

60972

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: YOSHIMURA Rinichiro
HOME ADDRESS: Re. Re. #1, Homoeck, B. C. (22nd Ave.)
REGISTRATION NUMBER 14476 SEX: male AGE: 45
OCCUPATION: farmer

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

EMPLOYER: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Koto

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: Aiko (F) Tetsumi (M) Winnie (F)

Goro William (M) Grace Chiyako (F)

ADDRESS OF CHILDREN: same address

AGE OF CHILDREN: 14, 10, 8, 5, 2 yrs.

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

1. LOCATION AND DESCRIPTION: Title "125287 Roll #1841 Sub-div. "D"

NW quarter of Sec. 14 in the District of Maple Ridge, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 8 roomed 2 storeyed wooden frame

dwelling house. woodshed-packing shed hot house sawdust house bath house

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

4. TAXES (Amount and where payable) \$74.39 1941 paid at Dist. Maple Ridge

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

6. OCCUPANCY AND LEASES (If vacant so state) Declarant wishes to lease property,

no details as yet. Remuneration?

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Land Registry Office, New Westminster

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

9. IF FARM LAND STATE CROPS SOWN number and tonnes (no tonnes)

(to be leased with house, if possible)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1.

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:

(This is on the "self-supporting scheme" so declarant will take his furniture with him)

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
Victory Bonds: \$150.00 (1941) \$100.00 (1942)
\$250.00 War Savings Certificates. (all in owner's possession)8. BANK ACCOUNTS Bank of Montreal, Hastings & Main, Vancouver, B.C. (\$2000.00 about)9. LIFE INSURANCE: none10. INTEREST IN ANY ESTATES OR TRUSTS. none11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none2. 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 30th day of April 1942.

(Signature)

R. YoshikawaT. J. Williams
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date November 13 1943

File No. 6972

Full Name YOSHIHARA, Rinichiro
(Surname in Block Letters)

Registration No. 14476

Male - Female
(check)

Age June 2, 1894

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

Date Evacuated Aug/42(?) Naturalized - Canadian-Born - National
(check)

Present Address Lillooet, B.C.

Married - Single
(check)

Name of Wife (KOSAKA) nee Kato #14477

Name of Husband -

Name of Mother (KOSAKA) nee Man (Kato) Name of Father Eizo (Kato)

Names of Children under 16

See Over

Requested by A. M.

Registered with Custodian
(Yes or No)

Additional Information Farmer. Owner of 16 1/2 acres house & bldgs. 2 1/2 ton truck 1/2 ton truck

File
REAL PROPERTY SUMMARY ✓

JAPANESE NAME: Rinichiro YOSHIHARA Reg. No. 14476 File No. 6972.

CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/99-P. First Offer.

PROPERTY ADDRESS: R.R. No. 1, Dewdney Trunk Road, Whonnock, B. C.

LEGAL DESCRIPTION: An undivided one half interest in and to Part 10 acres more or less of the North West quarter of Section 14, Township 12 as shown and coloured Green on sketch deposited No. 3418, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Rinichi YOSHIHARA (see Statutory Declaration on file re spelling of name - Rinichiro YOSHIHARA).

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vested under No. 24723, dated August 27th, 1942.

ASSESSED VALUE: Land - \$900.00
Improvements - \$1000.00 - \$1900.00. Taxes \$40.19.

CLASSIFICATION: Small Fruit and Vegetable Farm, Dwelling and out-buildings.
This property has an area of 10 acres, planted to strawberries, asparagus and a few fruit trees.
1 Two Storey frame dwelling, 1 barn, 2 woodsheds, 1 blacksmith shop.

HISTORY OF ADMINISTRATION: This man's Interest in this property consists of an undivided $\frac{1}{2}$ interest in and to Part 10 acres more or less of the N.W. $\frac{1}{4}$ of Section 14, Township 12, Green sketch No. 3418, Municipality of Maple Ridge; the other undivided $\frac{1}{2}$ interest is in the name of Iwakichi YOSHIHARA, File No. 6977.
According to Shoichi NAGAI'S Declaration (File No. 6941) on his JP Form, he rents Rinichiro YOSHIHARA'S interest for \$75.00 - \$100.00 per annum. Rent paid for 1941.

Iwakichi YOSHIHARA, File 6977 and Shoichi NAGAI, File 6941, leased this property, viz., Part of N.W. $\frac{1}{4}$ of Section 14, Township 12, described as No. 2155 on Municipal Roll of Maple Ridge (Should be Roll No. 2157) to Harry Gee on 21st May, 1942. Term Duration from May, 1942. Consideration - \$200.00 paid, and yearly rent equal to taxes and cost of cultivating and keeping farm in repair, Insurance. Lease given to S.S.B., August 10th, 1943.

SOLD: ✓ To The Director, The Veterans' Land Act for \$962.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to credit of Rinichiro YOSHIHARA'S (File 6972) and Iwakichi YOSHIHARA'S (File 6977) Joint Account, against which were charges for Registration Fees - \$6.00, Legal Fees - \$15.00, and a portion of the Tax arrears - \$90.54, leaving a credit of \$880.46

\$880.46,

Page 2.

File No. 6972.

added to which were adjustments of \$6.57 covering unexpired Fire Insurance Premiums, leaving a net credit of \$887.03 which was equally divided between the owners on December 4th, 1945 -

Rinichiro YOSHIHARA	- \$438.52
Iwakichi YOSHIHARA	- \$438.51 - \$887.03

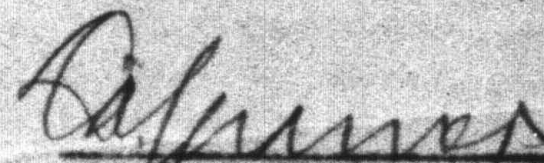
The following Fire Insurance Policy -

Merchants Marine Insurance Co. Ltd., No. 282016 - \$1,000.00, was transferred to S.S.B.

Certificates of Title Nos. 172078-E and 172079-E in the name of The Director, The Veterans' Land Act.

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

December 8th, 1945.


D. A. CRAMER.

DAC:JS

6972

FIRE INSURANCE SUMMARY

Shinichi KOSHIMURA Reg. No. 14476 File No. 6972

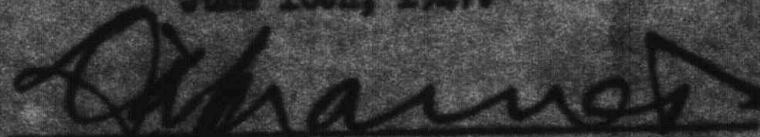
The above named Japanese declared on his J.P. Form signed 30th April 1942 that he carried no Fire Insurance.

However, there was a \$1,000.00 coverage on his dwelling included in Merchants' Marine Insurance Company Limited, Policy No. 282016 (\$5050), expiring October 24th, 1943.

This was transferred to The Director, The Veterans' Land Act.

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

June 16th, 1947.


D. A. CRAMER.

DAC:ic

6972

LIABILITY SUMMARY

Rinichiro YOSHIHARA Reg. No. 14476 File No. 6972

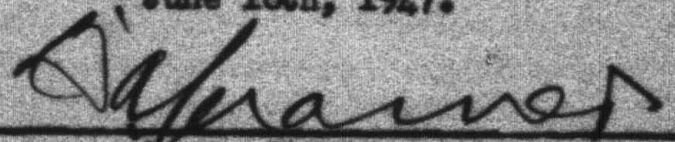
The above named Japanese declared on his J.P. Form signed 30th April 1942 that he had no Personal or Trade Debts.

However, on December 18th, 1942, the Standard Oil Company of B.C. Limited filed a claim for \$32.00 against him. This was supposed to be for four (4) empty gasoline barrels. Rinichiro Yoshihara declared that he had returned the four empty barrels and asked the Oil Company to check up his statement (see letter dated January 16, 1945 on file).

On January 25th, 1945, we have a letter from the Standard Oil Company of B.C. Limited withdrawing this claim.

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

June 16th, 1947.


D. A. CRAMER.

DAC:ic

REAL PROPERTY SUMMARY

JAPANESE NAME: Rinichiro YOSHIHARA Reg. No. 14476 File No. 6972.

CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/215-P. First Offer.

PROPERTY ADDRESS: 22nd Avenue, R.R. No. 1, Whonnock, B. C.

LEGAL DESCRIPTION: Part 17.38 acres more or less of the North West quarter of Section 14, Township 12 as shown and lettered "D" on sketch deposited No. 4372, Save and Except 1.09 acres more or less as shown on Sketch 7990, Municipality of Maple Ridge, B. C.

TITLE: Registered in the name of Rinichiro YOSHIHARA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vested under No. 24952, dated November 12th, 1942.

ASSESSED VALUE: Land - \$ 700.00
Improvements - \$5450.00 - \$6,150.00. Taxes - \$82.82.

CLASSIFICATION: This is a vegetable farm with an area of 16.29 acres, upon which there are fully equipped hot houses, including a heating and water system used for the propagation of cucumber and tomato plants, also 1 - 8 room frame dwelling, woodshed, packing shed, sandust house, bath house.

HISTORY OF ADMINISTRATION: This property was leased by Rinichiro YOSHIHARA, 27th August, 1942, to Kenneth Frederick Lee. Term being 1 year from 1st October, 1942, with option to renew for further term of one year. Consideration - \$500.00, \$250.00 cash and \$250.00 payable 1st May, 1943. All buildings, heating and water system included. All of the plant to be kept in perfect working order and Lessee to replace any damage. The first \$250.00 of the rental was paid direct to Rinichiro YOSHIHARA, and the balance, viz., \$250.00, we assume was paid direct to The Director, The Veterans' Land Act, as the sale of the property to them was as at 1st January, 1943. No claim was made by the Veterans' Land Act for any portion of the first \$250.00.

The Lease was handed to S.S.B., August 19th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$3,622.00 as at 1st January, 1943. X
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Rinichiro YOSHIHARA as at May 10th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$3,604.00 from said transaction.

Certificate of Title No. 169872-E in the name of The Director, The Veterans' Land Act.

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

December 10th, 1945.

DAC:JS

D.A. Cramer
D.A. CRAMER.

LIABILITY SUMMARY

Rinichiro YOSHIMURA Reg. No. 14476 File No. 6972

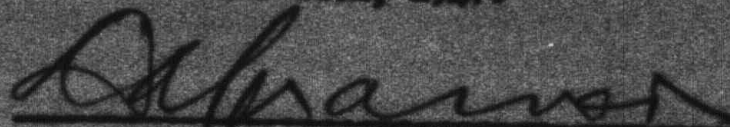
The above named Japanese declared on his J.P. Form signed 30th April 1942 that he had no Personal or Trade Debts.

However, on December 18th, 1942, the Standard Oil Company of B.C. Limited filed a claim for \$32.00 against him. This was supposed to be for four (4) empty gasoline barrels. Rinichiro Yoshimura declared that he had returned the four empty barrels and asked the Oil Company to check up his statement (see letter dated January 16, 1945 on file).

On January 25th, 1945, we have a letter from the Standard Oil Company of B.C. Limited withdrawing this claim.

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

June 16th, 1947.


D. A. CRAMER.

DAC:ie

REG. NO. 14476		NAME YOSHIHARA, Rinichiro See also File No.s (6968, 6977 6941 & 679 Int.)			FILE NO. 6972	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Merchants' Marine Insurance Co. Ltd.	282016	Total \$5050. \$1000.	Oct.	24	1943	S.D.S. Bldg Section 21, TW 12, Municipality of Maple Ridge, Haney, B. C.

FIRE INSURANCE SUMMARY

Rinichiro YOSHIHARA Reg. No. 14476 File No. 6972

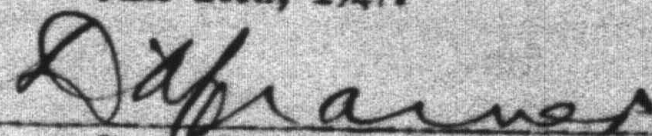
The above named Japanese declared on his J.P. Form signed 30th April 1942 that he carried no Fire Insurance.

However, there was a \$1,000.00 coverage on his dwelling included in Merchants' Marine Insurance Company Limited, Policy No. 282016 (\$5050), expiring October 24th, 1943.

This was transferred to The Director, The Veterans' Land Act.

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

June 16th, 1947.


D. A. CRAMER.

DAC:ic

FLEISHMAN & MEAGHER

Barristers, Solicitors

NOTARIES PUBLIC

ARTHUR H. FLEISHMAN

J. P. MEAGHER

712
TELEPHONES
MARINE 8167-8168 C

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 2 1942

314 STANDARD BANK BUILDING

VANCOUVER, B.C.

September 1, 1942

Custodian of Alien Enemy Property
1404 Royal Bank Building
Vancouver, B. C.

ATTENTION: Mr. McPherson

Dear Sir:

RE: HANEY BOX COMPANY LTD., Lessor
FREDERICK LEE, Lessee
AND RE: RINICHIRO YOSHIHARA, Lessor 6972-
Kenneth Frederick Lee, Lessee *Evans file.*

The Haney Box Company Limited, being a body corporate under the laws and statutes of the Province of British Columbia whose numerous shareholders are of the Japanese race, has leased to Kenneth Frederick Lee the property known as Lot 1 and 2 of the Northwest Quarter of Section 15, Township 12, for a period of one year with option of renewal for a further term of one year, certain greenhouses and a dwelling on the said greenhouses, for the sum of \$696.00 rental per year; \$448.00 payable on the execution of the lease, and \$248.00 becoming due on the 30th day of May, A.D. 1943.

The Lessee, who is of Chinese origin, accepted the place and admits it to be in a good state of repair, and agrees to do all necessary repairs whether it be by acts of God or otherwise, replace the same and keep the same a proper state of repair.

The Lessor is to pay taxes and the Lessee is to pay for the upkeep with reference to the same.

Yoshihara rented the Northwest quarter of Subdivision D, Section 14, Township 12, Group 1, New Westminster District, for the term of one year with the option of renewal for a further year; \$500.00 yearly rental, \$250.00 paid on the execution of the Lease and \$250.00 on the 1st of May, 1943. The Lessor is a person of the Japanese race.

I am giving you this letter as a result of discussing this matter with you and as I promised to give you full information with reference to the same.

Yours truly,

FLEISHMAN & MEAGHER

AHF/SJ

per: *AKT*

*Not in bank
Not in file
Honey*

509-10 Royal Bank Building,
Vancouver, B.C.
September 5th, 1942.

Messrs. Fleishman & Meagher,
314 Standard Bank Building,
VANCOUVER, B.C.

Re: Haney Box Co. Limited
and Frederick Lee
& Re: Rinichiro Yoshihara ✓ 6972.
and Kenneth Frederick Lee

Dear Sirs:

I have your letter of September 1st.

The Custodian will not interfere with the arrangements already made, but will require that no funds be disbursed by the company or paid to Mr. Yoshihara without approval of this office.

I note that the lessor is to pay the taxes and I would appreciate being advised as to whether or not you are going to collect the rent and make these arrangements. If this is the intention, the Custodian will not object, provided you notify this office as and when the rentals are collected, taxes paid, and what is done with the balance of the funds.

