

7255

JP FORM

NAME: MAYEDE, Yoshiharu

HOME ADDRESS: 359 Powell St., Vancouver, B.C.

REGISTRATION NO: 02687

SEX: Male

AGE: 37

OCCUPATION: Fisherman

EMPLOYER: --

MARRIED: Yes

WIFE'S NAME: Fusaye MAYEDE

ADDRESS: 359 Powell St., Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN: Yoshihiro, Harume, Osamu, Kiyoko, Terume, Teruo

ADDRESS OF CHILDREN: 359 Powell St., Vancouver, B.C.

AGES OF CHILDREN: 10, 8, 6, 4, 2, 7 months.

REAL PROPERTY:

LOCATION & DESCRIPTION: Property, Alberni Assessment District Parcel "A"
(D.D. 32628-1) of Lot 282 Clayoquot District
1.6 Acres. No. 11903-1

BUILDINGS & IMPROVEMENTS: House Value \$350.00 build in Ucuelet, B.C. on property
of Mrs. Littleton.

TAXES: \$42.00 Provincial Collector, Alberni.

TITLE DOCUMENTS: In own possession.

PERSONAL PROPERTY:

BONDS, DEBENTURES, SHARES STOCKS OR OTHER SECURITIES: 2 War Saving Stamp \$15.00 Each

BANK ACCOUNT: Royal Bank of Canada \$25.00

LIFE INSURANCE: Sun Life Assurance of Canada \$1,000.00

LIABILITIES:

Dated this 23rd day of April 1942

Signed: Yoshiharu Mayede.

7253
INFORMATION FROM R.C.M.P.

Aug. 20/43

DATE Mar. 2/43

Our File No. 7255

Full Name MAYEDE, Mr. Yoshiharu
(Surname in Block Letters)

Registration No. 02687 Male - Female
(Check) Age Jan. 10, 1904

Former Address Ucluelet, B. C.

Date Evacuated April 28/42 Naturalized - Canadian-Born - National
(Check)

Present Address Greenwood, B. C. 23/5/46 - Carmie, B.C.

Married - Single
(Check)

nee

Name of Wife (OURA) Fusae #02686

Name of Husband

Name of Mother Ume - In Japan Name of Father In Japan - Tokujiro

Names of Children under 16 Yoshihiro (M) Nov. 28/31 Harumi (F) Sept. 28/33

Osamu (M) Oct. 6/35 Arlene Kiyoko (F) Nov. 5/37 Terumi (F) Nov. 18/39

Requested by J. Spratt

Registered with Custodian yes
(Yes or No)

Additional Information Fisherman. Owner of boat #1698 Land

20th June 1942.

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

Attention Mr. C. L. Drewry.

Dear Sir:

re: Yoshiharu Mayeda. Registration No. 02687.
My File No. 147.

In accordance with your instructions I have investigated and taken control of the property recorded on the above man's registration form as follows:

Real Property:

"Property, Alberni Assessment District
Parcel 'A' (D.D.32628-1) of Lot 282, Clayoquot
District, 1.6 acres. No. 11903-1."

"House, value \$550.00, built in Ucluelet,
B. C., on property of Mrs. Littleton."

In connection therewith I have to report as follows:

Location:

Land:

Lot 282 adjoins the Lyche Estate property, being located on the waterfront between the southern boundary of that property and the Japanese school buildings.

Buildings:

The house is one of a small Japanese settlement on the foreshore of Ucluelet Inlet about half a mile from the public wharf on land leased from the Lyche Estate.

Land and Buildings:

Land:

The land (a separate holding) consists of 1.6 acres of unimproved timbered sidehill, brush and stumps, valued at \$200.00. There is a 10 ft. by 12 ft. open shed on the tide-water of a possible value of \$10.00, and towards the Inlet from the shed,

Land and Buildings:

Land: (continued)

also on tide-water, are eight cement blocks on which a fish buying scow formerly rested.

Building:

This is slum shanty in poor condition, with lean-to and Jap bath. It has no rental value and little sale value even for the lumber therein.

Personal Property:

None discovered.

Insurance:

As the house is part of a settlement of houses built in close proximity to each other, no insurance can be effected. The shed, on the owner's land, is not of sufficient value to warrant insurance.

Liabilities:

1942 taxes in respect to Lot 282, amounting to \$42.08.

Recommendations:

Land:

In view of the fact that the taxes owing are based on an assessment of land - \$200.00, and improvements - \$1,800.00, I recommend that the Provincial Lands Department be approached for the purpose of obtaining a revised assessment on the grounds that the improvements are no longer in existence. I further recommend that Yoshiharu Mayede should be advised of the amount due and that he make provision therefor.

I recommend also that Mr. Littleton be appointed agent for the leasing of this property at a rental of not less than the annual taxes. If no tenant can be found, and if Mayede does not pay the taxes, I recommend that the property be sold.

Recommendations: (continued)

Buildings:

I am informed by Mr. Littleton, the appointed agent for the Japanese, that the ground rentals, due to the Lyche Estate from the owners of the buildings in this settlement, have been paid to June 1942, and that the Lyche Estate will be agreeable to permitting the Japanese to re-occupy the buildings should they be permitted to return. I have not been able to ascertain definitely from Mr. Littleton or his solicitor--Mr. A. G. McCulloch, Port Alberni, B. C.--what rent was paid by the Japanese, but understand that there was no written agreement.

I recommend that Mr. Littleton be asked to state definitely what he considers the exact position to be. It is problematical whether this house can be rented, but Mr. Littleton stated that if the house is rented he will retain half the rent to apply on the lease, and remit the other half to the Japanese owner.

I further recommend that Mr. Littleton be instructed to remit the rents (if any) to the Custodian's office.

Yours faithfully,

H. G. Hinton

HGH:LMS

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REAL PROPERTY SUMMARY

Catalogue No. 528.

Name: Yoshiharu MAYEDE.

File No. 7255.

Address: Ucluelet, B. C.

Reg. No. 02687.

Legal Description: Parcel "A" (D.D. 32628-I) of Lot 282, Clayoquot District, containing 1.6 acres, more or less.

Classification: Vacant land.

Registered in the name of: YOSHIHARU MAYEDE.

State of Title: Clear.

Title (No. 119053-I) received from owner: May 23rd, 1946.

Sold to: MRS. EMILY ANN MATTERSON for \$305.00 Cash.

As at: May 15th, 1946.

Title (No. 40339-N) delivered to new Registered Owner on: July 8th, 1946.

Net proceeds (\$297.96) released to credit of Yoshiharu MAYEDE on: June 24th, 1946.

Completed statement to Evacuee sent on:

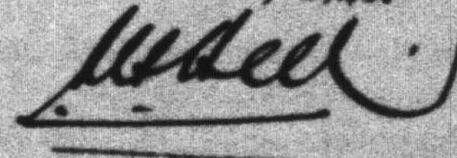
Chattels: Not involved.

Insurance: None.

Administration: This property, consisting of 1.6 acres, situated on the waterfront in the village of Ucluelet, was leased for a short time (22 months) to the Department of National Defense (@ \$24.00 per annum) as it came within the area of their war time activities at Ucluelet. The only improvements on the land consisted of 8 large cement blocks, covered at high tide, on which a fish buying scow formerly rested (according to information gained on the spot).

