ¼ of Sec. 14, Twp. 12, as shown and lettered "A" on sketch 3730, Dis. of New Westminster, C. of E. 50595.

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. Negotations 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 - - - - - - - - - - - -	$ 741.00	
Add:		
Unexpired insurance premium as at January 1st, 1943 - - - - - - -	1.71	
		742.71
Less:		
Tax arrears to December 31st, 1942 - - - - -		3.00
Registration fee - - - - - - - - - - - -		
Encumbrance—Principal - - - - - - - - - -		
—Interest - - - - - - - - - - -		3.00
Net proceeds of sale - - - - - - - - -		739.71

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.

1943		Debit	Credit	Balance
Jan. 1	Credit re Sale of Property		$739.71	
	Land Registry Office C/E	$ 1.00		
12	Proceeds Auction Sale		31.18	
	1943 Rent collected direct by you	100.00		
		$101.00	$770.89	CR $669.89

Files 6663, 6664, 6662. January 19, 1946.

MEMORANDUM.

To: Miss Charlotte Girard,

From: W.E. Anderson.

Certain chattels sold in auction Mission 18, and credited to the account of Akira YOKOYAMA (6663) and Tomio YOKOYAMA (6664) jointly, actually belong to Tsunekichi YOKOYAMA, File 6662. Please make the transfer in accordance with the following:

Transfer from Files 6663 & 6664 to File 6662 -

Mission #18.

Chesterfield		20.00
Cultivator		3.00
Gramophone		2.00
Drum heater		.50
Table		1.00
10 chairs		2.75
1 bed		4.00
2 beds		1.00
~~Wheelbarrow~~		~~.25~~
		$34.25
Less		
Auction Fee	3.43	
Advertising	.44	
Moving	9.44	13.31
		$20.94
To be left in account.		
Total		23.70
Less		
Auctioneer Fee	2.37	
Advertising	.30	
Moving	6.54	9.21
		$14.49

Transferred 1/2/46 C.G.

WEA:AS

W E Anderson

6662 & 6111

26th February, 1946.

Mr. & Mrs. Tsunekichi YOKOYAMA,
Registration Nos. 1762 & 1761,
Tashme, B.C.

Dear Sir and Madame

Re: Sun Life Insurance Policy No. 2,675,560

As requested by the Sun Life Assurance Company we enclose herewith their cheque for the sum of $247.47, in your favour. This amount represents the cash surrender value of the above numbered policy and is in full settlement of all claims under the policy.

Yours truly,

W.H. Anderson,
Administration Department.

WHA:HA
Encl.

C.C. to Dept. of Labour.

6662

April 19, 1948.

Mr. T. YOKOYAMA,
Reg. No. 13762,
Lillooet, B. C.

Dear Sir:

The shares of the Maple Ridge Co-operative Produce Exchange have now been redeemed, and the proceeds are held at this office.

Upon receipt of your share certifcates, which you will please send in, a cheque will be mailed to you.

Yours truly,

C. H. Read,
Office of the Custodian.

CHR/fs

Lillooet, B. C.
May 6, 1948

EVACUATION SECTION
Rec'd MAY 14 1948
File No. 6662
Ans. 13762
Referred

Department of the Secretary of State,
Office of the Custodian,
906 Royal Bank Bldg.
Hastings and Granville
Vancouver, B. C.

Dear Sir:

In reply to your letter of the 19th of April I am enclosing my hundred shares of the Maple Ridge Co-operative Produce Exchange.

Yours truly,
T. Yokoyama
no 13762
T. Yokoyama.

E 778 79
~~134 134~~ Redemption
105 Shares

542 10
516 16
651 37
751 42
105

6662

May 15, 1948.

Mr. Tsunekichi YOKOYAMA,
Reg. No. 13762,
Lillooet, B. C.

Dear Sir:

We beg to acknowledge receipt of your letter of the 6th instant, enclosing certificates covering 105 shares of the Maple Ridge Co-operative Produce Exchange.

We attach hereto Custodian cheque in the amount of $778.79, which is the entire balance of your account, and includes the sum of $134.14, the proceeds from the redemption of the above shares, at the rate of $1.27755 per share.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (1)

(28)

File No. 6662

SUMMARY RELATIVE TO CLAIM OF
Tsunekichi YOKOYAMA

Regn. No. 13762
Dec. 2, 1947.