No money should be paid to the Japanese shareholders of the company, without the consent of this office, since there may be claims against this company or the individual Japanese on file. This will also apply to Mr. Yoshihara's interest in the leased property.

I would appreciate receiving particulars as to who is his landlord, and whether or not you are going to see that the landlord's rent is paid from time to time.

Yours very truly,

G.W. McPHERSON.
Authorized Deputy of the Secretary
of State and/ or the Custodian.

GWMoP:HW.

Extract from Lease.

File No. 6972. *lv*

Lessor: Rinichiro YOSHIHARA.

Lessee: Kenneth Frederick LEE.

Date: 27th August, 1942.

Term: 1 year from 1st October, 1942 with option to renew for further term of one year.

Consideration: \$500.00 - \$250.00 cash and \$250.00 payable 1st May, 1943.
No Taxes.

Property:

Land: N.W. $\frac{1}{4}$ of Subd. "D", Section 14, Tp. 12, Gp. 1, Tp. of Haney,
Municipality of Maple Ridge.
Only portion of land adjacent to greenhouses & dwelling may
be cultivated.

Buildings: Included. The heating & water systems and greenhouses to
be kept in perfect working order and good state of repair,
and lessee to replace any damage.

Chattels: Not included.

Lease handed S.S.B. 19/8/43.

Address all communications to:
THE COMMISSIONER
British Columbia Provincial Police
(Motor-vehicle Branch)
Victoria, B.C.

TELEPHONE - EMPIRE 1111
LOCAL 386

Your File No. **6972**

SUBJECT:

**Motor-Vehicle
Registration
#196674**



**MOTOR-VEHICLE BRANCH
VICTORIA**

In reply quote File No.

Oct. 15th. 1942

Edgar T. Read, Esq.,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

In reply to your letter of the 14th.
instant, I beg to advise you that 1939 Maple
Leaf Truck, 1942 licence #CUS62, was transferred
March 12th. 1942, at Victoria, B.C. from
Rinichiro Yoshihara, 22nd. Ave. R.R.#1, Whonnock,
B.C. to Charles Howard Stonhouse, R.R.#1,
Hammond, B.C.

Yours truly,

Geo. A. Hood
George A. Hood,

Inspector O/C Motor Branch
For Commissioner of Provincial Police.

/NJ

6772

December 10, 1942.

Mr. Rinichiro Yoshihara,
Registration No. 14476,
Lillooet, B.C.

Dear Sir:

Re: Part 10 acres more or less
of Northwest Quarter Section
14, Township 12 as shown and
coloured green on sketch de-
posited No. 37576-C, District
of New Westminster.

The name of the registered owner of this pro-
perty is Rinichi YOSHIHARA (Logger, of Websters Corners, B.C.).
If you own the property would you please go before a Notary
Public or a Justice of the Peace and swear to this declara-
tion and return it to us as soon as you can. If you do
not own this property would you kindly tell us.

Yours truly,

A. G. McArthur.
Administration Department.

DD/CD
Encl. 1

Your File No.



In reply quote File No.

SUBJECT:

R. Yoshihara,
Notice of Transfer.
Maple Leaf Truck - "Motor Carrier
Act".

Motor Licence Office,
Box 455,
New Westminster, B. C.,
January 12th, 1943.

EXECUTION SECTION	
Recd	JAN 13 1943
File No.	6972
Ass.	<i>Alh</i>
Referred	<i>Richardson</i>
	<i>Anderson</i>

Office of the Custodian,
505 Royal Bank Building,
Vancouver, B. C.

Gentlemen:

I have to hand this date a letter from Headquarters regarding the whereabouts of one, R. Yoshihara, to whom a Maple Leaf Truck was sold in October, 1942, by one Charles Stonhouse, of Haney, B. C. As we have not yet received a transfer for this vehicle, I would be pleased if you would notify us as to the whereabouts of Yoshihara in order that the necessary forms may be completed.

Yours truly,

G. Lindsay
G. Lindsay,
Asst. Chief Clerk
i/c Motor Office.

GL/RP.

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

PHONE PACIFIC 8131

PLEASE REFER TO

FILE NO. 6972

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

January 8, 1943.

EVACUATION SECTION
Rec'd JAN 16 1943
File No.
Ad.
Re: McArthur

Mr. Rinichiro Yoshihara,
Registration No. 14476,
Lillooet, B.C.

Dear Sir:

Re: Your $\frac{1}{2}$ interest of part of 10 acres
of Section 14, Township 12.

We thank you for the declaration but are returning it, as the name on the title is "Rinichi" not Rinichiro. If you are the person registered as "Rinichi Yoshihara" would you please have the declaration re-sworn and the new name initialed.

Pleased mention our file number when replying.

Yours truly,

A. G. McArthur.
Administration Department.

DD/CD

CANADA

PROVINCE OF BRITISH COLUMBIA

TO WIT:

) In the matter of an undivided one half interest
) in and to part 10 acres more or less of the North-
) west Quarter of Section 14, Township 12, as shown
) and coloured green on sketch deposited No. 3418,
) Mun. of Maple Ridge in the District of New
Westminster.

.....
(description of lands as in title)

I, Rinichiro Yoshihara.....presently residing
at Lillooet, B.C......formerly residing at
Whonnock, B.C......a person of Japanese race registered
with the Royal Canadian Mounted Police under number 14476.....solemnly
declare

1. That I am the person described as Rinichi Yoshihara R.Y.
Rinichiro Yoshihara R.Y.
.....on Certificate of Title number 25030-E
or on Tax statement of the Municipal Corporation of Maple Ridge
.....representing the lands above described.

And I make this solemn declaration conscientiously believing it to be true
and knowing it to be of the same force and effect as if made under oath and by
virtue of the Canada Evidence Act.

Declared before me at Lillooet.....)

In the Province of British Columbia.....)

this 5th day of January A.D. 1943)

Rinichiro Yoshihara

Rinichiro Yoshihara A Notary Public in and for the province of....

Declared before me at Lillooet.....
W. J. Selby

In the Province of British Columbia.....
A Commissioner for taking affidavits

this 14th day of January A.D. 1943
W. J. Selby Commissioner for taking affidavits
within British Columbia.

February 2, 1943.

MEMORANDUM - MR. GREEN

Attached is the file. The 1939 Maple Leaf truck now once again in the name of Rinichiro YOSHIHARA, but not delivered up by Yoshihara or his agent to the RCMP, vests nevertheless in the Custodian and should be handled in accordance with the general rules of policy relating to chattels.

RMB

RPA:MA

February 5th, 1943

To: Mr. Alexander

From: Mr. Green

Mr. Anderson advises me that this truck is not on the Nagai property as mentioned in the first memorandum of October 14th and he believes has been removed by the owner from the restricted area. I believe that as this truck was not declared to us, it will not be necessary to follow this matter further, but should you wish, I will write to Rinichi Yoshihara at Lillooet and enquire

Me!
RMB

HFG:IF

R R / Harry B L

CAUTION SECTION
Rec'd FEB 4 1943
File No. 6972
Ans. <i>noted</i>
Referred <i>Richardson</i>

Mr R D Richardson

Dear Sir

On Dec 16th you asked me if had ^{and to green} made any arrangements with Mr & H Snow at that time they had been promising to come out but kept putting off & soon after you had made out a lease

You asked me if I sold any stuff off the place to report to you I will as soon as I do so

I would like to know if wood they used sawed ^{cut} ~~cut~~ ^{current} ~~current~~ binder twine ^{cut} paper boxes & stuff like that is to be left or paid for at the end of the lease

I will come in & see you the first time am in the city

We have been pretty well shut in here the last three weeks

Yours truly
C. H. Stonhouse

Please
file

FLEISHMAN & MEXNER HANSFORD

Barristers, Solicitors

NOTARIES PUBLIC

ARTHUR H. FLEISHMAN

~~MEXNER~~ Wm. F. Hansford

TELEPHONES

MARINE 8167-8168

314 STANDARD BANK BUILDING

VANCOUVER, B.C.

June 16, 1943

G. T. McKay, Esq.,
Farm Department,
Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JUN 17 1943
File No.	
Ans.	
Referred	<i>Handley</i>

Your File No. 6972

Dear Sir:

Re: Haney Box Co. Ltd. & Frederick Lee
& Re: Rinichiro Yoshihara & Kenneth Frederick Lee

Adverting to your letter of the 15th inst. in the above matter, the writer knows nothing of the \$250.00 and nothing of the \$448.00. I spoke to Mr. McPherson or Mr. Alexander and advised him of the fact. I suggested at that time that the amount was collectable from Lee and that the Company is not liable for repairs, as Lee is undertaking to do the repairs himself. As some of the greenhouses have fallen in, hence Lee should be made to repair according to the terms of the lease. This letter will confirm my previous discussion either with Mr. McPherson or Mr. Alexander in the above matter.

Yours truly,

FLEISHMAN & HANSFORD

AHF:ER

1784

7

6972

June 22, 1943.

Messrs. Fleishman & Hansford,
314 Standard Bank Building,
Vancouver, B. C.

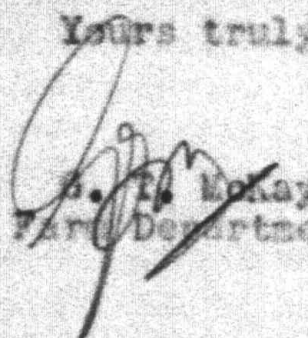
Dear Sirs:

Re: Haney Box Co. Limited and
Frederick Lee.
& Re: Rinichiro Yoshihara and
Kenneth Frederick Lee

Your letter of June 16th deals only
in part with my request of the 15th in which
I asked for a copy of the lease between Yoshi-
hara and Lee.

We have a copy of the lease as between
the Haney Box Co. Ltd., and Lee but there seems
to be nothing on file concerning the arrangements
between the Japanese and Lee in reference to the
Northwest quarter of Subdivision "D", Section 14,
Township 12, which according to your communication
of September 1st 1942, was leased for \$500.00
yearly. Of this amount, \$250.00 was to have been
paid on the execution of the lease and \$250.00 on
the first of May, 1943. If you have that document,
please let us have a copy of it.

Yours truly,


S. T. McKay.
Farm Department.

OTM/MFP

C
O
P
Y

BRITISH COLUMBIA
PROVINCIAL POLICE
MOTOR-VEHICLE BRANCH

VICTORIA

Oct. 15th, 1942.

Your File No. 6972.

SUBJECT:

Motor-Vehicle
Registration
#196674

Edgar T. Read, Esq.,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

In reply to your letter of the 14th.
instant, I beg to advise you that 1939 Maple
Leaf Truck, 1942 Licence #CU862, was transferred
March 12th. 1942, at Victoria, B. C. from
Rinichiro Yoshihara, 22nd. Ave. R.R. #1, Whonnock,
B.C. to Charles Howard Stonhouse, R.R. #1,
Hammond, B. C.

Yours truly,

"Geo. A. Hood"
Inspector O/C Motor Branch
For Commissioner of Provincial Police.

/NJ

Town P.O.
Taylor Lake, B.C.
Nov. 17, 1944

Mr. A. E. Anderson,
Farm Dept.
Office of Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	NOV 20 1944
File No.	6972
Initials	AA
Name	Anderson

Dear Sir:

I'm referring to File No. 6972,
what Mr. C. H. Stenhouse informed you
is all correct. I hereby authorize the
payment of \$10.00 be given him.

Also please send me my credit of \$35.00,
as I need it to support my family.

Another thing I would like to inquire
is about the rent of our greenhouse. Are
you gathering it yearly or semi annually
from Mr. H. Lee who is renting the place.

Please write and let me know about
it.

I would also like to call to your
attention, any change in address.
Please forward any further mail to the
above address.

Yours truly,
Mr. R. Yoshikawa
Reg. No. 14476

6972

November 23rd, 1944.

Mr. Rinichiro YOSHIHARA,
Registration No. 14476,
Fawn, P. O.,
Taylor Lake, B. C.

Dear Sir:

In reply to your letter of November 17th, we are enclosing remittance of \$35.00 from your account as requested, and we have also made payment of \$10.00 to Mr. Stonhouse.

We note that you make enquiry regarding your property, and we would refer you to our letter and statement dated June 5th, 1944, which gave you a detailed account covering the sale of your 22nd Avenue property, upon the back of which was a statement of your account at this office.

On August 22nd, a similar letter and statement was forwarded to you, at Lillooet, showing detailed statement of the property owned jointly by you and Iwakichi YOSHIHARA, on the back of which was a detailed statement of your joint account with Iwakichi YOSHIHARA. It is possible, that as we note you have changed your address, you did not receive these but as they have not been returned to this office, we assume that they arrived satisfactorily.

Yours truly,

W. E. Anderson,
Farm Department.

Enc. (cheque)
WEA:OH

Credit balance - \$3620.00

Fawn, P.O.
Taylor Lake, B.C.
Jan 16, 1945.

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

EVACUATION SECTION	
Rec'd	JAN 18 1945
File No.	6972
Ans.	
Referred	McAlister

Dear Sir:

Re file No 6972 I would like to inform you that I have returned eighteen (18) barrels of oil (gas) of which fourteen (14) were full and four (4) empty barrels all on the same day.

Please re-check at the Standard Oil Co. office and let me know at your earliest convenience.

Yours truly,
(Mr) R. Yoshihara.

Holding up until we hear from Stan Oil.

17.1.45

STANDARD OIL COMPANY OF BRITISH COLUMBIA LIMITED

HEAD OFFICE: VANCOUVER, B. C.

STANOVAN REFINERY: BURNABY, B. C.

R. T. WILSON
DIRECTOR SECRETARY & TREASURER

January 25, 1945.

MARINE BUILDING
VANCOUVER, B. C.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	JAN 26 1945
File No.	872
Ans.	
Referred	McAlister

Yoon

ATTENTION: A. McAlister

Dear Sir:

Claim #6972 - RINCHIRO YOSHIHARA

With reference to your letter of January 19th, we wish to advise that it is possible that our Mission agent neglected to issue credit for empty barrels at the time the full barrels were returned. We are willing to give Mr. Yoshihara the benefit of the doubt and drop this claim.

Please consider this claim closed.

Yours very truly,

R. T. WILSON,

By: *St. James*

GHS:jk

6972

January 27, 1945.

Mr. Rinchiro YOSHIHARA,
Reg. No. 14476,
Fawn P. O.,
Taylor Lake, B. C.

Dear Sir:

Replying to your letter of the 16th of January, 1945, regarding the claim lodged against you by the Standard Oil Company of British Columbia Ltd., we wrote that company in connection with this claim and they have replied, stating that possibly their Mission agent neglected to credit you with the empty barrels when they were returned. Under the circumstances they are dropping their claim, so the matter is now closed.

Yours truly,


AMcA/FM

A. McAlister,
Claims Department.

Taylor Lake Siding,
Fawn P.O. B.C.,
Aug. 4, 1947.

Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 7 1947
File No.	6971/6972
Ans.	Ans. 20
Referred	H. Allen

Dear Sir:

Enclosed please find the joint statement of the an undivided one-half interest in and to part 10 acres more or less of the north west quarter of Section 14, Township 12 as shown and coloured green on sketch dep. 162 3418, District of New Westminster. C. of E. 50263.

Please send me my share of the credit of this statement only.

Yours truly,
Rinichiro Yashihara

8th August, 1947.

Mr. Rinichiro YOSHIHARA,
Registration No. 14476,
Taylor Lake Siding,
Fawn P.O., B.C.

Dear Sir:

Re: Part 10 acres n/1, NW $\frac{1}{4}$, Sec. 14, Twp. 12
as shown coloured Green on Sk. 3418,
Municipality of Maple Ridge, D.N.W.

As requested in your letter of the 4th August, we enclose herewith Custodian cheque in the amount of \$438.52, which represents your half share in the above mentioned property. We are also returning your statement re sale of this property, and would point out that as mentioned therein legal fees in the amount of \$15.00 were charged in connection with the conveyance of the property.

Your remaining credit balance at this office of \$3604.00 is available to you upon request.

Yours truly,

Office of the Custodian.

HA
Encls. 2. (cheque)

File No. 6972 / 11476

Fawn P. O., B. C.,
July 27, 1948.

Attention Mr. C. H. REED,
Office of Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd.	AUG 2 1948
File No.	6972
Ans.	
Referred	

Dear Sir:

In reply to your letter, dated the 19th of April in regard to the Maple Ridge Co-operative Produce Exchange shares, I enclose please find two share certificates No. 242, fifteen shares and No. 94, ten shares. Total twenty-five shares to be redeemed.

Please refer to your share book if these are all being allotted to me as I am not sure whether this was all I had or not.

Yours truly,

R. Yoshikawa

Amichiro

Received

Cash 10 shares

242 15 shares

25

Register says 41 shares

Oct 339 for 14 shares

514 2

Not sure

PHONE PACIFIC 8131

PLEASE REFER TO

FILE NO. 6972

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

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

August 4, 1948.

Mr. Rinichiro YOSHIHARA,
Reg. No. 14476,
Fawn, B. C.

Dear Sir:

We beg to acknowledge receipt of your letter of the 27th ultimo, enclosing two certificates covering twenty-five shares of the Maple Ridge Co-operative Produce Exchange.

According to the Register, you were the holder of forty-one shares, but you did not forward to this office certificate #339 for fourteen shares and certificate #514 for two shares. If these certificates are in your possession, kindly forward them to this office without delay.

While it is not the practice of the Custodian to remit funds from the redemption of these shares without the production of the share certificates, an exception has been made in your case and we attach hereto Custodian cheque in the amount of \$3,656.38, which is your entire balance with this office, as per the attached statement. This amount includes the redemption of forty-one shares of the Maple Ridge Co-operative Produce Exchange, at the rate of \$1.27755 per share.

Kindly acknowledge receipt of this cheque, and if the certificates mentioned above are not now held by you, please confirm our understanding that should they come into your possession at some future date you will forward them to the Custodian immediately, by signing the attached copy of this letter.

Yours truly,

C. H. Reed
C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (2)

Fawn P.O., B.C.

Aug. 9, 1948.

Mr. C. H. Reed,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 10 1948
File No.	
Ans.	
Referred	

Dear Sir:

Regarding your letter of Aug 4th,
I would like to bring to your attention
that I did not claim for the amount
of my property but just for the Maple
Ridge Co-op shares to be redeemed.

I am returning herewith the enclosed
cheque and your letter.

At my hearing in Kamloops concerning
my property, I have put in my claims
and also have requested that if at all
possible the properties are to be returned, I
would like mine to be returned to me
without any damage claims.

I would like to have the Co-op shares
redeemed but if it is not possible to
send me just this amount please do not
send it.

As for the other sixteen share certificates,
I must have misplaced them as I just
came across the twenty-five which were
sent to you.

Hoping this matter is made
clear to you I am

Yours truly,

R. Yoshikawa

Claim on file 6977

Tawa P.O., B.C.

Nov. 12/48.

The Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

As I did not request
this cheque to be sent to me as yet,
I am returning it herein.

Yours truly,
Mr. R. Yoshikawa.

Returned twice

79-12-48
passed

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 6972

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

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

REGISTERED

October 7th, 1948.

Mr. Rinichiro YOSHIHARA,
Registration No. 14476,
Fawn, B. C.

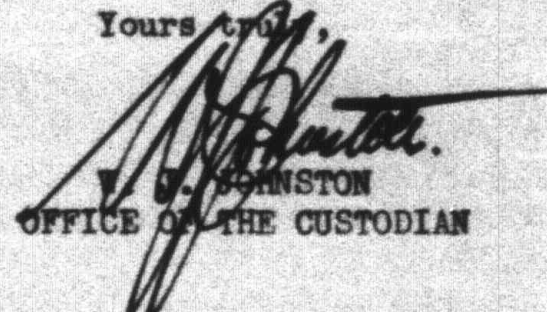
Dear Sir:

We are presently making final distribution of all funds in this office, which were derived from the sale of Real and Personal properties, and we are accordingly enclosing, herewith, our cheque in your favor for the sum of \$3,656.38.

Acceptance by you of this cheque does not prejudice in any way, your claim for loss which you may feel you sustained in the sale of your property, as the Commissioner, the Honourable Mr. Justice Henry I. Bird, has made a ruling to this effect.

Please acknowledge receipt of this cheque at your earliest convenience.

Yours truly,


V. G. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ:NS

Encl. (cheque)

Gwen P.O., B.C.
April 16, 1949.

Office of the Custodian,
526 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	APR 19 1949
File No.	6972
Ass.	<i>[Signature]</i>
Relayed	<i>[Signature]</i>

Dear Sir:

In regards to my property, I wish very much to have it returned to me.

I am a Naturalized Canadian residing in B.C. for thirty-seven years. Since 1912 I have lived in Honey till the day of evacuation.

I have also declared at my hearing on Property Claims that I would prefer the property returned to me rather than receiving of the claims I have filed. I do not want any of the claims if only my property can be returned to me.

I am writing to your office for information about this matter but if this is not the place, please let me know the address of where I may find out.

Yours very truly,
R. Yoshihara

6972

April 27th, 1949.

Mr. Rinichiro YOSHIHARA,
Reg. No. 14476,
Fawn P. O., B. C.

Dear Sir:

Your letter of April 16th has been received and
contents noted.

We wish to state that as your claim is now before
Mr. Justice H. I. Bird, Commissioner, there is nothing fur-
ther that this office can do to comply with your request.

Yours truly,

M. L. Brown,
Office of the Custodian.

MLB/ER

EVACUATION SECTION	
Rec'd	SEP 16 1949
File No.	
Ans.	
Replied	<i>Brouse</i>

% Graham Section,
70 mile P.O., B.C.
Sept. 14, 1949.

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

Dear Sir:

Re. property concern, please
negotiate with the Soldier Settlement
Board if it is possible for me to rent
my place.

Please reply at your earliest
possible convenience.

Yours truly,
R. Yoshibara

6972

16th September, 1949.

Mr. Rinehiro FOSHIMARA,
Regn. No. 14476,
70 Mile P.O.,
B.C.

Dear Sir:

Replying to your letter of the 14th September in which you ask if it is possible for you to rent the farm formerly owned by you.

We wish to state that as the title to the property was transferred to the Director of Veterans' Land Act on 1st January, 1943, we would ask you to direct your enquiry to that department at 1231 Haro Street, Vancouver, B.C.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

REAL PROPERTY SUMMARY

JAPANESE NAME: Rinichiro YOSHIHARA Reg. No. 14476 File No. 6972.

CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/215-P. First Offer.

PROPERTY ADDRESS: 22nd Avenue, R.R. No. 1, Whonnock, B. C.

LEGAL DESCRIPTION: Part 17.38 acres more or less of the North West quarter of Section 14, Township 12 as shown and lettered "D" on sketch deposited No. 4372, Save and Except 1.09 acres more or less as shown on Sketch 7990, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Rinichiro YOSHIHARA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vested under No. 24952, dated November 12th, 1942.

ASSESSED VALUE: Land - \$ 700.00
Improvements - \$5450.00 - \$6,150.00. Taxes - \$82.82.

CLASSIFICATION: This is a vegetable farm with an area of 16.29 acres, upon which there are fully equipped hot houses, including a heating and water system used for the propagation of cucumber and tomatoe plants, also 1 - 8 room frame dwelling, woodshed, packing shed, sawdust house, bath house.

HISTORY OF ADMINISTRATION: This property was leased by Rinichiro YOSHIHARA, 27th August, 1942, to Kenneth Frederick Lee. Term being 1 year from 1st October, 1942, with option to renew for further term of one year. Consideration - \$500.00, \$250.00 cash and \$250.00 payable 1st May, 1943. All buildings, heating and water system included. All of the plant to be kept in perfect working order and Lessee to replace any damage. The first \$250.00 of the rental was paid direct to Rinichiro YOSHIHARA, and the balance, viz., \$250.00, was assumed to be paid direct to The Director, The Veterans' Land Act, as the sale of the property to them was as at 1st January, 1943. No claim was made by the Veterans' Land Act for any portion of the first \$250.00.

The Lease was handed to S.S.B., August 19th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$3,622.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Rinichiro YOSHIHARA as at May 10th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$3,604.00 from said transaction.

Certificate of Title No. 169872-E in the name of The Director, The Veterans' Land Act.

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

December 10th, 1945.

Pinchiro 10 SHIHARA
 (Claimant's Name)

REAL ESTATE
 (Farm Land)

14476
 Reg. No.

Uncleared Acres
 Cultivated not planted 3
 Cultivated and in crop 1
 List Crops 6
 1918 to 1920
 Cost Price

Cleared or cultivated at date of Purchase
 10 ac.
 Improvements at date of Purchase
 4 ac.
 Estimated value at date of

Total 10

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

Description	When Made	Cost
clear 1/2 acre subdivided, planted & replanted		

As shown in appraisal form 1912 & 1920

(Owner of other 1/2 interest made separate claim at Kyto
 Landlord's report on 11/11)

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

As indicated in the appraisal report this is very good land at least in
 to 7 acres under cultivation. It is in a good locality on the 1/2 section 2nd & 3rd
 Despite the suggestion of the appraiser that the building would not be suitable for
 more than one year, I have reviewed a report from a friend who was recently
 at the land that the same building was being occupied by the same and
 present occupants of the land. He reported they had painted the house and
 it looks quite nice. Accordingly, I think the valuation submitted for the land
 and buildings. I do not know what a fair value would be a minimum. I understand
 there is no other buildings. I would estimate the value of the land on the property
 may be 100 acres and should be a value of 1000 or 1100.

SIGNATURE

BC-99-P
BC-2374-B

BC/10-P Page 1
BC/2374-B

S.S. Form No. 41
(Sheet 1)

Farm Appraisal Report

File No. JL-307

Land Description Pt. of the S.W. 1/4 Sec. 14, Tp. 12, Sk. 3418, N.W.D.

Containing 10 - more or less Acres
Owner's Name I. YOSHIHARA,
& S. NAGAI. Post Office Address R.R. 1, Whonnock, B.C.

Nearest Rail Point Haney on C.P.R. - fully Distance 3 miles
Market Town " 3 miles; New Westminster - - - Distance 25 "
Church (give denomination) All denominations - Haney Distance 3 "
Nearest School Websters Corners Distance 1 "

State how property was identified: Regt., Plan, and Roads, etc.

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

Good access. Frontage of 625' on Dewdney Trunk Rd. along North Boundary & fully 700' on 22nd Avenue along East Boundary.

Is this district a good one? Fair.

Employment opportunity Only fair and limited to 1 or 2 lumber mills & Haney Brick Yard, etc.

Predominating Nationality and religion: British and Protestant with some Japanese.

Describe Fencing and its condition: 3 sides only; wire & rail, only fair. Value \$

Water supply: About adequate for domestic use from a seepage well in clay - 6'x6'x20. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 30	Lumber	20'	Shgl.	over 30	Post	Poor	) 270.00
" Add'n.	16 x 16	"	8'	"	30	"	"	
BARN	34 x 36	Rough Lbr.	10'	Shke.	30	"	"	) 60.00
" Shed	14 x 30	" "	8'	"	30	"	"	
BARN	12 x 16	" "	8'	Shgl.	4	"	"	20.00
GRANARY	X							
	X							
	X							
	X							

Electric light in dwelling

Total present day value \$ 350.00

Total Value Buildings add to farm

\$ 270.00

Is dwelling habitable without repairs?

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

habitable? Very dilapidated dwelling over 30 years old; done & not worth improving. Would suffice for a year or so if necessary until new one built.

\$

Describe the basement and chimneys: No basement. 1 Brick chimney to ground & 1 bracket

No. rooms downstairs? 5 Upstairs? 3 How finished Plastered.

Are buildings painted? No. Condition of paint

Distance from nearest bush Barn adjacent to scrub bush, balance no great fire risk.

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.0	Slight slope South or roll- ing East and West to creeks	Clay loam 10"-12".	Clay	1 ac. Straws and " Asparagus, fair condition.	100.	700.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
3.0	Ravine or creek banks - too steep for cultivation.		Logged over scrub, bush & stumps. No marketable timber left.		10.00	30.00

Total value of Land \$ 730.00

Total added by buildings to value of farm \$ 270.00

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

Total value of farm \$ 1000.00

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

Farm in poor condition and tillage. Has been occupied for the last 25 years by Nagai, & his family, but he evidently used it largely as a home and worked out at logging.

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

Diversified farming, along with small fruit and poultry.

Noxious weeds:

Thistle and couch grass pretty bad in places.

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

Municipality of Maple Ridge -
1942 Land & School Taxes-\$40.19.

Date: June 18th, 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 17 day of June 1942

Inspector's Signature

"J.D. PATTERSON"

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

Remarks:

Unattractive property in poor condition
and tillage. Cut up with about 3 acres more or less waste
in creeks and gullies. Dwelling very old, dilapidated and
not worth improving or of much value.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
On a slight south slope about a mile North of Kanaka Creek and same
distance East of Websters Corners. Fertile clay loam soil with fairly
good natural drainage to creeks at East and West Boundaries.