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

16th September, 1946.



RGB/P.

MESSAGE TENURE SUMMARY

Cat. No. (None).

File No. 7255.

Name: Yoshiharu MAYEDE.

Reg. No. 02687.

Address: Lyche's Bay, Uelualet Inlet, B. C.

Legal Description: Dwelling on piling on foreshore.

Classification: Dwelling.

Registered in the name of: ALMA LITTLETON, EXECUTRIX OF THE ESTATE OF A. H. LYCHE,
DECEASED.

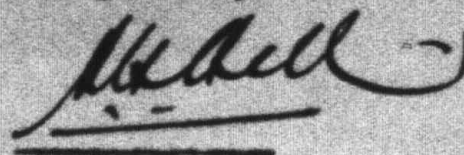
State of Title: None.

NOTE: The house owned by Yoshiharu MAYEDE on land owned by the A. H. Lyche Estate at Uelualet was described by our Agent (H. G. Hinton) as "a slum shanty in poor condition, with lean-to and Japanese bath. It has no rental value and little sale value even for the lumber therein."

Efforts to obtain from the Lyche Estate a small ex gratia payment for numerous similar buildings left on their hands by evacuees, failed, and any value this building had could fairly be considered to have disappeared through the normal process of wear and tear.

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

16th September, 1946.



H. G. Hinton

RGB/P.

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PERSONAL PROPERTY SUMMARY

File 7255.

Yoshiharu MAYEDE.

Reg. No. 02687.

This 37-year old Fisherman, a Naturalized Canadian, from Ucluelet, signed a Custodian "JP" declaration form on the 23rd April, 1942. He was evacuated on the 28th April, 1942.

His wife, Fusaye, File 7405, signed a Custodian "No Property" card on the 24th April, 1942. She was evacuated, presumably with her 6 children, on the 28th April, 1942.

Real Property: See Real Property Summary, dated 16th September, 1946, for particulars of Ucluelet property (Cat. 528) sold (May 15/46) for \$305.00 Cash.

See Message Tenure Summary, dated 16th September, 1946, for particulars of Dwelling built on land belonging to the A. H. Lyche Estate.

Liabilities: None.

Personal Property: No chattels were listed by this evacuee in his "JP" form.

Specified Articles: See Fishing Vessels Summary, dated 10th July, 1944, for particulars of F.V., the "Y. M." sold (Apr. 18/42) for \$900.00; net proceeds (\$888.50) being paid by Japanese Fishing Vessels Disposal Committee to H. Fukuyama, on behalf of Y. Mayede, on April 20th, 1942.

A Camera (Kodak 620) turned in to the B. C. Police, was subsequently (Aug. 18/44) received by this office from the Royal Canadian Mounted Police, and is held in storage by this office.

Bills Receivable: Refund of transportation expenses in connection with delivery of the F.V. "Y. M." was received from the Canadian Government and credited (Apr. 10/45) to this account in the sum of \$12.25.

Bonds, Shares, etc.: War Savings Certificates (2) @ \$15.00 each, did not come under the administration of this office.

Bank Accounts: Declared a balance of \$25.00 in Royal Bank of Canada, Vancouver, which was not disturbed by this office.

Life Insurance: This evacuee declared a Sun Life Insurance policy for \$1000.00. On the 21st October, 1943, this office received from the Company the Cash Surrender Value (\$257.50) which was remitted to this evacuee on the 25th October, 1943.

7

(Over)

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SUMMARY TAKEN FROM VESSELS RECORDS

Date: July 10, 1944

Name: MAYEDE, Yoshiharu

Reg. No. 02687

File: 7255

Boat File No.: JFVDC 468

Name of Vessel: "Y.M.", 31'x7'x4' (1935) Vivian 15 HP (1935)

Lic. or Reg. No.:

Victoria 1698

Naval No.:

None

Owner's Valuation:

\$1,800.00 (\$900.00 Bare Boat)

JFVDC Valuation:

None

Custodian Valuation:

None

Date of Sale:

April 18, 1942

Purchaser:

John Baird

Signature on Sales Papers:

Yoshiharu MAYEDE

Selling Price:

\$900.00

Paid to JFVDC ~~on account~~:

900.00

Supervision Costs:

11.50

Balance due Owner:

888.50

Paid to:

Y. Mayede, per H. Fukuyama, April 20, 1942

Location of Boat at Sale:

New Westminster

Claims Against Canadian Govt.:

None

Additional Information:

J. M. Harrison
Oct. 5, 1946

MEMORANDUM

September 24, 1943.

TO: File No. 7255

FROM: Specified Articles Department.

Re: MAYEDE Yoshiharu, Reg. No. 02687

ARTICLE

DESCRIPTION

APPRAISED VALUE

CAMERA

Folding type
Kodak 620
Serial No. 46244

*at 6042 Cordona
see letter 10/17/47*

Best

HS

LIABILITIES SUMMARY

File 7255.

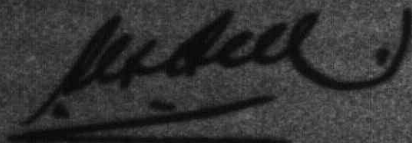
Yoshihara MAYEDE.

Reg. No. 02687.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

16th September, 1946.



RGB/P.

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Form 248

No.

HEADQUARTERS File No.

Vancouver Is. Section

DIVISION & File No. 42E.269/2/1-210

SUB/DIVN & File No.

Victoria, B.C.

DETACHMENT & File No.

DATE June 11th, 1942.

Re: Yoshihara MAYEDE O. Reg. #02687, Ueluelet, B.C. seized under DOGR

Radios & Cameras

On 28-5-42 (Date) 1 Const. H.D.A. Brabant

(Member's Name)

Came into possession of the following described goods by receiving same from the B.C.P. Police Ueluelet, B.C., who had same surrendered to them.

(State Authority from whom seized and place of seizure)

No. of Exhib.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
1	one		Camera Folding type, Kodak 620, Serial Number 46244

CERTIFIED CORRECT

(SGD) Const.
H.D.A. Brabant Reg. No. 11204

(Signature of member submitting report)

CLAIM

FILE: 7255

CREDITOR: Yoshiharu MAYEDE, 02687

DEBTOR: Canadian Government

AMOUNT: \$12.25

Expenses incurred in connection with the seizure and removal from Barclay Sound to Fraser River of the M/V "Y.M." Vic. 1698 (also known as "G.M.")

Asli:

SM
PA apr 10/65

File 7255

February 14, 1946

MEMORANDUM.

To: Mr. Bell.

From: A. G. McArthur.

Re: Yoshiharu MAYEDE.

As a matter of good business do you think it wise to continue paying these taxes? Don't you agree that this Japanese should be advised as to the probable sale price of his property? I note that Mr. Hinton valued the unoccupied land at \$200.00 and Mr. Winter subsequently valued it at \$300.00. However unless you believe that there is a possibility of sale within a reasonable time I think it would be desirable to allow this Japanese owner to decide for himself whether he wishes his funds to be devoted to further payments of taxes.

With reference to the rental agreement made with the Minister of National Defence, why have we accepted \$20.00 instead of \$24.00 for the second year?