REAL PROPERTY

Claimant's value $4000.00
Sold for 741.00

Claim $3259.00

This claimant values his land at $3200.00, and buildings at $800.00. His farm comprised of 6.5 acres of cultivated land and 3.5 acres unsuitable for cultivation. The buildings consist of 1 dwelling house 20' x 30', wood construction with shingle roof, a wood shed, garage and shack, which he values at $800.00. This property was assessed at $400.00 for the land and $300.00 for improvements. No insurance was carried.

The Soldier Settlement Board appraised the property at $750.00 and it was sold to Veterans' Land Act for $741.00.

PERSONAL PROPERTY

Claim $105.00

Yokoyama claims $105.00 for shares of the Maple Ridge Co-operative Produce Exchange. This Co-operative has been liquidated and distribution of funds will be made very shortly by the Liquidator.

abandoned

Our latest information from the Liquidators' office indicates that shares will be redeemed at $1.26. When distribution is made the claim for $105.00 will be met.

MLB:HA

MLB

File No. 6662
Reg. No. 13762

Tsunkichi YOKOYAMA

Date	Particulars	Debit	Credit	Balance
		$	$ 739.71	
1943 January 1	Credit re Sale of Property	1.00		
	Land Registry Office - Certificate of Encumbrance	100.00		
January 12	1943 rent collected direct by you		15.00	
1945 April 23	Legal fees re sale of property		20.94	
1946 February 7	Proceeds Auction Sale		134.14	
1948 March 1	Maple Ridge Co-Op shares redeemed			
		$ 116.00	$ 894.79	
				CR $ 778.79

Accounting Department
May 17th, 1948

CASE NO. 25.

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

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Lytton, B.C.,
January 12th, 1948.

IN THE MATTER OF THE CLAIM OF
TSUNEKICHI YOSHIYAMA.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

R.J. McMASTER, Esq., appearing for the Claimant.

A. WATSON, Esq., Secretary.
G.N.R. UPTON, Esq., Official Interpreter.
G. HAMILTON, Esq., Official Reporter.

T. Yokoyama,
In Chief.

TSUNEKICHI YOKOYAMA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. McMASTER: My lord, I would like, first of all, to abandon the claim for shares in Maple Ridge Co-Operative Produce Exchange, on the basis of the ruling which your Lordship has already made.

THE COMMISSIONER: All right, yes.

MR. McMASTER: I am instructed, my lord, to ask that the face of the claim be amended by striking out the words "and equipment". What the claimant referred to was his improvements on the land.

THE COMMISSIONER: "And equipment".

MR. McMASTER: "And equipment". I don't know whether it appears on the original claim form. It is on my copy.

THE COMMISSIONER: No, I don't see it here.

MR. McMASTER: It is not there. That is all right then, my lord. I would like to ask leave to reduce the claim with respect to the value of the land by one thousand dollars.

THE COMMISSIONER: Making your claim $2200.00, is that correct?

MR. McMASTER: Correct, my lord, on the basis that the claimant had included his crop and he had made other arrangements for his crop.

If it is convenient, my lord, I would like to have the claim form.

THE COMMISSIONER: Yes. (producing).

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, this is your signature on this document?

A Yes.

Q And that is the claim form which you filed in this matter? A: Yes.

Q I produce to you, witness, a form which I see you haven't signed as yet. Was that form prepared on your instructions by your solicitor yesterday? A: Yes.

Q Will you be good enough to sign the form?

A (Witness complies).

Q Are the statements contained in that form the truth, to the best of your knowledge and recollection? A: Yes.

Q Now in that form you state an estimated value of your land and of the buildings on the land. At what date do you estimate that value?

MR. IWASA: I think he has the question mixed up.

(Question Interpreted by Mr. Iwasa).

THE INTERPRETER: A: The price at the time of evacuation.

MR. McMASTER: I file that, my lord, as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 1).

THE COMMISSIONER: Q: When was this man evacuated?

THE INTERPRETER: A: 31st of August, 1942.

MR. McMASTER: Before you had this form drawn for you, Mr. Yokoyama, did you have an opportunity to examine the farm appraisal report which was made by the Soldier Settlement Board?

A Yes, he saw this.

Q And are the comments on this form, which we have filed as Exhibit 1, concerning the appraiser's report, are they comments that relate to this report by the Soldier Settlement Board?