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

About 1 acre Strawberries - fair condition. \$

" 1/2 " Asparagus - " " \$

" 20 old fruit trees - poor ". \$

\$

\$

\$

\$

\$

\$

Total \$

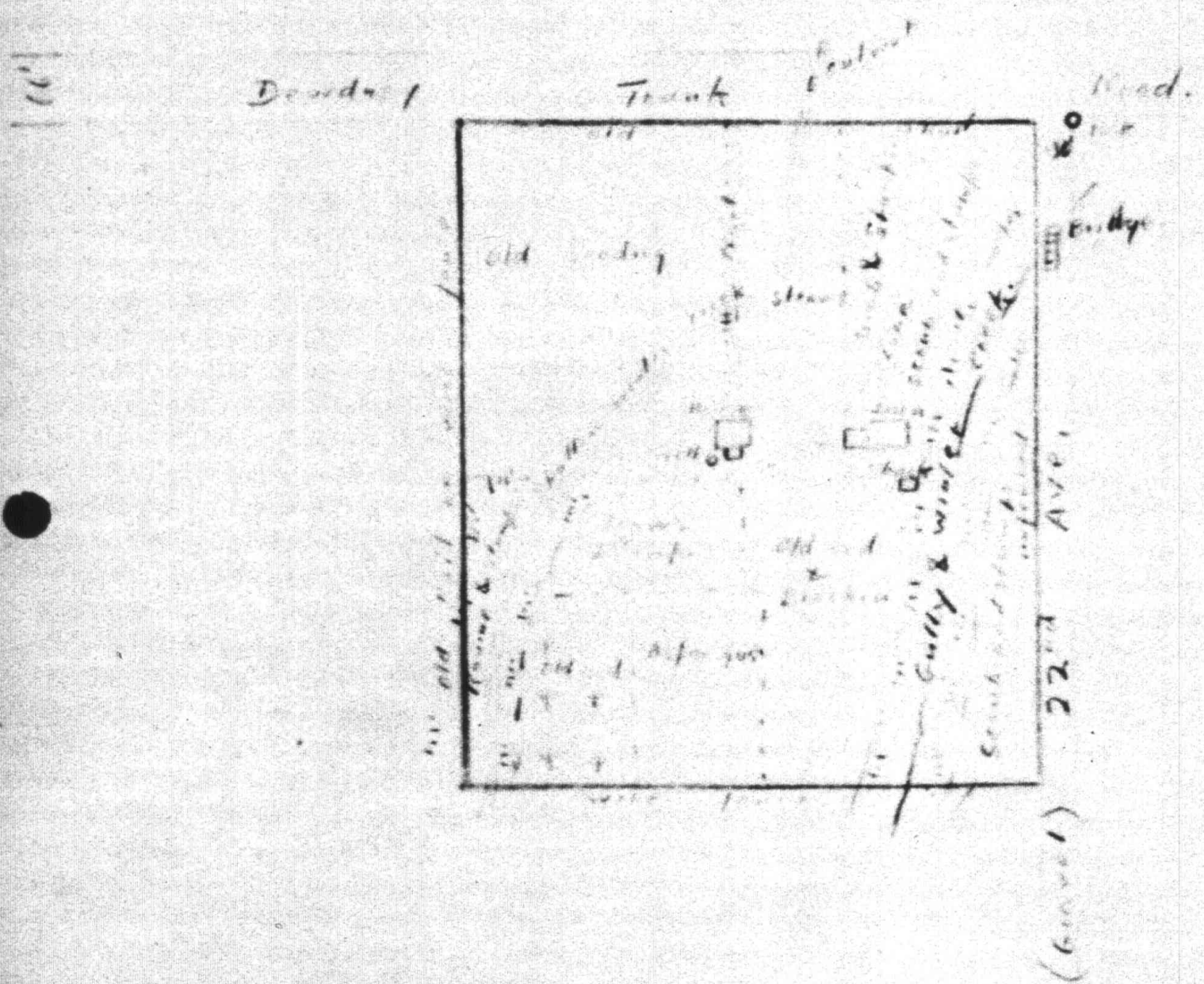
Amount fruit trees add to value of farm \$

Scale 200' = 1 inch

Diagram of Property In Part

I. Yoshikawa & S. Nagai

Part of the NW 1/4 Sec 14 T12, R18 N.W.D. - 10 Ac.



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

value is \$ 1000.00

Date 20th June 19 42.

"I.T. BARNET"

District Superintendent.

Canada

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

JAPANESE EVACUATION SECTION

AUG 22 1944

File No. 6972/6977
Reg. No. 14476/11970

506 Royal Bank Building,
Vancouver, B. C.

Messrs. Rinichiro YOSHIHARA
& Iwakichi YOSHIHARA,
Lillooet, B. C.

Dear Sir:

Re: Municipality of Maple Ridge, An undivided one-half interest in and to part 10 acres more or less of the north west quarter of Section 14, Township 12 as shown and coloured green on sketch dep. No. 3418, District of New Westminster, C. of B. 50263.

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

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

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

Sale price of above described property	\$ 982.00
Add:	6.57
Unexpired insurance premium as at January 1st, 1943	988.57
Less:	
Tax arrears to December 31st, 1942	\$ 90.54
Registration fee	6.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	892.03

This amount has been placed to your credit and a statement of your ^{Joint} 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

JOINT ACCOUNT:

1943

Jan. 1

Cr. re Sale of Property

Land Registry Office -

Certificate of Endorsement 1.00

892.03

Debit Credit Balance

1.00 892.03

891.03 Cr.

Canada

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

JAPANESE EVACUATION SECTION

File No. 6972

Reg. No. 14476

506 Royal Bank Building,
Vancouver, B. C.

Mr. Rinichiro YOSHIMURA,
Lillooet, B. C.

JUN - 5 1944

Dear Sir:

Re: 22nd Avenue, R. R. 1, Whonnock, B. C.
Wm. of Maple Ridge, Part 17.38 acres more or less of the N.W. $\frac{1}{4}$
of Sec. 14, Twp. 12 as shown and lettered "D" on sketch dep.
No. 4372 save & except 1.09 acres more or less as shown on
sketch 7990, Dis. of New Westminster, C. of E. 50461.

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

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

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

Sale price of above described property	- - - - -	\$ 3622.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	3622.00
		<u>3622.00</u>
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$ 3.00
Registration fee	- - - - -	3.00
Encumbrance—Principal	- - - - -	
—Interest	- - - - -	3.00
Net proceeds of sale	- - - - -	\$ 3619.00

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.

1963		Debit	Credit	Balance
Jan. 1	Credit re Sale of Property		\$3519.00	
	Land Registry Office C/E	\$1.00		
Nov. 29	Sale of Mail box		2.00	
		\$1.00		
			\$3621.00	
			CR \$3620.00	

Extract from Lease.

File No. 6972

Lessor: Rinichiro YOSHIHARA.

Lessee: Kenneth Frederick LEE.

Date: 27th August, 1942.

Term: 1 year from 1st October, 1942 with option to renew for further term of one year.

Consideration: \$500.00 - \$250.00 cash and \$250.00 payable 1st May, 1943. No Taxes.

Property:

Land: N. W. $\frac{1}{4}$ Subd. "D", Section 14, Tp.12, Gp.1, Tp. of Haney, Municipality of Maple Ridge.
Only portion of land adjacent to greenhouses & dwelling may be cultivated.

Buildings: Included. The heating & water systems and greenhouses to be kept in perfect working order and good state of repair, and lessee to replace any damage.

Chattels: Not included.

Lease handed S.S.B. 19/8/43.

DEC 22 1947

88, 99 P

Taylor Lake Siding,
Fawn P.O., B.C.

Nov. 7, 1947.

Dear Sir:

At the time of registration and evacuation, the Custodian promised to return our property without loss or damage. Trusting this belief, we left things as were and rented the hothouse to Mr. Kenneth Lee of Hammond B.C. and evacuated to a self-supporting project.

I hereby put in my claims for property loss and damage as requested but prefer the return of my property than the amount of claims.

Yours truly,
Mr. R. Yoshikawa.

DEC 22 1947

8099P

Reg. N^o 14476

Joint Property of R. Yoshihara
and L. Yoshihara

6972

6977

H. 691

8099P

13

12

Re. Municipality of Maple Ridge, An
undivided one-half interest in and
to part 10 acres more or less of the
north west quarter of Section 14,
Township 12 as shown and coloured
green on sketch dep. N^o 3418, District
of New Westminster C. of E. 50 263.

Value of land at time of purchase	\$ 1,750.00
$\frac{1}{2}$ interest - value	\$ 875.00
Received from Custodian ($\frac{1}{2}$ of net proceeds of sale)	\$ 438.52
Remaining Claims	<u>\$ 436.48</u>

Declared before me at the town
of Clinton in the County of
Cariboo, this 15th day of Dec. 1947 A.D.

J. W. Engeman

STIPENDIARY MAGISTRATE
IN AND FOR THE COUNTY OF CARIBOO

R. Yoshihara

Farm Appraisal Report

File No.

J. L. 691

Land Description Pol. "D" of NW $\frac{1}{4}$ of Sec. 14, Tp. 12, Map 4372, N.W.D.

Containing

17.38

Acres

Owner's Name R. YOSHIHARAPost Office Address R.R. 1, Whonnook, B.C.Nearest Rail Point Haney - C.P.R.Distance 4 $\frac{1}{2}$ milesMarket Town New Westminster, B.C.Distance 25 "Church (give denomination) All denominations- Haney, B.C.
Lutheran locally.Distance 4 "Nearest School Websters Corners Public SchoolDistance 1 "State how property was identified: One corner post located & map & road check.

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

Property has access to Dewdney Trunk Road by 33' lane, gravelled, which
finishes at property.Is this district a good one? Fair, mostly small holdings.Employment opportunity Extremely limited.Predominating Nationality and religion: British, Protestant, mostly Japanese and
Finnish families in area.Describe Fencing and its condition: 3 B.W. down East line. Value \$Water supply: 22' dug well at house; seepage well & reservoir
from Winter creek for Greenhouses. Value \$BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 28	Frame	18'	Shgl.	8	Cedar blks.	Fair	725.00
Greenhouse	18 x 151	Sash & Glass	8x8'6"	Glass	10	Wood	Poor	2234.00
"	18 x 151	" "	8x8'6"	"	9	"	"	
"	18 x 151	" "	8x8'6"	"	8	"	"	
"	18 x 180	" "	8x8'6"	"	7	Cement	Good	1750.00
"	18 x 180	" "	8x8'6"	"	6	"	"	1425.00
"	18 x 104	" "	8x8'6"	"	1	"	"	
"	18 x 104	" "	8x8'6"	"	1	"	"	
Sawdust barn	36 x 85	Pole & Bds.	20'	C.iron	3	ced. poles in ground	Fair	150.00
Boiler hoes	12 x 18	Rough lbr.	6'	"	3	"	"	500.00
	x							
	x							

No electric light available unless brought from Dewdney Trunk
Road, a distance of 21 chains.Total present day value \$ 6,784.00Total Value Buildings add to farm House, Greenhouses & Boiler plants \$ 3,390.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it
habitable? House is very unattractive having a box appearance owing tosize and height. \$Describe the basement and chimneys: No basement; stove pipe chimney.No. rooms downstairs? 4 Upstairs? 4 How finished Shiplap linedAre buildings painted? No. Condition of paint Glass house sash painted.Distance from nearest bush 50' to 100' from nearest heavy bush.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.10	Level	10" sdy. to clay loam	Clay	Grass & green- houses & building sites.	70.00	147.00
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
15.28	Undulating	8" to 10" sdy. to grav. lm.	Clay	Heavy bush; some cordwood.	150. per acre up	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 299.80

Total added by buildings to value of farm \$ 3390.00

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

Total value of farm \$ 3689.80

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

Owner & family are still in occupation, & greenhouses are full of tomato crop, about finished. Family intend moving to Lillooet, but no arrangements made for leaving; owner intends leaving Power of Attorney with friend if unable to arrange a lease before leaving.

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

Note sketch; place started as a greenhouse proposition & greenhouses seem to have been built with no idea as to uniformity.

Noxious weeds:

Some thistles in cleared land.

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

Maple Ridge Municipality, Haney, B.C.

Land assessed at \$ 700.00

Improvements at \$ 5400.00

\$ 6100.00

1942 Tax - \$82.82.

Date: 18th June 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 17 day of June 1942.

Inspector's Signature

"L.B. PLUMBLY"

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

• R. YOSHIKAWA

Farm Appraisal Report

Remarks: This place has only a small acreage cleared and all cleared land is taken up by greenhouses and other buildings. The Greenhouses have been built in units; the first house, 16x161-10 years; the next unit-9 years; the next unit-8 years; all on wood foundation; the next unit, 16x180 was built 7 years ago and then the next unit, 16x180-6 years ago, on cement foundation, and no more were added until 1941, when the 36x104 greenhouse was constructed. No idea as to uniformity or lines have been considered and it appears they were built just where sufficient land was cleared.

Property has a poor approach down a 33 foot lane, 21 chains from Dowdney Trunk Road. If plant was increased, I think a water shortage would be a serious handicap as well as in summer.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
A few bearing trees scattered in cleared land.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

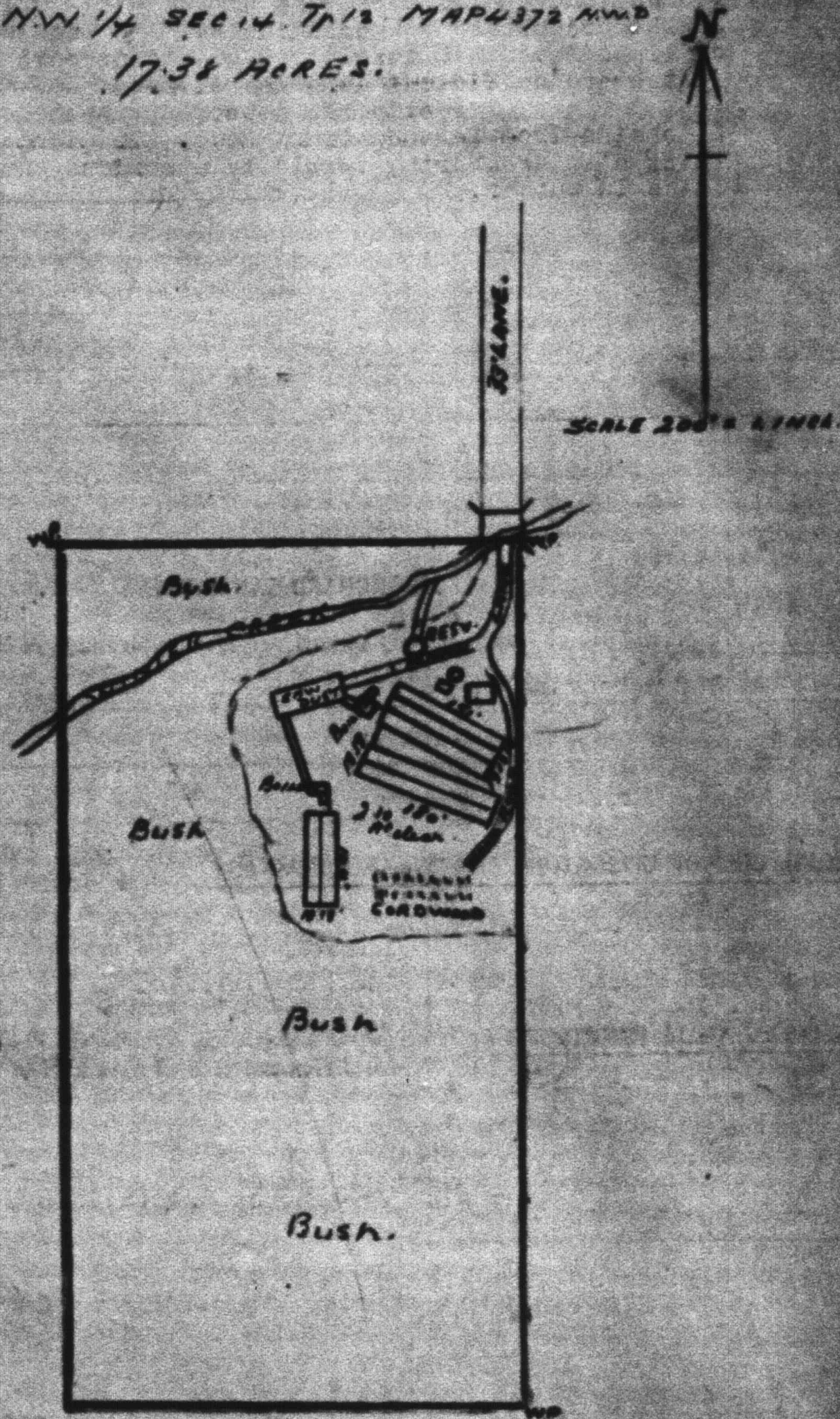
[illegible]

Amount fruit trees add to value of farm

Diagram of Property

R YOSHIHARA.