AGM:AS

MEMORANDUM

File 7255.

Sub. No. 528.

TO: Mr. George Peters.

FROM: Mr. R. G. Bell.

April 25th, 1946.

Re: Parcel "A" (D.D. 32625-1) of Lot 282, Clayoquot
Dist., containing 1.6 acres, more or less.

Attached Real Property Memorandum shows the above property
to be registered in the name of Yoshihara MAYEDE.

There is no Registered Charge and no evidence of any
unregistered charge.

This property was under lease to the Department of
National Defense for Air, but this lease has been terminated and the property
is vacant at the present time.

RGB/P.
Attach.

File No. 7255.
Catalogue No. 528.

July 8th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Yoshihara MAYEDE
Parcel "A" (D.D.32628-I), D.L.
282, Clayoquot Dist., containing
1.6 acres, more or less.

With reference to the above property which was recorded in the Victoria Land Registry Office, June 18th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 164053-I, dated June 14th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 40339-N, dated June 14th, 1946, registering the property in the name of Emily Ann Matterson (Deed).
3. Duplicate of Transmission dated May 30th, 1946.
4. Duplicate of Deed dated May 30th, 1946 - Secretary of State to Emily Ann Matterson.
5. Certificate of Indefeasible Title number 40339-N, dated June 21st, 1946, covering the above property in the name of Emily Ann Matterson.

D. A. Gramer

DAG:JS
Atch.

MEMORANDUM

File 7255.

Cat. No. 528.

TO: Mr. George Peters.

FROM: Mr. R. G. Bell.

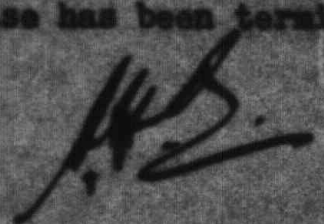
April 25th, 1946.

Re: Parcel "A" (D.D.32628-I) of Lot 282, Clayoquot
Dist., containing 1.6 acres, more or less.

Attached Real Property Memorandum shows the above property
to be registered in the name of Yoshiharu MAYEDE.

There is no Registered Charge and no evidence of any
unregistered charge.

This property was under lease to the Department of
National Defense for Air, but this lease has been terminated and the property
is vacant at the present time.



RGB/P.
Attach.

File No. 7255
Reg. No. 02687

Yoshihisa MAYED

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 11	Your remittance		\$ 42.06	
July 14	Taxes	42.06		
1943 March 11	Your remittance		8.86	
March 15	Taxes	8.86		
1944 June 8	Your remittance		8.92	
June 15	Taxes	8.92		
July 3	Rents collected		24.00	
August 9	Land Registry Office - Certificate of Encumbrance	1.00		
April 16	Payment of Transportation claim		12.25	
October 16	Rents collected		20.00	
1946 March 2	Taxes 1945-6	19.74		
May 15	Credit re Sale of Property		297.96	
		<u>\$ 80.60</u>	<u>\$ 414.07</u>	

CR \$ 333.47

Catalogue No. 528
File No. 7255 / 02637
Outskirts, Ucluelet, B. C.
A(D.D.32628-1)282(1.6 ac.m/1)

MAYEDE
Yoshitane

EVACUATION SECTION

Rec'd 307 2 min

File No. _____

Ans. _____

Referred _____

Control of the above described property is by me hereby acknowledged and
I agree that all adjustments and incidents in connection with the sale to
me of this property have been settled.

Dated at Ucluelet B. C., this 29 day of June 1946.

Signed Emily Anna Matterson

Return to the Custodian

Catalogue No. 528
File No. 7255
Outskirts, Ueluelet, B. C.
A(D.D.32628-1)272(1.6 ac.m/1)

June 22, 1946.

EMILY ANN MATTENSON
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at May 15, 1946)

	DEBIT	CREDIT
Purchase price	\$305.00	
Cheques received		\$305.00
Purchaser's proportion of taxes for 1946 - 231/365 x \$11.00	6.96	
Registration fees on deed - \$305.00	4.60	
Balance owing by purchaser		11.56
	\$316.56	\$316.56

BALANCE OWING BY PURCHASER \$11.56

7255.
ogue No. 528.

June 14th, 1946.

REGISTERED MAIL

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Parcel "A" (D.D. 32628-I) of Lot 282, Clayoquot
District, containing 1.6 acres, more or less.

Enclosed herewith please find Transmission and Deed from
the Honourable the Secretary of State acting in his capacity
as Custodian to Emily Ann Matterson.

We are also enclosing registration applications in duplicate
for the Transmission and Deed. The registration fees amounting
to \$7.10 are included in our cheque No. 1213, which is also enclosed.

Will you please be good enough to stamp the duplicate appli-
cations, showing the numbers on both the Transmission and Deed,
and return same.

As soon as the title has been issued, please forward it to
the applicant at this office.

Thanking you for your co-operation.

Yours truly,

D.A. Cramer
D.A. Cramer
(Conveyancer)

DAC:JS
5 Encls.

May 20th, 1946.

REAL PROPERTY MEMORANDUM

FILE NO: 7255
NAME: Yoshihara MAXIDE
CATALOGUE NO: 528.
RE: Outskirts Delvallet, B.C.
- Vacant Land.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Parcel "A" (D.D. 32628-1)
of Lot 282, Clayoquot
District, containing 1.6 acres,
more or less.

Encumbrances: None.

Taxes: \$11.00 - 1946 Taxes paid.

Vested: No. 50374.

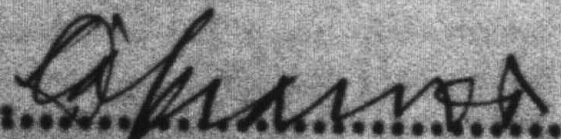
VALUATION BY APPRAISER: \$300.00.

AMOUNT OF BID: \$305.00.

APPROVED BY ADVISORY COMMITTEE: April 25th, 1946.

AMOUNT RECEIVED BY CUSTODIAN: \$305.00.

NAME OF PURCHASER: Emily Ann Matterson.

Prepared by: 

Approved by: 

DAC:JS

A.E.M.
43

7235

May 15, 1946.

Mrs. E. A. Matheron,
Valuelot, B. C.

Dear Madam:

See Catalogue No. 528
Outskirts, Valuelot, B. C.
AIR.D. 1242-11252(1.6 ad. 2/1)

This will acknowledge receipt of your letter of May 12th enclosing cheque for \$274.45. We have now received a total of \$305.00, the full amount of the purchase price of the above property.

We note that you request this property to be registered in the name of Emily Ann Matheron, wife of Ronald Nottingham Matheron, Lineman, of Valuelot, B. C., British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

[Handwritten signature]

AGREEMENT made this ^{29th} ~~Three~~ day of ^{September} ~~One Thousand Nine~~
hundred and forty.....

BETWEEN; THE SECRETARY OF STATE OF CANADA, ACTING IN HIS CAPACITY
AS CUSTODIAN UNDER THE CONSOLIDATED REGULATIONS
of RESPECTING TRADING WITH THE ENEMY, 1939.....
hereinafter called the
"Lessor", of the one part.

AND; HIS MAJESTY THE KING, represented by the Honourable
the Minister of National Defence of the Dominion of
Canada, hereinafter called the "Lessee",
of the other part.