A Yes.

MR. McMASTER: My lord, I might say in this respect, that I am representing this man's two sons in the following claim. I could recall him in their case on this point but I thought I might dispose of it right now. He is making no claim for chattels and by adducing from him the reason why, it will give us the reason for its inclusion.

THE COMMISSIONER: All right.

MR. McMASTER: Q: You aren't making any claim for chattels in your claim?

A Yes, he hasn't made any claim for tools or chattels.

Q What did he do with his chattels?

A He says these chattels or tools belonged to somebody else.

MR. IWASA: He is getting mixed up with farm equipment.

MR. McMASTER: Perhaps if I put it this way.

Q His household furnishings, and so on, what did he do with those?

A He says he has no household --

Q Did he have any at the time of his evacuation?

A Those household chattels belonged to somebody else.

MR. McMASTER: That is all, my lord.

THE COMMISSIONER: Mr. Hunter.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Yokoyama, you stated that the value you have placed here was the price at the time of evacuation. I presume you mean fair market value, do you? A: He says he thought it was the fair price at that time.

Q How do you make your estimate?

THE INTERPRETER: I can't get this.

MR. McMASTER: Do you want some help on that, Mr. Upton?

THE INTERPRETER: Yes.

MR. McMASTER: Can you understand what is going on?

THE INTERPRETER: He is talking about strawberries now.

MR. McMASTER: Well would you put thequestion to him?

THE INTERPRETER: Is it the real estate you are trying to get at or —

MR. IWASA: What was the question again, please?

MR. HUNTER: He stated that the basis of values he gives here was the price at the time of evacuation. He then stated after I had asked him, "Did he mean fair market value?", he considered that a fair value or fair price. Then I asked him how he made that estimate. How does he decide that that is a fair price, in other words, or that that is a fair market value? I just want to know what basis he is going upon.

MR. IWASA: That is for the land and buildings?

MR. HUNTER: I am particularly interested in the land. The buildings are something we may go into later.

I would like to know about that land. What is
basis for the estimate?

(Question interpreted by Mr. Iwasa)

A I was getting a very good crop and I had a prospect of getting a further good crop from year to year, I mean year after year, so I thought this would be a very decent good price.

Q Well, I mean you didn't just pull a price out of the air, Mr. Yokoyama. How did he decide that? that is a reasonble price because you are getting a good crop? What is your basis? You don't just find a price out of your mind; you have some basis for reaching that price. What is the basis?

MR. IWASA: Would you take that one, Mr. Upton?

THE INTERPRETER: I think it would be much better if we were to ask him what he estimated the value of his land and then his crop.

MR. HUNTER: No, he has already given these estimates.

THE COMMISSIONER: I don't think you are going to get very far, Mr. Hunter, with that.

MR. HUNTER: No. That is all, my lord.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Just the one question, my lord. You purchased this land as raw land, as uncleared land, in 1931, Mr. Yokoyama?

A Yes.

Q And you made all the improvements to that land that are shown on Exhibit 1, on this form?

A We cleared the land and made the improvements.

Q And how many years did it take him to do that?

A About three years.

Q And he has already said that he was getting good crops from the land?

A Yes, he was getting good crops.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
"G. Hambleton"
Official Reporter.

LYTTON
12 Jan.48

V.L.A.Deal

B R I E F

Notes in Defence

Tsunekichi YOKOYAMA

File No. 6662

Case No. 25.

Claim:

Land and Buildings $3000.00

		Sold for	Claim
Land	$2,200.00		
Bldgs.	800.00	741.00	2259.00

Patterson appr.

Trans. Page 3 - Claimant estimated fair market value of his land and buildings as at 31 Aug. 1942 -- the date he was evacuated.

Trans. Page 6 - Unable to get satisfactory answer as to basis on which valuation estimated.

No submission.

RWN/mw

Name of Claimant YOKOYAMA, Tsunekichi Case 25

Custodian File 6662

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
					741		1025.80				1025.80

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear					
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	1025.80

1540

6662

October 31st, 1950.

Mr. Tsunekichi YOKOYAMA,
Lillooet, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 25

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... $1,025.80.

Cheque in your favour is enclosed for $ 966.46
and we have paid the Co-Operative Committee .. $ 59.34
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.