Plat "D" of NW 1/4 SEC 14, T. 12 N. R. 43 W. S. 2
17.36 ACRES.



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

value is \$ 5700

Date 30th July 19 62.

"I. T. BARNETT"

District Superintendent.

NOV 28 1947

JL 691
PC 215P
E 196977

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

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

(1) NAME YOSHIHARA RINICHIRO (RCMP) Reg. No. 14476
(Print) Surname Given Name

(2) Pre-Evacuation Address 22ND AVE., RR#1 WHONOCK, B.C.

(3) Present Address TAYLOR LAKE SIDING, FAWN P.O., B.C.

(4) REAL ESTATE

(a) Street Address (if any) 22ND AVE., MAPLE RIDGE BRITISH COLUMBIA
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

DISTRICT OF MAPLE RIDGE
N.W. QUARTER, SECTION LOT 14, TOWNSHIP 12.
TITLE N⁰ 125287.

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

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

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

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

(i) Land - - - - - \$

(ii) Buildings - - - - - \$

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 18664.67

(v) Amount at which Custodian sold property and credited your account - - - \$

(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - - - \$ 3622.00

(5) PERSONAL PROPERTY

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

ON MY FARM ON 22ND AVE, RR#1 WHONOCK, B.C. AND AT MR. M. NAGAI

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

SANDUST BUNK. AT M. NAGAI

(c) How stored or packed at time of evacuation

(over)

(4) Twenty-five shares Maple Ridge Co-operative
Produce Exchange, are included in the claim, to the
value of \$25.00, and those should be deleted.

Rinichiro YOSHIMURA - File 6972

RE: CHATTEL CLAIM.

The claimant shows six pages all apparently chattels.

It appears, however, as if these are mainly items which actually were used in construction of buildings.

Brown has made a breakdown in his summary in which he separates under "Claimant's Valuation of Improvements" the appropriate chattel items, leaving others which clearly were chattels. These are dealt with in his analysis.

We never knew about any chattels. The co-claim 6977 is tied with this as reference - it may be needed.

REAL PROPERTY in Joint ownership with Iwakichi YOSHIHARA

Claim for \$436.48 in an undivided half interest in and to part of 10 acres, more or less, of NW $\frac{1}{4}$, Sec. 14, Tp. 12, Green sketch No. 3418, Municipality of Maple Ridge, D.N.W.

	<u>Assessed Value</u>	<u>Claimant's Valuation</u>	<u>S.S.B. Valuation</u>	<u>V.L.A. Purchase price</u>
Land	\$ 900.00	\$1750.00	\$730.00	
Improvements	<u>1000.00</u>	<u> </u>	<u>270.00</u>	<u> </u>
	\$1900.00	\$1750.00	\$1000.00	\$982.00
Claimant's half interest		875.00		
Half proceeds of sale		<u>438.52 (\$491.00)</u>		
		<u>\$436.48 (384.00)</u>		

The other owner in this property is Iwakichi YOSHIHARA, uncle of the above named, and who at Lytton (Case 41) reduced his valuation of this property from \$4980.00 to \$2247.00.

The relative S.S.B. Appraisals are on File 6977, I. YOSHIHARA (Case 41 Lytton)

Notes:- From his letter attached to the claim, this claimant would prefer return of his property to settlement of his claim.

REAL PROPERTY Part 17.38 acres, more or less of NW $\frac{1}{4}$, Sec. 14, Tp. 12 as shown lettered "D" on sketch deposited N. 4372, save and except 1.09 acres more or less as shown on sketch 7990, Municipality of Maple Ridge, D.N.W., being 16.29 acres with house, 7 greenhouses, 1 sawdust barn and boiler houses.

This claim appears to be a list of materials and labour costs required in the construction of the several greenhouses, boiler rooms and other buildings and structures, also the installations for water and heating systems. Tools and machinery necessary for operation and upkeep of the plant are also included. The following is our breakdown of the claims:-

Total amount claimed		\$18,664.67
Valuation of Land	\$ 1,000.00	
Personal Property (tools & machinery)	739.90	
" (Maple Ridge Co-op. shares)	25.00 X	
" (Rent claim (1943))	250.00 X	
Claimant's valuation of improvements	<u>16,649.77</u>	<u> </u>
	<u>\$18,664.67</u>	<u>\$18,664.67</u>

	<u>Assessed Value</u>	<u>Claimant's Valuation</u>	<u>S.S.B. Appraisal</u>	<u>V.L.A. Purchase price</u>
Land	\$ 700.00	\$1000.00	\$ 299.80	
Improvements	<u>5400.00</u>	<u>16,649.77</u>	<u>3,390.00</u>	<u> </u>
	\$6,100.00	\$17,649.77	\$3,689.80	\$3,622.00
Less proceeds of sale		<u>3,622.00</u>		
Claim		<u>\$14,027.77</u>		

CHATELS' CLAIM \$739.90

On his JP Form of April 30, 1942, Claimant declared that he was going to a self-supporting project and would take his furniture with him.

He leased his property to K.F. Lee on the 27th August, 1942 for \$500.00 per year, receiving \$250.00 in cash, balance to be paid 1st May, 1943. The tenant was obligated to keep the plant in perfect working order, and was no doubt left the necessary tools to do the job.

The claim for sawdust and firewood is probably the amount of fuel on hand when the lease was signed.

There is no record of this property having been visited by Custodian representatives and there is no inventory of chattels on file, nor were any declared by the owner.

RENT CLAIM - 1943 \$250.00

This claim represents the 2nd payment on YOSHIHARA's lease to K.F. Lee, becoming due on 1st May, 1943. As the property was sold as at 1st January, 1943, the payment accrued to the Director, Veterans' Land Act.

CLAIM RE MAPLE RIDGE CO-OPERATIVE SHARES \$25.00

YOSHIHARA's name appears on the Co-operative's book as owner of 41 shares instead of 25 as claimed. He will be entitled to \$1.2775 on the dollar when distribution is made by the Liquidator. This settlement is expected to be made in the near future, and is contingent on the production of the relative stock certificate.

MLB:HA

MB

Analysis of Personal Property Claims
Rintohiro YOSHIMURA, Reg'n. No. 14476

Case No. Exhibit No.
Venue -- Kauloopa

JP DECLARATION
30th April, 1942

INVENTORY

DETAILS OF CLAIM

No Record at any time

Remarks

Item	Item	Details of Claim	Value	Unit	Remarks
N11	N11	1. \$ Ten Chevrolet Pump Truck	\$100.00	T	Probably an unregistered vehicle, used for hauling, see- Probably a fixture Probably useless as a heating boiler, but of some value for water storage
		2. Iron tank 5 x 10	100.00	T	
		3. Old boiler 4' x 16'	75.00	T	
		4. 4" pipe vices	18.00	T	
		5. 2 1/2" pipe wrench	3.15	T	
		6. 18" "	1.75	T	
		7. 14" "	1.25	T	
		8. 4' chain pipe wrench	5.00	T	
		9. 200 tomato boxes at 8¢	16.00	T	
		10. 500 cucumber boxes at 6¢	30.00	T	
		11. 1 W basket plates @ 1¢	10.00	T	
		12. 300 lbs pepper at 5¢	15.00	T	
		13. 200 lbs twine at 6¢	12.00	T	
		14. 100 units sawdust at 2¢.	200.00	T	
		15. 20 cords wood 4' at \$4.50	90.00	T	
		16. 4" tube brush & handle	5.00	T	
		17. 1 - 8" saw & shaft etc.	10.00	T	
		18. 1 scale	18.00	T	
		19. 1 Dirt scraper	25.00	T	
		20. 1 Dos. plecting buckets	3.75	T	
			\$739.90		
			\$739.90		

all

T for tools, necessary for the successful operation
of the greenhouses
M - machinery

Probably amount in bin at time lease was executed
storage " " "

No declaration was made by the tenant, nor is there any evidence
of an inventory having been made by Custodian's representative, due
no doubt to the fact that no chattels had been declared.

J.

This Indenture

Made in duplicate the 27th day of August in the year of Our Lord one thousand nine hundred and forty ~~two~~

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

RINICHIRO YOSHIMURA, of the town of Haney, in the Province of British Columbia, farmer

Insert full Name, Address and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

KENNETH FREDERICK LEE, of the town of Haney, in the Province of British Columbia

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, **All and Singular** that certain parcel or tract of land and premises situate, lying and being in the Corporation of the District of Maple Ridge, in the Province of British Columbia, and more particularly known and described as the North-west Quarter of Subdivision "D", of Section Fourteen (14), of Township Twelve (12) Group 1, New Westminster District,

1. IT BEING UNDERSTOOD AND AGREED that during the said tenancy, the Lessee admits and agrees that the heating and water systems and the greenhouses are in perfect working order and in a good state of repair, and that the Lessee herein undertakes covenants and agrees to keep the same in a fit state of repair and to do all necessary repairs required, whether it be by reason of vis major, or for any other reason the said premises may suffer damage or injury, the tenant agrees to replace such damage or injury and keep the same in a good state of repair, and on the termination of the tenancy herein, to return the said premises in the same condition as given him on the date of the execution of this Lease.

2. IT IS FURTHER AGREED that the tenant may be privileged to cultivate a portion of the said land herein adjacent to the greenhouses and dwelling, but not the whole of the said land herein demised.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

EXHIBIT NO. 74-5
DATE 12 Feb 1948
FILED BY J. W. G. Hunter

From the First day of October one thousand nine hundred and forty-two term of One Year thence ensuing. Dollars, Yielding during the said term therefor the rent of Five Hundred (\$500.00) of lawful money of Canada, payable on the following days and times that is to say:

payable in semi-annual installments of \$250.00 each, the first of said payments of \$250.00 to be made on the 1st day of October, A. D. 1942, and the payment of the balance of \$250.00 to be made on the 1st day of May, A. D. 1943, both in advance.

the first payment to be made on the day of , 194

That the said Lessee covenants with the said Lessor to pay rent; ~~and to pay taxes~~; and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee 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 then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF
Signature of Witness *W. L. May*
Street Address *306 1/2 N. 1st St.*
City or Town *Chicago*
Occupation *Solicitor*
Rinichiro Yoshikawa
Kenneth Frederick Lee

74-2

FILED 12 Feb 1948

FILED BY

R.J. McMaster

RINICHIRO YOSHIHARA

Reg No. 14476

STATEMENT RE CLAIM
(LANDS & PREMISES - GREENHOUSE BUSINESS
EQUIPMENT - CHATTELS)

LAND 17½ acres more or less situate 4½ miles from Haney B. C.

Purchased in 1929 at Tax Sale for \$200.00

When I purchased this property it was wild land. Had to build my own road into it. Subsequently Council purchased this.

IMPROVEMENTS MADE BY CLAIMANTS:

I cleared 2½ acres over a period of 10 years. I started out growing berries but in 1931 started to go into the greenhouse business and since that have specialized in this business.

BUILDINGS

DWELLING HOUSE

8 rooms - 2 storey frame:
siding

Size

28 x 28

Built

1932

GREENHOUSES

No.1

18 x 151

1931

No.2

18 x 151

1932

No.3

18 x 151

1934

No.4

18 x 180

1935 (cement)

No.5

18 x 180

1936 Foundations

No.6

18 x 104

1941

No.7

18 x 104

1941

SANDUST BIN

36 x 85

1939

(corrugated roof)

BOILER HOUSES

No.1

12 x 18

1933

No.2

(corrugated roof)

ditto

1941

WATER SYSTEM

1½ horsepower Fairbanks Morse Gasoline engine & pump at the creek in my property & piping into tank about feet

Installed in
1932

Wooden water tank (800 gals) elevated on a 20-foot high platform piping from tank to all buildings laid underground.

Installed in
1931

METHOD OF OPERATION

Following similar method of greenhouse construction and operation as Mr M. Nagai.

GOODWILL:

In 1942 I was able to take off a crop of 1151 cases of tomatoes and 1224 crated of cucumbers which were sold on the early market at good prices averaging for the tomatoes \$3.04 a crate and for cucumbers \$1.23 a crate. I have all my invoices to 1942 from which I have taken these figures. I receives a gross income of \$5,014.15 from sale of tomatoes and cucumbers that year.

I worked on the premises myself and my wife and daughter helped me when they were free from household duties. In addition to this I hired my nephew for the year around at \$60.00 per month and board; for two months in the summer I employed one girl and paid her \$60.00 a month and board. My expenses were as closely as I can recall them:-

150 loads sawdust @ \$4.00	\$600.00
Wages	840.00
Manure & Fertilizer	145.00
Straw	30.00
Twine and Rafia	20.00
Cuke Boxes	73.96
Tomato Boxes	92.08
Tomato Baskets	46.04
Nails	10.00
Wrapping Paper	15.00
Gas Oil and repairs	300.00
	\$2171.68

My net income in 1942 (with respect to the 1942 crop) would be on this basis about \$2800.00. We got a good portion of our foodstuffs off the land.

LEASE:

I was evacuated August 31st 1942. I arranged with a friend of mine, Mr Kenneth Lee, about a month before my evacuation to rent my premises and Greenhouse business to him. On August 27th, 1942, we entered into a lease for \$500.00 per year. I believe I could have obtained a higher rental if I had looked for some other tenant, but I hoped to be able to come back to the premises and knew that I could depend on Mr Lee. I am advised that he entered on the premises and has lived there and operated the business ever since. In 1943 the Veterans Land Act Administration bought the property for \$3622.00. In my opinion they bought it as a going concern.

CHATELS, EQUIPMENT AND SUPPLIES:

I took practically all my furniture with me but naturally left with Mr Lee for the operation of the greenhouse business the supplies, machinery and tools relating thereto. The Custodian apparently made no adjustment at the time of sale for the supplies used by the tenant, nor did he take any inventory of the tools and equipment. As he did not collect any rent for me from Mr Lee, after the sale to V.L.A. I presume he sold these with the business. I do not see any credit for these, however, in the Soldiers Settlement Board appraisal on which the sale price was based.