WHEREAS the Lessor alleges that he is the ~~owner~~ Custodian
of..... Parcel A. D.D. 52628 I. of Lot 282-Clayquet District B.C.
.....containing..... 1.6..... acres

NOW THEREFORE THIS AGREEMENT WITNESSETH:-

That the Lessor, in consideration of the sum of One Do.
(\$1.00) (the receipt whereof is hereby acknowledged), hereby
offers and agrees to lease to the Lessee, his Heirs and
assigns the said lands from ~~XXXXXX~~ to ~~XXXXXX~~ so long as
required by the Lessee, for the sum of.....

..... TWENTY-FOUR DOLLARS (\$..24.00)

Dollars per ~~XXXX~~ at any time before the ^{29th} ~~29th~~ day of ~~December~~

One Thousand Nine Hundred and Forty-Three this offer to be
irrevocable until the said last mentioned date.

As the contour of the land will not be affected by the occupancy
of the lessee, the said lessee is hereby released from any
claims for damage to the land.

This offer to lease, if accepted before the said date
shall thereupon constitute a binding agreement to lease.

This offer may be accepted by letter delivered to the
Lessor or mailed postage prepaid, addressed to the Lessor
at..... Royal Bank Building, Vancouver, B.C.

Time shall be of the essence of this contract.

IN WITNESS WHEREOF the Lessor has hereunto set his hand
and seal on the day and in the year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of:-

[Handwritten signature]

[Handwritten signature]
(P. G. FHEARS) (SEAL)
Assistant Deputy of the Secretary
of Trade and Commerce

Mr. R. G. Bell
Administration Department
Office of the Custodian
Vancouver, B.C.

Carmi, B.C.
May 23rd, 1946

File No. 7255

Cat. No. 528

EVACUATION SECTION	
Rec'd	MAY 25 1946
File No.	7255
Ans.	
Referred	Bell

Dear Sir:-

I have received your letter of April 25th a few days ago at Carmi, B.C., where we have moved here about a month ago. For this reason, my reply has been delayed till today.

In to your letter of April 25th, I have learnt that my property at Bulkley will be sold at \$305.00 which I think should be worth only the taxes which I had paid during the last ten years. So, I wouldn't want it to be sold on that less amount, but since I have a family of eight children all of whom are under sixteen, I could hardly support them by myself, although I have been working steadily. So at present I would like to have every cent of it for living. By these means, I have decided to sell my property at your request of \$305.00. Herewith, I have enclosed my "Certificate of Title" so if you sell my property, please send me the money "\$305.00" at your earliest convenience.

I thank you.
(Mrs) Yachikawa Nagata
Reg. # 02687.

Re: Yoshihara MAYEDE Reg No. 02687

CLAIM:

(4) REAL ESTATE

(e) (i) Land formerly \$840.00. amended to \$800.00

(v) Amt at which Custodian sold
Ppty formerly \$291.00. amended to \$305.00

(f) Less formerly \$549.00 amended to \$495.00.

Total claim: \$495.00.

266 - 2
EXHIBIT NO. _____
DATE 25/5/48
FILED BY Dom. Govt.

Box 52,
Port Alberni.

Catalogue # 528.

Outskirts of Ucluelet.

D D 32628 - 1

This is a good location.

Appraisal \$300.00.

"H.G. Winter"

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

August 16th 1948

_____ *[Signature]*

DECLARATION IN REGARD TO LOST CAMERA RECEIPT

I, Yoshiharu MAYEDE, J.R.#02687

of Carmi, B.C., formerly of Ucluelet, B.C.

do hereby declare:

1. That I owned a Folding Type Kodak 620 Serial No. 46244 and
that I delivered this camera to *Salmon Falls B.C. Police* on
the *Salmon Falls* day of *January* 1942, and obtained a receipt therefor.
2. That I have made a most diligent search for the said receipt. I have
not found the same and the sole reason for the non-production of the receipt
is that it has been lost or accidentally destroyed.
3. That I, Yoshiharu MAYEDE, of Carmi, B. C. , the owner, am therefore now
entitled to the return of my camera.

DATED:

March 28th 1947

SIGNED:

Yoshiharu Mayede

7255.

Mailed - Oct. 8/46.

October 3rd, 1946.

REGISTERED MAIL.

Mr. Yoshiharu MAYEDE,
Registration No. 02687,
Carmi, B. C.

Dear Sir:

We have to acknowledge receipt of your letter of the 9th ultimo asking for a report on your property and the remittance of your funds.

This request has necessitated a review of your file and we take advantage of this to give you below a brief resume of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

Real Property: All formalities connected with the sale of your Ucluelet property having been completed we enclose herewith our usual statement of the transaction, showing the net proceeds (\$297.96) passed to the credit of your account. We also enclose a statement of the latter, including the above item and showing a balance of \$333.47 standing at the credit of your account at the present time.

Personal Property: In addition to the above real property, which consisted of a vacant parcel of land, you declared ownership of a house built on land owned by the A. H. Lyche Estate. According to our records this building was in very poor condition at time of your evacuation. It had no rental value and little, if any, salvage value.

While you have no equity in this building we nevertheless endeavoured to obtain an ex gratia payment from the landowner, but in this we have not succeeded.

Specified Articles: A Camera (Kodak) turned over by you to the police is now in Custodian Central Storage, and if you will send in your original Royal Canadian Mounted Police receipt (No. 871) together with .25¢ in stamps to cover cost of mailing, we shall be pleased to mail it to you.

Your Fishing Vessel, the "Y. M." was sold (Apr. 18/42) for \$900.00 through the Japanese Fishing Vessels Disposal Committee, who paid you the net proceeds (\$888.50).

(Over)

Mr. Yoshiharu MAYEDE.

Page 2.

October 3rd, 1946.

Bills Receivable: Transportation expenses connected with the delivery of your fishing vessel were recovered by this office and credited (Apr. 10/45) to your account in the sum of \$12.25.

Bonds, Shares, etc.: War Savings Certificates (\$15.00) declared by you remained in your possession and did not come under our administration.

Bank Account: A balance of \$25.00 declared by you to be in an account with the Royal Bank of Canada, Vancouver, remained under your control.

Life Insurance: You declared a policy of \$1,000.00 with the Sun Life Assurance Company of Canada, from whom we received the Cash Surrender Value (\$257.50), which was remitted to you on October 25th, 1943.

Funds: As mentioned above, there is a balance of \$333.47 standing at the credit of your account at the present time, and in compliance with your request we enclose our cheque in your favour for this amount (\$333.47). This payment will leave no balance in your account, which will therefore be closed.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

STATEMENT RE SALE OF:

Name: MAYEDE, Yoshiharu. #02687.

Catalogue No: 528.

File No: 7255.

Street Address: Ucluelet, B. C.

Legal Description: "A" (D.D. 32628-I) Lot 282.

Date of Sale and Adjustments May 15th, 1946.

Sale Price

\$ 305.00

~~Bank of Montreal Commission~~

\$

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Mortgage~~~~Mortgage~~~~Encumbrance~~~~Other Charges~~

Adjustments:

~~Income Tax~~

Taxes

6.96

~~Other~~14.00\$ 311.96

Net Proceeds credited to your account

\$ 297.96

Date:..... October 3rd, 1946.

Compiled by:..... Mr. Peters.

Catalogue No. 528
File No. 7255
Outskirts, Uchuelet, B. C.
A(D.D.32628-1)272(1.6 ac.m/1)

June 22, 1946.

EMILY ANN MATTERSON
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at May 15, 1946)

	DEBIT	CREDIT
Purchase price	\$305.00	
Cheques received		\$305.00
Purchaser's proportion of taxes for 1946 - 231/365 x \$11.00	6.96	
Registration fees on deed - \$305.00	4.60	
Balance owing by purchaser		11.56
	\$316.56	\$316.56

BALANCE OWING BY PURCHASER \$11.56

7255

April 30, 1946.

Mrs. E. A. Matterson,
Ucluelet, B. C.

Dear Madam:

Re: Catalogue No. 528
Outskirts, Ucluelet, B. C.
A(D.P. 32628-1)282(1.6 ac.m/1)

Further to our letter of April 25th we have to advise you that we are prepared to recommend the acceptance of your offer of \$305.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$274.85.

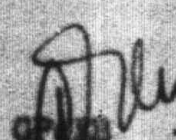
Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

Yours truly,

F. G. Shears,
Director.


Enc. 1 - Information Form.

7255.
Cat. No. 528.

February 15th, 1946.

Mr. Yoshiharu MAYEDE,
Registration No. 02667,
Greenwood, B. C.

Dear Sir:

Re: Taxes.

In reply to your letter of the 29th ultimo we give below the position of outstanding taxes on your Uelualet property.

\$ 8.50	Taxes for 1945
\$.24	Interest on above to this date
\$11.00	Taxes for 1946

or a total of \$19.74, which we shall be glad to pay from your account if you so wish but for your information and guidance we might explain that property vested in the Custodian cannot go to tax sale and, therefore, you need not be motivated by that fear in your decision.

In conformity with the Dominion Government's policy of liquidation this property was included, under No. 528, in a catalogue of properties widely advertised for sale in the Spring of 1944 but in spite of this publicity, and the efforts of real estate agents, no acceptable bid has so far been received. To be acceptable an offer would have to approximate the value placed on it by a qualified independent appraiser, which in this case is \$300.00.

This property was under lease for a period of 22 months on the basis of \$24.00 per annum. The property was not used and the lease has been terminated.

We take this opportunity to enclose a statement of your account, which shows a credit balance of \$43.75 at the present time.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

STATEMENT OF ACCOUNT

File 7255.

Yoshihara MAYEDE

Reg. No. 02687.

			<u>DR.</u>	<u>CR.</u>
July	11, 1942	Remittance from you		\$42.08
July	14, 1942	Taxes on your Uelualet property	\$42.08	
Mar.	11, 1943	Remittance received		\$ 8.86
Mar.	15, 1943	1943 Taxes on your Uelualet property	\$ 8.86	
June	8, 1944	Remittance received		\$ 8.92
June	15, 1944	1944 Taxes on your Uelualet property	\$ 8.92	
July	3, 1944	Rent collected, for one year		\$24.00
Aug.	4, 1944	Certificate of Encumbrance	\$ 1.00	
Nov.	17, 1944	Advertising property	\$ 4.00	
Jan.	27, 1945	Appraisal fee	\$ 7.50	
Apr.	16, 1945	Recovery from Government of cost of transportation, delivering Fishing Vessel "Y. M."		\$12.25
Oct.	16, 1945	Rent collected, for 10 months		\$20.00
Today		Balance standing at your Credit	\$43.75	
			<u>\$116.11</u>	<u>\$116.11</u>

E. & O. E.
15th February, 1946.

RGB/P.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

Rec'd	SEP 26 1945
File No.	7255
Ans.	
Forwarded	M. Shears

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO

FILE NO. J-127

Victoria Building,
7 O'Connor Street,
Ottawa, Canada.

September 24, 1945.

Your File No. 7255

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Mr. Shears:

Re: Parcel "A" (D.D.32628-I) of Lot 282
Clayoquot District containing 1.6 ac.m/1

Thank you for your letter of the 18th instant.

For the purpose of record, we enclose copy
of letter addressed to H. F. Gordon, Deputy Minister,
Department of National Defence for Air, which is
self-explanatory.

Yours very truly,



R. W. WRIGHT,
Counsel to the Custodian.

KWW:DI

Encls: (1)

J-127

Victoria Building,
7 O'Connor Street,
Ottawa, Canada.

September 24, 1945.

Your Reference 122-U.1

H. F. Gordon, Esq.,
Deputy Minister,
Department of National Defence for Air,
Ottawa, Canada.

Dear Sir:

Re: Parcel A.D.D. 326281, being part of Lot 282,
Alberni, Clayoquot District, B.C., as described
in Deed 19502 - 160 acres adjoining main site
BCAF Station, Ucluelet, B.C.

With further reference to your letter of the 12th
instant and Mr. McPherson's reply of the 14th instant,
information has now been received from Mr. F.G. Shears,
Director of our office in Vancouver, and it would appear
that no action need be taken by Western Air Command to
surrender physical possession as the parcel under lease
is unimproved land.

Our attention has been directed to the fact that
a year's rental, amounting to \$24.00, is due by your
Department, and we would appreciate receiving a cheque
payable to the Custodian at your early convenience.

Yours very truly,

KWW:DI

K. W. WRIGHT,
Counsel to the Custodian

Rotated
Extra Strong

506 Royal Bank Building,
Vancouver, B.C.

7255

18th September, 1945.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Parcel "A" (B.D. 32628-I) of Lot 282
Claveauet District containing 1.6 ac.±/1

I am in receipt of yours of the 14th instant in which you enclose copy of letter from the Department of National Defence and your reply to same.

I would point out that the caption to their letter mentions 160 acres, but this should be 1.6 acres and is correctly referred to in the body of their letter.

The information you require may best be given by the contents of my letter to you of the 7th December, 1943, copy of which is enclosed. I am not aware that any actual use was made of this land by their Department.

On June 28th, 1944, you forwarded to us cheque for \$24.00 from the Receiver General of Canada. This covered rentals from December 1st, 1943, to November 30th, 1944. There is, therefore, a years' rental required from December 1st, 1944, to November 30th, 1945.

It does not appear necessary for any instructions to be issued to the Western Air Command to formerly hand over physical possession as all that is involved is the matter of the land.

We will now make an endeavour to dispose of this property in accordance with our present policy.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH
encl.

ROYAL CANADIAN MOUNTED POLICE

Form #1

No. 871

EXHIBIT REPORT

HEADQUARTERS File No.

SUB-DIV'N and File No. Vancouver

DIVISION and File No.

DETACHMENT and File No. CID

J.R. 02687

DATE August 18, 1944

Re: Yoshiharu MAYEDA, #02687 Helmslet B.C.
(Name of File)

On July 30/43 I F.R. Jefferson, Cst.
(Date) (Member's Name)

Came into possession of the following described goods by

Handed OVER BY R.C.M.P. VICTORIA B.C.
(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	1		Camera Folding Type Kodak 620 Serial #46244 Fall 7255 Burr

REMARKS: Handed to Custodian Alien Property

(State briefly disposition)

DATE Aug. 18/44.