The items of machinery, equipment and supplies with respect to which I claim are set forth in the Custodian's claims Analysis as well as the values I place thereon. I claim that these should be considered as increasing the value of the lands, premises and business which was sold or at least I should be paid for them.

I hereby certify that the foregoing words (consisting of two foolscap pages) are a true copy of the original whereof they purport to be a copy.

Date: April 15th 1948

M. S. S. S.
LS

No 1 Hot House
(54' x 151')TITLE N^o 125287.

2 inch pipe	3538 feet	@ \$.25	884	50
2 1/2 inch pipe	108 "	@ \$.60	64	80
2 " L	21 pieces	@ \$.70	14	70
2 1/2 " L	4 "	@ \$ 1.00	4	00
2 1/2 - 2 " bushing	22 "	@ \$.35	7	70
2 1/2 " T	18 "	@ \$ 1.25	22	50
4 " T	2 "	@ \$ 2.55	5	10
2 " Valve	11 "	@ \$ 4.50	49	50
2 " Union	22 "	@ \$.75	16	50
air cock	22 "	@ \$.30	6	60
hinges (galv.)	47 pairs	@ \$.75	35	25
1/4 galv. cable	450 ft.	@ \$.04 1/2	20	25
• window opener	3 pieces	@ \$ 1.50	4	50
block	2 pieces	@ \$.50	1	00
glass	120 boxes	@ \$ 7	840	00
6" x 6" x 8' (cedar post)	28 pieces 672 ft	@ \$.50 per M	33	60
6" x 6" x 4' 10" (cedar foundation)	1566 ft.	@ \$.50 per M	78	30
4" x 12" x 302' (cedar)	1208 ft	@ \$.50 per M	60	40
2" x 4"	575 ft	@ \$.50 per M	28	75
2" x 3" (framework)	5600 ft	@ \$.50 per M	280	00
• 2 1/2" galv. nails	1 1/2 keg	@ \$ 8.00	12	00
6" black nail	1/2 keg	@ \$ 5.00	2	50
6" flanges	2 pieces	@ \$ 5.00	10	00
6" L	2 pieces	@ \$ 3.00	6	00
6" pipe	12 ft.	@ \$ 2.00	24	00
6" T	2 pieces	@ \$ 4.50	9	00
6" - 4" bushing	4 pieces	@ \$ 1.00	4	00
air cock	2 "	@ \$.30	60	
2 1/2" valve	2 "	@ \$ 6.00	12	00
2 1/2" pipe	15 ft.	@ \$.60	9	00
2 1/2" Union	2 pieces	@ \$ 1.25	2	50
			2549	55

Chimney 24" X 18'
 Cement (foundation for boiler) 20 sbs @ \$.95
 Labour to set up boiler
 Labour to build 3 houses.
 Coal Tar 1 bbl. (40 gal)
 4" Tile 1000 pieces @ \$.04
 4" plant pots 6000 pieces @ \$.04
 galv. wire 300 lbs @ 5 1/2¢

36	00
19	00
750	00
2400	00
10	00
40	00
240	00
16	50

No 2 House (36' X 180')

2" pipe 3008 ft @ \$.25
 2" pipe 136 ft. @ \$.25
 2" L 37 pieces @ \$.70
 2" Union 16 pieces @ \$.75
 2 1/2" - 2" T 4 " @ \$.1.25
 2 1/2" T 6 " @ \$.1.25
 3" T 2 " @ \$.1.75
 4" T 2 " @ \$.2.55
 3" pipe 10 ft. @ \$.75
 3" - 2 1/2" bushing 4 pieces @ \$.40
 4" - 3" bushing 2 " @ \$.50
 2 1/2" pipe 60 ft. @ \$.60
 air cock 10 pieces @ \$.30
 galv. hinges 39 pairs @ \$.15
 4" L 2 pieces @ \$.2.00
 1" pipe 250 ft @ \$.15
 3/4" pipe 84 ft. @ \$.12
 1" - 3/4" T 3 pieces @ \$.40
 1" - 3/4" L 6 pieces @ \$.35
 3/4" L 6 " @ \$.30
 4" valve @ \$.24.00
 3/4" valve 6 " @ \$.1.50

752	00
34	00
25	90
12	00
5	00
7	50
3	50
5	10
7	50
1	60
1	00
36	00
3	00
29	25
4	00
37	50
10	08
1	20
2	10
1	80
24	00
9	00

4524 53 1/4

No 3 House (36' x 100')

2" pipe	1672 feet	@ \$.25	418 00
2" pipe	144 ft.	@ \$.25	36 00
1" "	324 "(beam)	@ \$.15	48 60
1" "	160 "(window opener)	@ \$.15	24 00
1" "	90 "(brace)	@ \$.15	13 50
1" "	140 "(water)	@ \$.15	21 00
3/4" "	10 "	@ \$.12	1 20
1" valve	2 pieces	@ \$ 2.00	4 00
2 1/2" pipe	183 feet	@ \$.60	109 80
window opener handle	2 pieces	@ \$ 1.50	3 00
flanges	18 pieces	@ \$ 1.40	25 20
1/2" x 8" galv. bolt.	62 pieces	@ \$ 4.75 a box of 50	5 75
3/4" x 4" galv. bolt	2 boxes	@ \$ 2.75	5 50
2 1/2" T	12 pieces	@ \$ 1.25	15 00
2" L	42 "	@ \$.70	29 40
2" nipple	8 "	@ \$.12	96
2" 45-L	8 "	@ \$.70	5 60
2" Union	8 "	@ \$.75	6 00
air cock	8 "	@ \$.30	2 40
rubber hose bushing	2 "	@ \$.35	70
galv. hinges	21 pairs	@ \$.75	15 75
2 1/2" L	8 pieces	@ \$ 1.00	8 00
2 1/2" 45L	2 "	@ \$ 1.00	2 00
2" x 3" (framework)	2309 ft.	@ \$.50 per M.	115 45
2" x 2" x 10'	54 ft	@ \$.50 per M.	2 70
3" x 4"	200 ft.	@ \$.50 per M	10 00
2" x 3" galv. nail	50 lb.	@ \$.08	4 00
30" x 12' boiler			200 00
Fire brick	1000 pieces	@ \$.11	110 00
cement	60 sbs.	@ \$.95	57 00
Labour to set up boiler			300 00
Labour to build 2 houses			1000 00
2" x 4"	181 ft	@ \$.50 per M	9 05
			<u>2609 56</u>

4 inch Tube brush + handle
8 inch saw.
1/2 x 12" shaft and pulley
2 bearings

(16) 5 00
(17) 10 00

Rent for 1943 - \$500.00
Received - \$250.00
Balance \$250.00

X 250 00

at assumed

4345 95

Grand Total
Less

18,617 92 "

~~3,600 00~~

~~15,017 92~~

1 scale

(18) 18 00

Air Scraper

(19) 25 00

1 day buckets for picking tomatoes (P. 35 20)

3 15

Grand Total

18664 67

Less

250

18414 67

Land 1000 -

Chattel 739.90

Build. - 16674.77

Recap

18414.67

Pg 1 - 7549.55

2 1248.90

3 4874.53

4 3029.63

5 2609.56

6 4050.95

7 260.00

18,617.92

46.95

18,664.87

906 Royal Bank Bldg.,
Vancouver, B. C.,
March 21, 1950.

6972

K. W. Wright, Esq.,
Chief Counsel,
Office of the Custodian,
Victoria Bldg.,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright:

Re: Rinshiro YOSHIHARA - Case 74 & 75

I do not know whether there is any point in bringing this to your attention.

The above claims cover a greenhouse property in the Maple Ridge area which was sold to The Director, The Veterans' Land Act for \$3,622.00. The recommendation of the Commissioner for an award will be the sum of \$6,273.00 which he considers the estimate of fair market value, and which he has arrived at under the application of a formula which he has adopted in greenhouse claims.

On May 12th last Mr. Yoshihara wrote to the Commissioner, stating that in regard to his property, he "requested very much that it be returned" to him, rather than receiving an award. This property has not been sold by the Veterans' Land Act and in view of this we referred the matter to Government Counsel, Darrell Braidwood. He contacted the Veterans' Land District Superintendent in Vancouver and received the following reply -

"I have for acknowledgment your letter of May 20th advising that Mr. McMaster intends to make the above a special case under V.L.A. sales in so far as greenhouses are concerned. It is also the opinion of Mr. McMaster that the above property is still held as one of our backlog lands.

"Please be advised that this property is held as a backlog and if you will refer to my letter to you of May 18th on Japanese backlog lands, you will see where I advised that we had written to Ottawa seeking direction from the Director regarding the disposal of Japanese land. To date we have not received a reply, but as soon as same is to hand we will be pleased to contact you without delay".

As nothing further was brought to our attention, we again suggested to Mr. Braidwood that it would seem well worth while for a very special effort to be made to obtain the return of this property to the claimant, especially in view of the fact that we have at present standing to his credit on our books a balance of \$3,622.00. We received the following reply from Mr. Braidwood -

"I think there has been considerable activity in this case which does not show in the file. McMaster approached the Minister of Veterans' Affairs at Ottawa and also consulted Mr. Cruickshank. Apparently after all this was over the Government took the position that the Department should

K. V. Wright, Esq.

- 2 -

March 21, 1950.

allow the claimant to bid on the property if and when it was put up for sale, but would not return same to him. The result of this was, of course, that the claimant could not get his property back. In view of the fact that this has been handled in the manner indicated above there would be no point in pursuing it further now."

My only comment is that it is simply foolish for the Government to pay an award of over \$6,000.00, when the Veterans' Land Act still held this as a backlog property, and the former owner is willing to have it returned. If the Japanese were still excluded from residence in British Columbia, it would of course be another matter, but they can and are re-establishing themselves in this area.

Yours very truly,

F. G. Shears,
Director.

FOS/GH

March 6th, 1950

MEMORANDUM

TO: MR. D. T. BRAIDWOOD

FROM: MR. B. GOOD

Re: Rinichiro YOSHIMURA, Case Number 74

Herewith case file, white award sheet and the Judge's written award. You will note that the Commissioner gives, in his last paragraph, an award of \$6,273.00.

On the white award sheet Mr. McDonald shows the Commissioner's award as \$5,657.00 in two places.

Will you please have Mr. McDonald look up his notes and clear the matter up as soon as possible.

On looking at the correspondence inside the claim file I note that the letter from the V.L.A. dated 23rd May, 1949 in which they state that "This property is still unsold and that they will contact you when instructions are received from Ottawa" is not followed by any letter bearing a later date. If a Special award of \$5,657.00 or \$6,273.00, whichever is correct, is to be paid by the Dominion Government unless the property, which would apparently at present be available for return, is returned to him. It seems well worth a very special effort to obtain the return of this property to the claimant especially in view of the fact that we have at present standing to his credit on our books a balance of \$3,656.38.

Will you please follow up this case with the V.L. A. as soon as possible and let Mr. Shears or myself know the result.



BG:BK

Case No. 74.

Yochilars

I think there has been considerable activity in this case which does not show in the file. McMaster approached the Minister of Veterans' affairs at Ottawa and also consulted the Hon. Mr. Mayhew, Minister of Fisheries, who in turn consulted Mr. Cruickshank. Apparently after all this was over the Government took the position that the Department should allow the claimant to bid on the property if and when it was put up for sale, but would not return same to him. The result of this was, of course, that the claimant could not get his property back. In view of the fact that this has been handled in the manner indicated above there would be no point in pursuing it further now. With respect to the award, the green sheet will need changing to comply with the Judge's award which is \$6,273.00.

*Sproul
Brentwood*

XXXXXXXXXXXX 506 Royal Bank
XXXXXXXXXXXX Building.

8th June 1949.

R.J. McMaster, Esq.,
Campbell, Brasier, Fisher & McMaster,
Royal Bank Building,
Hampover, R.G.

Dear Mr. McMaster,

Case No. 74
Shinichi YOSHIMURA

I beg to advise you, in answer to your query concerning the
above case, that the property is still held as backlog land by V.L.A.
I have already indicated to you the V.L.A. position with regard to
backlog lands.

Yours very truly,



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE BC/215-P

P.O. Box 1059,
VANCOUVER, B. C.,
May 31, 1949.

Attention: Mr. D. T. Braidwood

Messrs. Sutton, Braidwood and Morris,
Barristers and Solicitors,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Case No. 74/75 - R. Yoshihara
Pol. "D" of NW $\frac{1}{4}$, Sec.14, Tp.12,
Map 4372, N.W.D.

The property above noted, formerly owned
by R. Yoshihara has not as yet been sold, but has been leased
temporarily pending instructions from our Head Office at Ottawa
as to disposal of Japanese lands now held as backlog property.

Yours very truly,

W. Clinton Miller
W.C.M.

(W. Clinton Miller)
A/District Superintendent

WCM:MN

XXXXXXXXXXXX 306 Royal Bank
XXXXXXXXXXXX Building,

27th May 1949.

Mr. F.C. Miller,
A/District Superintendent,
Veterans' Land Act,
1231 Haro Street,
Vancouver, B.C.

Dear Sir,

Japanese Property Claims Commission
Case No. 74/75 - R. Yoshihara

The above named is the owner of the property described as

Parcel "D" of NW $\frac{1}{4}$ Sec. 14 Tp. 12 Map 4372
New Westminster District

and he believes it has not yet been sold. Will you kindly advise me
as to what disposition was made of this property.

Yours very truly,



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. BC/215-P
PLEASE QUOTE

P.O. Box 1059,
VANCOUVER, B. C.,
May 23, 1949.

74

Attention: Mr. D. T. Braidwood

Messrs. Sutton, Braidwood and Morris,
Barristers and Solicitors,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Case No. 74 - Rinchiro YOSHIHARA
Pol. D of NW $\frac{1}{4}$, Sec.14, Tp.12, Map
4372, N.W.D.

I have for acknowledgment your letter of May 20th advising that Mr. McMaster intends to make the above a special case under V.L.A. sales in so far as greenhouses are concerned. It is also the opinion of Mr. McMaster that the above property is still held as one of our backlog lands.

Please be advised that this property is held as backlog and if you will refer to my letter to you of May 18th on Japanese backlog lands, you will see where I advised that we had written to Ottawa seeking direction from the Director regarding the disposal of Japanese land. To date we have not received a reply, but as soon as same is to hand we will be pleased to contact you without delay.

Yours very truly,

W. Clinton Miller

(W. Clinton Miller)
A/District Superintendent

WCM:MN

100 5131

~~XXXXXXXXXXXX~~ 506 Royal Bank
Building,

20th May 1949.

W.C. Miller, Esq.,
A/District Superintendent,
Soldier Settlement & Veterans' Land Act,
P.O. Box 1059,
Vancouver, B.C.

Dear Sir,

Case No. 74 - Your File BC.215-P.
Rinshiro YOSHIMURA
Parcel D. of R.V. 1 Sec. 14 T. 12 R. 22 W. 10 N. 10 W. 10 N.

Mr. McMaster advises me that he intends to make the above a special case under V.L.A. sales in so far as greenhouses are concerned. He believes that this property is still among the backlog lands which you have.