Elmer B. Spain
(Signature of Recipient or Witness)

for Custodian

SERIALIZED CORRECT
F.R. Jefferson, Cst. #10559
(Signature of Member)

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
CORRESPONDENCE
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO

FILE NO.

GWM/L

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario,
June 28th, 1944.

Edi 578

Dear Mr. Shears:- re Port Alberni Property

I am enclosing a cheque for \$24.00,
payable by the Receiver General of Canada on behalf
of the Air Force Services, Western Air Command, to
the Receiver General for the Secretary of State.

I assume this \$24.00 rental is the
correct amount, and I am attaching the cheque and
the papers so that you can send the cheque to the
Western Air Command and get a proper cheque payable
to the Secretary of States as Custodian, which I
trust you will deposit in the proper account.

Yours very truly,

G. W. McPherson

G. W. McPherson
Executive Assistant

F. G. Shears, Esq.,
Director,
Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Yoshihara MAYEDE - 02687

ROYAL CANADIAN AIR FORCE

DOCUMENT TRANSIT AND RECEIPT

Secretary of State of Canada.
Ottawa, Ont.

FILE Abstract

DATE June 22-44

TREASURY OFFICE
WESTERN AIR COMMAND
VANCOUVER, B. C.

The documents enumerated below are forwarded for your necessary action.
Please receipt and return to sender.

COPIES	FORM	DESCRIPTION
1	Cheque	#B20-12340 d/June 20-44 \$24.00 for Rental of Parcel A.D.D. 32628 I, 1 6/10 acres of Lot 282, Alberni, Clayquot District, B.C. Dec. 1/43 - Nov. 30/44.

RECEIPT IS ACKNOWLEDGED

Signature

M. Malinman
TREASURY OFFICER
WESTERN AIR COMMAND
VANCOUVER, B. C.

Signature of Sender

506 Royal Bank Building,
Vancouver, B.C.

7th December, 1943.

7255

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Land - part of Lot 282, Alberni,
Clayoquot District, B.C.

With reference to your letter of the 1st instant in which you enclosed lease from the Custodian to His Majesty The King represented by The Honourable the Minister of National Defence. The circumstances of this transaction are as follows:

The parcel consists of 1.6 acres of land known as Parcel A and this is one of 43 parcels which constitute lot 282 Clayoquot District and is the only parcel registered in the name of a Japanese. Certificate of Title is 119053-1 and is vested in the Custodian.

Mr. Hinton in his report describes this parcel as unimproved timbered sidehill, brush and stumps. There was a 10 x 12 open shed on this property of the possible value of \$10.00 and eight cement blocks on which a fish scow formerly rested. This constitutes the improvements on the land. The assessed value is Land - \$200.00, Improvements - \$400.00. 1943 Taxes were \$8.86 and these were paid up by money remitted by the Japanese owner. The land was considered unrentable but in September last Mr. Haver, the Real Estate Advisor to the Department of National Defence at Ottawa interviewed our Mr. Bell and stated that the Airforce were interested in leasing this property, the land being alongside the Ucluelet Airport. The rate being paid for such land was \$15.00 per acre per annum and on behalf of the Government he offered \$24.00 per annum for this parcel.

Mr. Bell then discussed this matter with me and it was decided that such a lease was in order in view of the fact that the land was to be used by the Defence forces and that otherwise it appeared to be unrentable and revenue was more than sufficient to take care of the taxes.

On September 29th, 1943, I signed what Mr. Haver termed as a Standard Agreement form in which it was stated that "as the contour of the land will not be affected by the occupancy of the lessee, the said lessee is hereby released from any claims for damage to the land." This

G.F. McPherson, Esq.

I understand was to imply that their use of it would in no way affect the property itself.

Since receiving your letter I have discussed this matter with Mr. Fright and he does not view with much concern the possibility of damage claims. However, it would perhaps be desirable to have the clause in the lease modified.

Beyond the reference already quoted that the land was "timbered sidehill brush and stumps" we have no indication of what the value of this timber might be. If you think it necessary and so desire we could endeavour to secure such information from Mr. Hinton and we would then know the limit of any possible damage which could be caused by fire.

The term of the lease "so long as required by the lessee" was considered to be in order in view of the fact that this land was being taken over by a Government Department. It was anticipated that the lease would have been sent to this office for signature otherwise we would have previously advised you in regard to same.

I am returning the lease herein and with the information now given you will be in a better position to decide whether you will submit same for signature by the Deputy Custodian, or first have it amended or ask us to procure any further information relative to the value of any timber which may be on this property.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

encl.

MEMORANDUM

File 7255.

TO: Mr. F. G. Shears.

FROM: R. G. Bell.

December 6th, 1943.

Re: Yoshiharu MAYEDE - Reg. 02687.

The 1.6 acres of Improved Land known as Parcel "A", is one of 43 titles constituting "Lot 282, Clayoquot District" and is the only one registered in the name of a Japanese.

Lot 282 adjoins the Lyche Estate (Ucluelet) on which there is a community of Japanese-owned houses.

Mr. H. G. Hinton described Parcel "A" as "unimproved timbered sidehill, brush and stumps". There is (or was) a 10' x 12' open shed on tide water, of a possible value of \$10.00, and also 8 cement blocks on which a fish buying scow formerly rested. These constitute the improvements on the land which is assessed at \$200.00 (Land) and \$400.00 (Improvements), on which 1943 taxes amounted to \$8.86 (the money for payment of this charge was remitted to us by the above Evacuee).

The land was considered unrentable but some time in September Mr. Hower, Real Estate adviser to Department of National Defence, Ottawa, came in to see me and stated that the Air Force (the land is alongside the Ucluelet Air Port) was interested in leasing (but not in buying) the property; further, that the rate being paid for such land was \$15.00 per acre per annum, and that on behalf of the Government he offered \$24.00 per annum for the parcel.

The matter was discussed with you and it was decided that such a lease was desirable because (1) the land was to be used by the defence forces, and (2) it removed the property from the unrentable category and made it more than self-supporting. On advising Mr. Hower he sent in the standard Agreement form (dated 29/9/1943) for signature.

RGB/P.

STATEMENT OF ASSETSCustodian's OfficeBritish Columbia Security Commission.File No.: 7255Name: MAYEDE YoshiharaReg. No. 02487Address: Midway

Special Enquiry: _____

Credit with Custodian: _____

Credit in Bank: \$25.00 (Royal Bank, Vancouver) declared 23/4/1942.Life Insurance: \$1000.00 (cashed in 21/10/1943 for \$257.50).Real Property: Parcel "A" of Lot 282, Clayoquot District, on which
there is a 10' x 12' open shed (see Remarks).Net RevenueNegotiable Assets: \$30.00 in War Savings Stamps declared 23/4/1942.Remarks: The Department of National Defence are interested in leasing aboveland (1.6 acres) at \$24.00 per annum.Also owned a house (which he valued at \$350.00) on leased land at
Uelualet, but his equity in this vacant building is somewhat doubtful.Date: December 6th, 1943.

Compiled by:

R. G. Bell.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

Rec'd	DEC 3 1943
File No.	
Ans.	
Referred	

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

December 1, 1943.

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Shears:

Re: Land - part of Lot 282, Alberni,
Clayoquot District, British
Columbia

The Custodian has received from the Assistant Judge Advocate-General, R.C.A.F., a lease from the Custodian to His Majesty the King, represented by the Honourable the Minister of National Defence, covering the above property. This has been prepared for signature here but I have no information concerning the negotiations which must have been conducted by your office.

A copy of the letter received from the Assistant Judge Advocate-General is enclosed for your information but I am not forwarding the lease documents at this time. The letter states that you have agreed to the terms and I note that, while the rent for the property is \$24.00 per year, the lessor covenants with the lessee to pay taxes and rates which may be charged in respect of the premises. Another clause in the lease that may be questioned by the Custodian is the term of the lease which is stated to be "from year to year from the date hereof for as long as required by the lessee".

The lessor also covenants to release the lessee from all claims for damages whether suffered by the lessor or any other person and, until I know whether or not there is any timber on this land that might be set afire by the lessee, I do not think the Custodian will be prepared to have this clause included in the lease.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
CORRESPONDENCE
TO THE
CUSTODIAN'S OFFICE

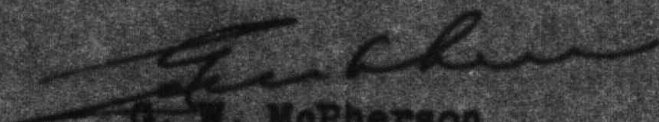
PLEASE REFER
TO

FILE NO.

- 2 -

On second thought, in view of the fact that this property may belong to a company which is being handled by P. S. Ross & Sons, I am enclosing the duplicate copy of the proposed lease and you might discuss it with Mr. Wright and, if necessary, with Mr. Sheppard.

Yours very truly,



G. W. McPherson
Executive Assistant.

GWMcP/FC.

COPY/PM

H.Q. 101-5/14 (JAG)

ROYAL CANADIAN AIR FORCE

OTTAWA, Ontario,

26th November, 1943.

The Department of the Secretary of State,
Office of the Custodian,
7 O'Connor Street,
Ottawa, Ontario.

For the attention of F. X. A. Biron, Esq.,
Solicitor.

[illegible]

Please find enclosed lease, in triplicate, covering land originally belonging to Yoshiharu Mayede in Alberni, Clayoquot District, British Columbia. A lease for this property was offered to the Crown by the representative of the Custodian in Vancouver, Mr. F. G. Shears. The rental was agreed upon by your said representative an officer of the Crown.

The lease as submitted is the one currently used by the Crown. If you find it in order, kindly have the three copies executed on behalf of the Custodian and return them to this Branch in the self-addressed envelope.

The lease shall then be executed by the Minister and two completed copies returned to you - one of these to be forwarded to your representative, Mr. Shears, for his records.

Yours very truly,

Sgd. J. R. Turgeon

J. R. TURGEON, Squadron Leader,
Assistant Judge Advocate- General.

JRT/ME
Enc.s.

7255
7409

October 25, 1943.

Mr. Yoshihara HAYNE,
Registration No. 01687,
Greenwood, B. C.

Dear Sir:

Re: Sun Life Policy No. 2173722
Beneficiary-Pussye HAYNE

Please find enclosed cheque of Sun Life
Assurance Company for \$257.50 made payable to yourself
and your wife, Pussye HAYNE, who is beneficiary under
this policy. This amount represents the Cash Surrender
Value of your policy.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JD
Encl.

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE, MONTREAL

COPY

EVACUATION SECTION

Rec'd. OCT 22 1943

File No.

OFFICE OF THE CUSTODIAN
ATTENTION OF MR. GIBSON

October 21, 1943

7405 Union
7255
Mr. Yoshiharu Mayeda,
GREENWOOD, B. C.

Dear Mr. Mayeda:

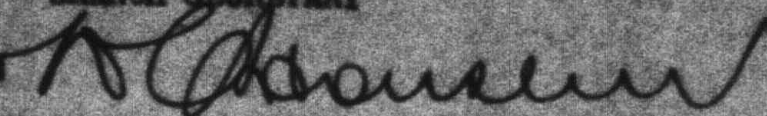
Re: Policy No. 2,173,722

We are, today, sending our cheque in favour of yourself and your wife, covering the Cash Surrender Value of this policy in the amount of \$257.50, to the Office of the Custodian here. This amount is in full settlement of all claims under this policy. You may expect to receive the cheque shortly.

Yours faithfully,

C. E. HAY,
BRANCH SECRETARY

Per:



WCH/EF

The cheque referred to is attached.

IN THE MATTER OF THE "INQUIRIES ACT."
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE ERIC P. DAWSON, SUB-COMMISSIONER)

10

Grand Forks, B.C.

May 25, 1948

IN THE MATTER OF THE CLAIM OF
YOSHIMARU MAYEDA

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. McINNES, Esq.,

appearing for the
Dominion Government.

A.E. COBUS, Esq.,

appearing for the
Claimant.

L.A. DODD, Esq.,

Secretary to Grand
Forks Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter

G. HANDLETON, Esq.,

Official Reporter.

30

Y. Hayde
In Chief

MR. COBUS: The claim, your honour, of Mayede, Yoshiharu, No. 39 on the original list.

THE COMMISSIONER: Could I have the claim form, please, Mr. Secretary. (Handed to the Commissioner)

YOSHIHARU MAYEDE, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 THE COMMISSIONER: The number of this claim will be 266, is that right?

MR. COBUS: Yes, your honour.

I would ask for leave, your honour, to amend the claim by showing the value of the real estate for which the claim is being made as \$800.00 instead of \$840.00.

THE COMMISSIONER: Yes.

MR. COBUS: We amend, also, the amount at which the Custodian sold the property and credited the claimant's account to \$305.00 instead of \$291.00.

20 THE COMMISSIONER: That is \$800.00 less \$305.00.

MR. COBUS: Leaving a net claim of \$495.00.

THE COMMISSIONER: Yes.

MR. COBUS: There is no claim being made for personal property, so that the total claim is \$495.00.

MR. McINNES: You gave us a credit of \$305.00 for the sale?

MR. COBUS: That is correct, Mr. McInnes.

THE COMMISSIONER: \$305.00, yes.

DIRECT EXAMINATION BY MR. COBUS:

30 Q: Witness, I produce to you a statement concerning

the real estate for which you are claiming.
Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the real estate statement as an exhibit, your honour.

10

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Referring to the statement, your honour, the subject matter of the claim is a parcel of land consisting of 1.6 acres on the waterfront in the Clayoquot District at Ucluelet, Vancouver Island. There were no buildings on the property, but there had been erected certain cement blocks as a scow base on the foreshore of the waterfront. He purchased the property for the purpose of clearing and building a home later. He made no improvements, but states that he considers that the 8 cement blocks would be of real value to anybody who might decide to use it as a scow base.

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THE COMMISSIONER: What is a scow base?

MR. COBUS: I gather, your honour, a scow base is a series of cement blocks upon which a scow which calls at a fishing cove is placed and where purchases of fish are made, and then it withdraws from the base.