Please advise me if this is so and, if so, what your position would be with regard to returning the property to the claimant.

Yours very truly,

COPY

Fawn P.O., B.C.
May 12, 1949.

Mr. Justice H. I. Bird,
Commissioner,
Vancouver B.C.

Dear Sir,

In regards to my property, I request very much that it be returned to me rather than the receiving of the claims.

I have also declared the above request at my hearings in Kamloops. I am a Canadian Citizen residing in B.C. for thirty-seven years.

To this day, I have not heard that any individual has taken over my place, and that it is still rented as I had left it at the time of evacuation.

Hoping the above request be granted to me,

I am,

Yours very truly,

Mr. R. YOSHIHARA

Cases 74 and 75

File No. 8710
Reg. No. 13688

Saki TAKASAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 28	Proceeds car sale	\$	\$ 97.79	
	Sale of mail box		2.00	
	Maple Ridge Co-Op crop returns		52.99	
	" " " 12 crates jam		9.05	
	" " " trucking	1.56		
	Land Registry Office - Certificate of Encumbrance (2)	2.00		
1943 January 1	Credit re Sale of Property		214.09	
December 13	" "		1,131.18	
	Maple Ridge Co-Op balance		.33	
1944 June 2	Cheque to you	65.00		
September 16	Vancouver General Hospital - claim paid	135.00		
	Royal Columbian Hospital - claim paid	102.00		
	Dr. L. Broe - claim paid	15.00		
	S. Nakamura	2.78		
	A. Takasaki	600.00		
1945 April 23	Legal fees re Sale of Property - 2 @ \$15.00 each	30.00		
May 31	Proceeds Auction Sale		1.30	
1946 April 10	Cheque to you	25.00		
		\$ 978.34	\$1,508.73	

CR \$ 530.39

Accounting Department
February 18th, 1948

Rinshiro YOSHIMURA

File No. 6972
Reg. No. 14476

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re Sale of Property		\$ 3,619.00	
November 29	Land Registry Office - Certificate of Encumbrance	1.00		
	Sale of mail box		2.00	
1944 November 3	Sale of washing machine	10.00		
November 24	Agent's services re washing machine	35.00		
	Cheque to you		45.00	
1945 April 23	Legal fees re sale of property	15.00		
December 4	Land Registry Office - Certificate of Encumbrance	1.00		
	50¢ joint account transferred		438.52	
1947 August 8	Cheque to you	438.52		
1948 March 1	Maple Ridge Co-Op shares redeemed		52.38	
		<u>\$ 500.52</u>	<u>\$4,156.90</u>	

GR \$ 3,656.38

Accounting Department
August 3rd, 1948

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

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

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

10

Kamloops, B.C.,

February 12th, 1948.

IN THE MATTER OF THE CLAIM OF
KEIICHIRO YOSHIHARA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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

A. WATSON, Esq., Secretary.
D.J. HANFORD, Esq., Official Interpreter.
T.P. HORROBIN, Esq., Official Reporter.

30

Discussion.

MR. McMASTER: Might I have the claim form, Mr. Secretary, please? My lord, might I ask if there is another claim form with respect to this claim? You may recall at Lytton we had a claim by a Japanese by the name of H. Yoshihara and he had a half interest in a piece of property, Case No. 41, I think it was, at Lytton, and this is the other claimant with respect to that half interest. His main claim deals with the greenhouse, but I seem to be under the impression there was another claim form filed with regard to that half interest, and I don't see it on this claim form.

THE COMMISSIONER: Have you it here, Mr. Secretary?

THE SECRETARY: No, my lord. This seems to be the only claim received from this party.

THE COMMISSIONER: There was another claim filed by this party apparently, because it was amended.

MR. McMASTER: Was it amended, my lord?

THE COMMISSIONER: You amended a claim in some respect.

MR. McMASTER: Reducing it.

THE COMMISSIONER: The man's claim has endorsed thereon--

MR. McMASTER: I think it was reduced, my lord, and there was some question as to whether he could make the claim also on behalf of this claimant and he intimated he had no authority so to do, and I don't think we made any amendment but I think his claim form just shows a half interest.

THE COMMISSIONER: He had a claim in respect of a boat and an oil heater and a radio, and there was a photograph of the farm put in. This Case No. 41

does not appear to relate to the hothouse claim.

MR. McMASTER: No, my lord, this is another piece of farm property which was owned by E Iwakichi and this claimant, each having a half interest but actually operated by someone else.

THE COMMISSIONER: Yes, Iwakichi has a half interest with a claimant, Naneichi.

MR. McMASTER: Rinichiro, my lord.

THE COMMISSIONER: Do you require that for presentation?

20 MR. McMASTER: No, my lord. My problem is this; can I now see the claim form? Unfortunately my claim form got left at the office. His claim is solely for the greenhouse business. Perhaps I ought to apply to amend this to include the other claim. Perhaps this will assist my friend, on the summary relative to the claim, the Custodian has referred to the other property which suggests to me there must be another claim form some place. This is a claim that I took over from Mr. Hagaman, and it may be on the list for Kamloops again, I suppose.

THE COMMISSIONER: The surname is Yoshihara, is it?

MR. McMASTER: That is correct, although I see on the list today we have the surname appearing as Rinichiro.

THE COMMISSIONER: Yes, there is a claim for Rinichiro Yoshihara for \$18,689.67.

THE SECRETARY: That is this claim, my lord. It was brought forward on your list.

30 MR. McMASTER: That is the one I took it we were pre-

ceeding with. Is that the only claim?

THE COMMISSIONER: That is the only claim that is listed.
\$18,689.67. Where is the claim form?

MR. McMASTER: I have it here, my lord.

THE SECRETARY: That is the only one we have a record of.

MR. McMASTER: Well the simplest thing I would suggest
 would be to apply to amend. Oh, I see it. It is
 attached to the back of this claim form. Here
 is the trouble. It is on a plain piece of paper,
 and purporting to be signed by Mr. Engeman as
 a Stipendiary Magistrate. It is a form on an
ordinary piece of paper showing joint property
of the two Yoshiharas. It sets forth the legal
 description and the value of the land and a half
 interest and what the claim is. It isn't on the
 usual form, my lord. It has apparently been over-
 looked. Now with respect to that claim, I will lead
 evidence separately from the other matter. In
the more substantial claim it is with regard to a
greenhouse and attached to the claim form are
a number of papers in which various details are
set forth. The claimant admits in a statement
I will file that those figures are based on re-
placement in 1943 when the property was sold.

THE COMMISSIONER: This is the claim for the hothouse
for \$18,664.00.

MR. McMASTER: That is correct, my lord, and the state-
 ment attached to it, or those figures which are
 attached to it, are based on replacement value at
 1943 prices. I have advised the claimant that

5
Discussion.
R. Yoshihara,
In Chief.

that is not a proper basis of ascertaining fair market value and he has agreed the matter will have to be left to your Lordship, subject to whatever assistance I may be able to give your Lordship by way of evidence.

THE COMMISSIONER: Very well.

RINICHIRO YOSHIHARA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

10 DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, is this your signature on the claim form relating to your greenhouse property and did you swear that declaration?

A Yes, that is my signature.

Q And also on this claim with regard to the property that you own jointly with Mr. I. Yoshihara? Is that your signature and did you swear that declaration?

A In connection with the land only?

20 Q Yes. A: Yes.

Q But that is his signature and he swore that declaration? A: Yes.

THE COMMISSIONER: Well now, let us just try to clear up this situation. Claim No. 41 related to a property valued at \$627.50. That is land near Haney. Is that the situation?

MR. McMASTER: You mean that was the Soldiers Settlement value, my lord?

THE COMMISSIONER: No, the claim that was heard in
30 Lytton related to lands near Haney bought in 1918,

and my note is the claim is for \$627.50 and you filed a summary of the claim at that time which was marked as Exhibit 1.

MR. McMASTER: My lord, I just want to see from my file whether that man had two pieces of property. Oh yes, I see how it is arrived at. His net claim is for a half interest, was that it?

10 THE COMMISSIONER: I am trying to get away from the confusion between this hothouse claim and the other. I do not see any need for injecting anything with regard to the other claim.

MR. McMASTER: It is only because the other claimant had only claimed for his half interest, and that figure of \$600.00 reduced his half interest, and what he claims is the difference between the fair market value of the whole property and what the Custodian got for it.

THE COMMISSIONER: That is for his share.

MR. McMASTER: For his share. That is all he claimed
20 for.

THE COMMISSIONER: This man does not make any claim in relation to that property at all.

MR. McMASTER: Yes, my lord, you will find it on the back of the claim form. The very last sheet.

THE COMMISSIONER: Go ahead with one thing at a time. Take your hothouse claim and dispose of it first, and then we will take the other one.

MR. McMASTER: My learned friend has asked me to file on his behalf the Soldier Settlement Board appraisal
30 with regard to the hothouse property.

7
H. Yoshihara,
In Chief.

(APPRAISAL MARKED EXHIBIT NO. 1).

Q Witness, did you instruct me to prepare this statement with regard to your lands and premises and greenhouse business, equipment and chattels?

A Yes.

Q And is this your signature on the document?

A Yes.

Q And are the contents true to the best of your knowledge and recollection? At Yes.

10 MR. McMASTER: I will file that as Exhibit 2, my lord.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. McMASTER: Now if I might refer to a few things in this statement, my lord. The reporter doesn't need to take them down. (Reading). I might say we have those invoices in Court and if my learned friend wants to see them or cross-examine on them, he is at liberty to do so.

20 THE COMMISSIONER: As I say, that kind of information is not of very great value unless it is accompanied by a statement showing the cost of operation. So you will need more evidence than that.

MR. McMASTER: This now proceeds to state to the best of his ability the cost factor. (Reading).

My lord, with regard to that last statement, I would say it might be subject to one question and that is how much of the supplies the tenant used up between August 27th and January 1st, 1943, which was the effective date as my friend alleges of the Soldier Settlement Board sale, and in that respect
30 if my friend wishes to question that later it may

R. Yoshihara,
In Chief.

be advisable for me to call the tenant who would be the only one who would know unless the Custodian took an inventory.

Would you like to file your claims analysis, Mr. Hunter? I am filing on behalf of my friend the analysis of personal property claim as the next exhibit.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 3).

Q Witness, can you identify these two photographs
20 or snapshots? A: Yes, they are his greenhouse.

Q And when were those pictures taken?

A May, 1943, those were taken.

MR. McMASTER: I put those in as the next exhibit, my lord.

(PHOTOGRAPHS MARKED EXHIBIT NO. 4).

MR. McMASTER: My lord, that is all I want to do on the
greenhouse business. It has just crossed my mind
that perhaps it would be more convenient if we
20 gave this case a number and gave the other case a
number.

THE COMMISSIONER: Yes, I think so. Treat them as two
independent claims.

MR. McMASTER: Your witness.

MR. HUNTER: It is submitted my lord, that the real
property was sold for its fair market value.
It is submitted that those chattels which were
sold were sold for their fair market value.
It is submitted that the majority of the chattels
30 claimed for were part of the farming operations

and went to the tenant under the lease.

THE COMMISSIONER: Wait a moment. Are you contending they are fixtures or that being chattels they were turned over under the terms of the lease? Which is it?

MR. HUNTER: I am contending that those which were not fixtures, if any were fixtures, -- those that were not fixtures were turned over to the tenant under the terms of the lease and were used by him for the purpose of farming.

10

It is pointed out, my lord, that the J.P. Form showed that he had chattels in the protected area and that we received no notice of same until the point arose at a later date. It is submitted that the values, subject to my friend's correction, on behalf of his client, are very much exorbitant.

THE COMMISSIONER: That relates particularly to chattels, does it?

MR. HUNTER: It relates particularly, my lord, to this enormous number of things shown in these schedules to the claim.

20

THE COMMISSIONER: Are you referring particularly to the real property or to the chattels or to both?

MR. HUNTER: I couldn't tell, my lord. So much of it looks to be fixtures.

THE COMMISSIONER: I see.

MR. HUNTER: I presume these things specified in the claims are not just lying around.

MR. McMASTER: Primarily it is an analysis of what went into building the places. As I say, I am not

30

going to argue it now.

MR. HUNTER: I presume, Mr. McMaster, you are dropping the claim for this vehicle, are you?

MR. McMASTER: Which vehicle is it? Is it on the claim form? That is the truck--the dirt truck used around the place?

MR. HUNTER: Yes.

MR. McMASTER: That is part of the equipment, my lord.

THE COMMISSIONER: Where does it appear, Mr. Hunter?

10 MR. McMASTER: It is in the claim analysis, my lord.

THE COMMISSIONER: I was looking for it in the claim.

MR. HUNTER: It is somewhere in these sheets, my lord.

MR. McMASTER: Is it on the back of the claim form by any chance?

MR. HUNTER: It appears on page 6 of this sheet which he has attached, my lord, I think. There is a heading at the top of the page, "Sawdust Bunker", and down below he has "Living quarters, Land
20 Value, Packing House," and then "1/2 ton Chevrolet truck".

THE COMMISSIONER: What about the truck, Mr. Hunter?

MR. HUNTER: It wasn't declared in the J.P. Form.

It wasn't turned over to the R.C.M.P. as it was his legal duty to do. It never came into the Custodian's possession and the Custodian has no information regarding it.

MR. McMASTER: My lord, my friend draws my attention to the fact he has claimed for 25 shares in the
30 Maple Ridge Co-Operative Exchange. That, of course,

R. Yoshihara,
Discussion.

is outside the terms of reference. That should be withdrawn.

MR. HUNTER: That is shown on the back of the claim form, my lord.

THE COMMISSIONER: Yes, I see it. That will be disallowed.

MR. HUNTER: There is a claim for rent, my lord, on page 7 of the claim -- rent for 1943.

MR. McMASTER: It is obviously not a matter, my lord, for this reference.

10 THE COMMISSIONER: That rent claim will be disallowed of outside the terms of reference.

MR. HUNTER: I think the rest, my lord, is a straight question of valuation.

THE COMMISSIONER: Yes.

MR. HUNTER: I will make sure, my lord, there is nothing we want to ask the witness. It is also submitted, my lord, that goodwill does not enter into a business of this character. It is a question of efficiency of management and operations; the point being, my lord, if you can produce the stuff at
20 the right time and of the right type, you can sell it; and if you can't, it doesn't matter what equipment you have.

THE COMMISSIONER: Do you concede that the sale was made as a going concern?

MR. HUNTER: I can't say, my lord. I would have to check it. I was looking in the file and I can't see anything that would indicate it one way or another.

30 THE COMMISSIONER: I see. Well, in the circumstances,

R. Yoshihara,
Discussion.

Cross-Exam.

in view of the fact that a claim is made for good-will, it might be as well for you to take that further ground of defense so that your friend has notice of it and it is upon that that your defense rests.

MR. HUNTER: I will take that ground of defense, my lord. It may be I shall have to abandon it later if the facts are as my friend states.

THE COMMISSIONER: Was the bathhouse operation actually in operation at the time of the sale to the Soldier Settlement Board, or are you aware of it?