30 The Commissioner: I see, yes.

MR. CONUS: It was located in a fishermen's area at Ucluelet. There were Occidental fishermen and farmers in the district as well and its location, he says, was a quarter of a mile from Ucluelet Station, and that the steamship wharf was a quarter of a mile away.

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As to the appraiser's report, he agrees with the appraiser that the parcel was well located, but disagrees with the valuation of \$300.00 made thereon which he does not consider represents a fair market value.

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In October, 1941, he adds, he was called in to consult with the Royal Air Force Officer at their headquarters in Ucluelet, a Mr. Henry, about selling his property, and he told him that he would be prepared to sell for the assessed value of the property, \$2000.00. He, Mr. Henry, said that he would refer the matter to Victoria. The witness says that he didn't hear anything further as to this up to the time of his evacuation in 1942.

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The Custodian, he says further, rented this land after his evacuation and that he, the claimant, forwarded to the Custodian monies for the annual taxes right up to 1946 when the Custodian sold this land for \$305.00. The land, he says is really residential property, it could be used for a fisherman's purposes, and he believes that the \$300.00 indicated as the estimated value at the date of sale would be a fair market

value in May, 1946.

I would ask my learned friend to produce the appraisal on this property.

(Handed to Mr. Cobus)

I have what purports to be an appraisal signed by one H.G. Winter.

MR. McINNIS: What is the date of that, Mr. Cobus, please?

10 MR. COBUS: There does not appear to be a date. It was made at Port Alberni.

I would ask to file the appraisal on behalf of the Crown, your honour.

THE COMMISSIONER: What is the appraised value?

MR. COBUS: \$300.00, your honour.

THE COMMISSIONER: Yes.

MR. COBUS: With the only remark: "This is a good location."

THE COMMISSIONER: That will be Exhibit No. 2.

(APPRAISAL MARKED EXHIBIT NO. 2)

20 THE COMMISSIONER: Would there also be a provincial assessment for taxes?

MR. COBUS: Yes. I was just going on to that, your honour.

Would my learned friend admit that the assessment in 1941 was \$200.00 on land, \$1800.00 on improvements?

MR. McINNIS: Yes, I will admit that.

THE COMMISSIONER: What were those amounts again, Mr. Cobus?

30 MR. COBUS: I am sorry, your honour. \$200.00 for land, \$1800.00 for improvements.

E. Mayeda
In Chief

THE COMMISSIONER: Yes. I presume something happened to the improvements in the meantime; there are no improvements at the present time.

MR. COBUS: No. He says the only improvements are these cement blocks, your honour, which I think were the only improvements in 1941, since the date of purchase is shown on the statement as being 1938.

THE COMMISSIONER: Yes.

10 MR. COBUS: Could my learned friend advise me the amount for which the property was rented whilst being administered by the Custodian?

MR. McINNES: I think I can. This property, consisting of 1.6 acres, situated on the waterfront of -- how does my friend pronounce it?

MR. COBUS: Ucluelet.

MR. McINNES: Ucluelet -- was leased for a short time, 22 months, to the Department of National Defence, at \$24.00 per annum as it came within the area
20 of their wartime activities at Ucluelet.

MR. COBUS: Thank you. Your witness.

MR. McINNES: It is submitted, your honour, that the land in question was sold for its fair market value.

I have the assessment notice for the year 1945 on this land and it shows there, land, \$200.00, improvements \$400.00, total, \$600.00.

MR. COBUS: That appears to be correct, your honour.

THE COMMISSIONER: The improvements are rather a mystery,
30 aren't they, in both assessments.

MR. McINNES: Yes, your honour.

CROSS EXAMINATION BY MR. McINNES:

Q: Just what were these cement blocks that we hear about in connection with this claim?

A: In the winter when the water rises, and at high water to prevent the waves coming over on the shore, he had built these cement blocks.

THE COMMISSIONER: A breakwater.

10 MR. McINNES: Q: Did you put them in?

A: They were there when he bought them.

Q: They were formerly there, and a fish buying scow was resting on them, isn't that correct?

A: Fishing scow?

Q: Fish buying scow.

A: Yes, a fish

buying scow was tied up there all winter.

Q: That is what the blocks were there for.

A: Yes.

Q: And when you bought the property, the fish buying scow was no longer there? A: Yes, it was there.

Q: It was there? A: Yes, when he bought the land.

Q: And resting on these blocks? A: Yes.

Q: Now, with the fish buying scow on the property, you bought it in 1938 for \$400,000?

A: The fishing scow did not belong to him, it belonged to the Uelualet Fishing Company.

Q: Well, you bought the property in 1938.

30 A: Yes, but in the winter when the waves get high,

they bring them to his place and he keeps them.

Q: That isn't what I am asking. I asked you: you bought the property in 1938 -- yes or no?

A: Yes.

Q: And you paid \$400.00 for it? A: Yes.

MR. McINNIS: That is all I want.

MR. COBUS: Would my learned friend advise the date of sale of this property?

MR. McINNIS: The date of sale, your honour, was May 15, 1946.

MR. COBUS: Thank you.

THE COMMISSIONER: All right.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, were these cement blocks used, perhaps, as a breakwater to protect the scow or vessels tied to them? A: It is for the winter only when the waves are very high.

Q: It is used as a protective device in the winter time? A: Yes.

Q: Would these blocks be useful for a fisherman using the property? A: They are most important for the fishermen.

MR. COBUS: Thank you. That is all, your honour.

THE COMMISSIONER: Is that all from this witness?

MR. McINNIS: Yes, thank you, your honour.

THE COMMISSIONER: Well, that is all right, witness.

THE WITNESS: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Y. Mayede

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

Gordon Hambleton

G. Hambleton
Official Reporter

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

E.P. Dawson,
Sub-Commissioner.

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DEFENCE BRIEF

Grand Forks, B.C.
May 25, 1948.

Yoshiharu MAYEDE

File No. 7255

Case No. 266

REAL PROPERTY CLAIMS

1. Parcel "A" (D.D.32628-I) of Lot 282 Clayoquot District containing 1.6 acres more or less.

Claim amended. See page 2 of Transcript. Amended from \$840. to \$800.

<u>Claim</u>	<u>Appraisal</u>	<u>Sale Price</u>
\$800.00	\$300.00	\$305.00

There seems to be some confusion as to why there was an assessment for improvements. The only improvements on this land were some concrete blocks used as a breakwater and scow base.

Assessments

1941 - Land	\$200.00
Improvements	\$1800.00
1945 - Land	\$ 200.00
Improvements	\$ 400.00

See page 6 et seq as to this point.

Witness - H.G. Winter, Appraiser.

This will be a question of valuation.

Note the claimant's letter of May 23rd, 1946, now attached to the brief in front of file.

Note H.G. Hinton also valued the property in his report of June 20, 1942. His valuation was \$200.00. That report is now in the claim file.

Summary of Witnesses

H.G. Winter

FRS/mw

Name of Claimant **MATSUMI, Yoshihara**Case **266**Custodian File **7255**

<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		
		305	30.50	00 12.50						43.00
<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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										43.00

7255

October 2nd, 1950

Mr. Yoshihara MAYEDA,
P. O. Box 479,
Greenwood, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 266

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$43.00.

Cheque for \$40.51 is enclosed herein, and the sum of \$2.49 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears
Director

FCS:BK
Encl.