MR. HUNTER: Yes, it was in operation, my lord.

THE COMMISSIONER: You may have some hurdle to get over there.

MR. HUNTER: It may be that the tenant was in operation, my lord, but we will have to check it to make sure.

THE COMMISSIONER: Very well.

CROSS-EXAMINATION BY MR. HUNTER:

20 Q Mr. Yoshihara, you are not an expert real estate man, are you?

A: No, he is a farmer.

MR. HUNTER: I wonder if my friend has a copy of this lease.

MR. McMASTER: Yes, sure. I will admit the document if you want to put it in, Mr. Hunter.

MR. HUNTER: I don't know that it is of great help, my lord, unless you want it. It is a very bare form of lease under the "Short Form of Leases Act". It seems to lease him the property, and the tenant is obliged to keep it in repair.

THE COMMISSIONER: Is any mention made of chattels?

MR. HUNTER: There seems to be no mention at all.

Is there somewhere in there that it does? I can't see it.

MR. McMASTER: No, I don't think so.

THE COMMISSIONER: What is the date of the lease?

MR. McMASTER: The 27th of August, 1942, my lord.

MR. HUNTER: It is made by the claimant to Kenneth Frederick Lee, my lord.

10 THE COMMISSIONER: Yes, all right.

(LEASE MARKED EXHIBIT NO. 5).

MR. HUNTER: Q: Mr. Yoshihara, when you made your lease to Mr. Lee, what was said about the equipment on the property? A: He agreed it would

be all right for Mr. Lee to use the equipment.

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

MR. McMASTER: I don't know whether my friend is prepared to indicate whether his defense will be that the Custodian did not receive any knowledge of this equipment until this claim was filed, or whether he is prepared to indicate at what date the presence of equipment on the property came to the attention of the Government.

20

THE COMMISSIONER: Are you able to say, Mr. Hunter, when knowledge came?

MR. HUNTER: I can't, my lord, because there is nothing on the file to indicate that. I have no doubt it did at some time in the intervening years come to the notice of the Custodian. That should be in the file. The person who made it up was very

30

R. Yoshihara,
Cress-Exam.
Discussion.

negligent in not putting it in because it is a very material point. It might be that I can get that information.

THE COMMISSIONER: I think it is desirable that you let Mr. McMaster know as soon as you can get the information.

MR. HUNTER: I quite agree, my lord, I think I should.

MR. McMASTER: My lord, if he could advise me at the same time what was done about the equipment, when it was ascertained, and where it is now and who it belongs to. These are questions which I think I am entitled to know the answer to.

THE COMMISSIONER: What do you say to that, Mr. Hunter?

MR. HUNTER: Anything that is a fixture will obviously have gone with the property. As far as the equipment is concerned, I presume the tenant is still using it.

THE COMMISSIONER: Well, when you can get the information, Mr. Hunter, I would like you to endeavour to inform Mr. McMaster as to what information you do get.

MR. HUNTER: Very well, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin
"T.P. HORROBIN"
Official Reporter.

Claim No. 25:

Claimant: Rinichiro YOSHIMURA:

File No. 6972:

SUGGESTED DEFENCE.

1. REAL ESTATE:

This man's printed claim form relates to one piece of property owned by him which was sold to the Soldiers Settlement for \$3622.00, and he is claiming over \$18,000.00 for the land, buildings and certain fixtures. He was paid the net amount of \$3604.00 but doesn't indicate this in his claim form as having been received.

He also has an undivided half interest in another property, which apparently will be dealt with when I. Yoshimura's claim, file 6977, is heard. I haven't this file. It may be advisable to cross-examine him on the second case while in the box unless Mr. McMaster undertakes to put him in the box again when that case is heard. I therefore deal with the two pieces of real estate separately.

A: Claim No. 25: File No. 6972:

(File Soldier Settlement appraisal as an Exhibit).

(1) The government will contend that the real estate was sold for the fair market value, together with the buildings and certain of the items listed as chattels, which the government will contend are a part of the farming operation.

(2) The claimant should show a credit for the gross amount received for the sale of the property, namely \$3622.00. X

(3) He claims 16.29 acres and the Soldier Settlement show 17.38 acres. This should merely be pointed out for the benefit of the Commissioner.

(4) He should be asked if he was ever in the real estate business and considers himself an appraiser.

(5) In building the defence regarding the chattels, he should be asked whether or not he leased the land, as the government will contend that he made a lease to Mr. Kenneth Frederick Lee, and Mr. McMaster should be asked to file a copy of the lease as we have no copy of same. It apparently indicates that the heating and water systems were included.

B: This party is also claiming an undivided half interest in an additional ten acres. The Soldier Settlement appraisal will presumably be filed when File No. 6977 is dealt with.

(1) The government will contend that this property was sold for the fair market value.

(2) The claimant in his hand-written claim form, has only credited the custodian with \$438.52 as half the amount for which the custodian sold the property. The custodian sold the property for \$982.00; the claimant's share of this for which he should give credit, is \$491.00.

(3) The claimant should be asked whether he was ever in the real estate business and is an expert in land valuations.

2. CHATELS:

(1) The government will contend that the chattels claimed were a part of the farming operations and were all included in the lease and were used for the purpose of farming, either to operate and/or repair it as authorized by the terms of the lease. X

(2) That J.P. form didn't disclose any chattels, but advised that he would be taking his furniture with him.

(3) Truck: The half ton Chevrolet truck wasn't delivered to the R.C.M.P. as required by law and never came into the the custodian's possession and the custodian has no information regarding its disposal.

DEFENCE BRIEF

Rinichiro YOSIHARA

File No. 6972

Case No. 74

Kamloops
12 Feb. 1948
V.L.A.
Sheet A.16-11

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$17,674.77	\$3,689.80	\$3,622.00

Witness - Appraiser, L.B. Plumbly

Question of valuation only.

Appraiser (Plumbly) reports - House is very unattractive,
no basement. There are 7
Greenhouses on the property.

PERSONAL PROPERTY CLAIM

Claim amended to

\$739.90 Rent claim \$50. and shares \$25. disallowed (Trans. Page 11)

Claimant did not declare any chattels on his J.P. Form & Custodian had no record of same until the point arose at a later date and it is submitted that the values are very exorbitant.

Claimant admitted that he gave Mr. Lee, the tenant, permission to use the equipment on the property. (Trans. Page 13)

The Government contend that the chattels claimed were a part of the farming operations and were all included and were used for the purpose of farming including the Chevrolet Truck.

GOODWILL

Claimant states that in his opinion the property was sold as a going concern. Mr. Hunter agreed to check on it. (Trans. Page 11)

Evidence Required

Information required if tenant is still using the equipment on his farm. (Trans. Page 14)

Was the property sold as a going concern? (Trans. Page 11)

When knowledge was received by the Government of the presence of equipment on the property? (Trans. Pages 13 & 14)
(No record can be traced as to this.)

BMP/mw

DEFENCE BRIEF
Rinichiro YOSIHARO
File No. 6972
Case No. 75

Kamloops
12 Feb. 1948
V.L.A.
Sheet A 10 - 9

REAL PROPERTY CLAIM

(Claim shown is Gross)

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$1750. (whole of property)	\$1000.	\$982.

Witness - Appraiser, J. D. Patterson.

Question of valuation only.

Claimant claims $\frac{1}{2}$ share of sale of land which he values at \$1750., the property was sold for \$982. for which he received \$491.

Claimant admits that he doesn't know real estate values and doesn't know what it is worth.

Appraiser (Patterson) reports - Very dilapidated dwelling over 30 years old, done and not worth improving. Farm in poor condition.

Appraiser (Barnet) reports - Unattractive property in poor condition. Dwelling very old and dilapidated and not worth improving or of much value.

BMP/mw

Name of Claimant **YOSHIMURA, Rimichiro**Case **74**

Custodian File

6972

<u>REAL PROPERTY</u>										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		
					3622.					6,273.00 ✓
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										6,273.00 ✓

6972
6977

November 8, 1950.

Mr. Rinichiro YOSHIMURA,
70-Mile House,
B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Cases 74 & 75

We have received from Mr. McInister Releases which have been executed by yourself covering the awards recommended under the above Claims Commission, made up as follows:

Cases 74.....	\$ 6,273.00
" 75.....	<u>392.40</u>
Total award on Claims.....	\$ 6,665.40
The balance of your current account on our books is...	<u>1,656.33</u>
	\$10,321.73

Cheque in your favour for this amount is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FCS/GN
Encl.

6772

CLAIM NO. 74 - Rinichiro YOSHIHARA

This claim is made in respect to a 17.38 acre parcel of land situate in the Maple Ridge District, developed for greenhouse production.

On the application of the formula adopted in other greenhouse claims, the following information is furnished:

1 single greenhouse 18x180 i.e. 5744 sq.ft. constructed on concrete foundation, valued at 50¢ per sq.ft. -	\$2872.00	
7 years depreciation - 17.5% -	<u>492.00</u>	
Depreciated value -		\$2380.00
1 single greenhouse 18x180 i.e. 5744 sq.ft. of same type and construction, valued at 50¢ per sq.ft. -	\$2872.00	
6 years depreciation - 15% -	<u>430.00</u>	
Depreciated value -		2442.00
2 single greenhouses, each 18x104 i.e. 6832 sq.ft. constructed on concrete foundation, at 50¢ per sq.ft.	\$3416.00	
1 year depreciation - 2.5% -	<u>85.00</u>	
Depreciated value -		3331.00
3 single greenhouses each 18x151, i.e. 14,964 sq.ft., constructed on wood foundation, valued at 35¢ per sq.ft. -	\$5237.00	
Average 9 years depreciation - 45% -	<u>2356.00</u>	
Depreciated value -		<u>2881.00</u>
Total depreciated value -		<u>\$11,034.00</u>

Fair market value of greenhouses, calculated on basis of 80% of depreciated value -	\$ 8,828.00
S.S.B. Appraisal other buildings, plus 80%	651.00
S.S.B. Appraisal cleared land, plus 80%	264.00
S.S.B. Appraisal wild land	<u>152.00</u>
Estimated fair market value on basis of formula	\$ 9,895.00
The property was sold to the D.V.L.A. at	3,622.00

I THEREFORE RECOMMEND payment to the claimant of the sum of \$6,273.00, in order to achieve fair market value.

February 1st 1950.

H. I. BIRD
Commissioner.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Kamloops, B.C.,
February 12th, 1948.

IN THE MATTER OF THE CLAIM OF
HIROCHIRO YOSHINARA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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

A. WATSON, Esq., Secretary.
D.J. HANFORD, Esq., Official Interpreter.
T.P. HORROBIN, Esq., Official Reporter.

30

2
Discussion.
R. Yoshihara,
In Chief.

THE COMMISSIONER: I would suggest we treat this claim as being part of File No. 41, because all you are making to do is to bring it in line with the Iwakichi claim, are you not?

10 MR. McMASTER: No, my lord, I am sorry it isn't in line. This is a separate claim and it will appear from the evidence I put in that while Iwakichi claimed the property was worth \$2200.00, this man takes the position he frankly doesn't know real estate values and doesn't know what it is worth. It might be worth \$2200.00, but he had made his claim for \$1750.00 as a fair value for the whole piece of land, and he is claiming his half interest and I take it he would be content if recompensed on that basis.

THE COMMISSIONER: All right, treat it as an independent claim.

MR. McMASTER: I think it would be as well to do so, my lord.

20 THE COMMISSIONER: Call this Case 75 then.

RINICHIRO YOSHIHARA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, you identify the claim which you have filed with respect to this property in the last case?

A: Yes.

Q With respect to the property which is involved in this claim, you are an owner of an undivided one-half interest?

30 A: Yes.

H. Yoshihara,
In Chief.

Q And Gwakichi Yoshihara is the owner of the other
halfinterest? A: Yes.

Q I produce to you a statement with regard to this
property and your interest in it. Did you instruct
me to draw this statement and give me the informa-
tion contained in it?

A Yes.

Q Is that your signature on the statement?

A Yes.

10 Q And are the statements contained in that true to the
best of your knowledge and recollection?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1)

Q This property is situated about three miles from
Hanay, is that right, witness?

A Yes.

MR. McMASTER: My lord, I would just like to refer to

15 E Exhibit 1 which shows the claim as a one-half
interest. The property was bought in 1918 for
20 \$1750.00 cash. It had a house and a shed on it,
and was cleared and cultivated. With regard to
the description of the property this claimant is
not taking exception to the Soldiers Settlement
Board appraisal except as to the question of value.
He makes this comment (reading).

THE COMMISSIONER: I suppose perhaps they did not get
together earlier.

MR. McMASTER: I don't think so, my lord, because,
frankly, he has larger stakes, as your Lordship
30 is aware.

THE COMMISSIONER: That is your case, is it?

MR. McMASTER: Yes, my lord.

THE COMMISSIONER: Mr. Hunter?

MR. HUNTER: I submit, my lord, as it was with the other co-owner, that this property was sold for its fair market value.

THE COMMISSIONER: Have you any questions?

10 MR. HUNTER: No. I should just like to point out that in his real estate statement he says, "As indicated in the appraiser's report this is very good land". I would submit that no such claim or statement is made in the farm appraisal report.

THE COMMISSIONER: You better put it in.

MR. McMASTER: This is my copy, my lord, and I am not anxious to part with it. I believe my friend has a copy to file in this case.

MR. HUNTER: I believe the copy would be in the other folder. I haven't even that one.

20 MR. McMASTER: I think my friend will find this is based on the fact that the appraiser appraised seven acres at \$700.00, and having regard to other appraisals that is an indication of very good land, my lord.

MR. HUNTER: It is, to say the least, inferential, my lord. There will be no questions, my lord.

THE COMMISSIONER: All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrabin
"JP. HORRABIN"
Official Reporter.

Name of Claimant YOSHIMURA, Rinichiro

Case 75

Custodian File 6972 - 6977

<u>REAL PROPERTY</u>										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		
					491	392.40			392.40	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										392.40

6972
6977

November 8, 1950.

Mr. Rinichiro YOSHIHARA,
70-Mile House,
B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Cases 74 & 75

We have received from Mr. McMaster Releases which have been executed by yourself covering the awards recommended under the above Claims Commission, made up as follows:

Case 74.....\$ 6,273.00
" 75.....32.40

Total award on Claims.....\$ 6,665.40

The balance of your current account on our books is...1,626.38

\$10,321.78

Cheque in your favour for this amount is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FGS/ON
Encl.

6972
6977

November 8, 1950.

Mr. Rimichiro YOSHINARA,
70-Mile House,
B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Cases 74 & 75

We have received from Mr. McMaster Releases which have been executed by yourself covering the awards recommended under the above Claims Commission, made up as follows:

Case 74.....\$	6,273.00
" 75.....	<u>392.40</u>
Total award on Claims.....\$	6,665.40
The balance of your current account on our books is...	<u>3,656.38</u>
	\$10,321.78

Cheque in your favour for this amount is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FGS/GH
Encl.

*Nov 8th 1950.
Received cheque.*

R. Yoshinara