

90091

REAL ESTATE

BUREAU POWELL STREET

FILE No. 9091

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: YAMASAKI, Toshio

HOME ADDRESS: P.O. Box 279, Steveston, B.C. On Trites road near the Great West Cannery

REGISTRATION NUMBER 08040 SEX: Male AGE: 28

OCCUPATION: Fisherman

(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? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: On Trites Road Near Great West Cannery, Steveston, Municipality of Richmond in the Province of British Columbia and more particularly known and described as: Part 1.02 Acres more or less, Lot "C" of Section 12, Block 3 North Range 7 West Map 2171 as shown and lettered "M" on Sketch deposited No. 5022 in the District of New Westminster, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 roomed wooden dwelling house

3. INSURANCE (Give particulars; state where policies are) Policy No. 3400757 \$2500. London & Lancashire Guarantee & Accident Co., Vancouver, B.C. Pol. in owner's possession.

4. TAXES (Amount and where payable) \$36.00 payable to Steveston Fish Co., Paid to 1941 (inclusive). Steveston, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state)

Occupied by owner. But it has been leased to Alexander Fleck of war, Douglas, for duration, upon declarant's evacuation.

"Statutory Lease" Thos. C. King, 78 Georgia St., Van. B.C. -- Agent.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Steveston Fish Co., Steveston, B.C.

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

9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

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

4. STATE WHEREABOUTS OF LEASE: No use

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture & fixtures Etc., leased to Mr. Alexander

Black Douglas after evacuation for duration. (As per lease)

will carry out of furniture later.

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

1 cat Declarant will look after this.

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: Policy No. 3400757
London & Lancashire Co., Vancouver, B.C. \$2500. (See page 1-Property)
in own possession.
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
1 \$50.00 Victory Bond 1941. In owner's possession.
8. BANK ACCOUNTS: \$600.00 Bank of Montreal, Main & Hastings, Van.B.C.
Account No. unknown.
9. LIFE INSURANCE: Sun Life Assurance Co., Pol. No. 2,198,978,
\$1000. Vancouver Branch. 25 year Endowment Policy.
10. INTEREST IN ANY ESTATES OR TRUSTS. None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

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

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

Dated this 14th day of May

1942

(Signature)

D. Yamashiki

S. M. Chope
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Aug. 6/43

Our File No. 9091

Full Name YAMASAKI Toshio
(Surname in Block Letters)

Registration No. 08040

Male - Female
(check)

Age July 8, 1943

Former Address P.O. Box 279, Steveston, B.C.
2 Woodbine, B.C.

Date Evacuated May 17/42 Naturalized - Canadian-Born - National
(check)

Present Address Box 270, RAYMOND, ALTA 27/11/47
Stirling, Alta.

Married - Single
(check)

Name of Wife —

Name of Husband —

Name of Mother (Hirai) Soma Name of Father Bunkichi #03589

Names of Children under 16 #03706

Requested by Violet Chitt Registered with Custodian
(Yes or No)

Additional Information Fisherman Owner of N.W.
3141 & one house Navy #093E N.W.

68/22

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. TOSHIO YAMASAKI

Welling, Alta.

File No. 9091

Reg. No. 08040

Company SUN LIFE

Agency VANCOUVER

Policy No. 2198978

Premium - \$ 40.90

Payable: ^X Annually, Semi-annually or monthly

Month October

Day 1st

REMARKS:

71

letter sent Aug 20/43

(See also File 3308)

[illegible]

NAME YAMASAKI, Toshio PP

REGISTRATION NO. 08040

FILE NO. 7 9021

The following chattels were sold by public
 auction at Stevenson, B.C. on May 18, 1945

Kitchenware
 China
 China
 X Records
 China
 Jap tea set
 Plates & trays
 China
 China
 Hand painted plate
 do
 Canvas
 Books
 X Ash stand
 X 3 pc Chesterfield
 Coffee table
 Flower stand
 Ball line
 Bed table
 Magazine rack
 6 kitchen chairs
 4 kitchen chairs
 kitchen range
 X Small Grampians

\$.25
 2.
 1.50
 X .65
 1.50
 2.75
 1.50
 1.50
 1.45
 2.25
 2.75
 .70
 .30
 3.75
 39.
 7.25
 2.
 4.
 2.50
 5.
 3.50
 .50
 6.
 X (3.50)

17 1/2

Total

\$ 96.40

Less Expenses: Ans fee 9.64
 Advert 4.94
 moving 12.81

\$ 27.99

Net Proceeds Credited:

\$ 69.01

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Stevenson 34.

Remarks:

NAME YAMABAKI, Toshio

REGISTRATION NO. 08040

FILE NO. 9071

The following chattels were sold by public
auction at Steveston, B. C. on November 2, 1945.

Carton of clothing

\$2.00

Total

(Auctioneer's Fee \$.20

\$2.00

Less Expenses:

(Advertising .15

\$.59

(Moving .24

Net Proceeds Credited:

\$1.41

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Steveston 39

Remarks.

SUMMARY TAKEN FROM VESSELS RECORDS

PP
6

Date: April 13, 1944

Name: Toshio YAMASAKI

Reg. No. 08090

File: 9091

Boat File No.: JFVDC 397

Name of Vessel: "Fraser Belle"/"T.Y." 34'x8'x3 1/2", Vivian 15 HP

Lic. or Reg. No.: New Westminster 3141

Naval No.: NW.093-E

Owner's Valuation: \$2,300.00

JFVDC Valuation: 1,553.00 - Survey #535

Custodian Valuation: None

Date of Sale: April 9, 1942

Purchaser: Nelson Bros. Fisheries Ltd.

Signature on Sales Papers: No copy

Selling Price: \$1,700.00

Paid to JFVDC or Custodian: 1,700.00

Supervision Costs: 22.00

Balance due Owner: 1,678.00

Paid to: T. Yamasaki, April 13, 1942

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.:

Yamasaki made claim for loss of fishing gear, gasoline, food, etc.
No arrangements have been made to handle claims of this kind.
The claim is in the amount of \$167.00 . see 2/4/43

Additional Information:

Reviewed
Dec 6/45

J. Matheson

file 7091
PP,
Registration Number 08040

YAMASAKI, Toshio

P. O. Box 279, Steveston, B. C. on Trites road, near the
Grest West Cannery.

LOCATION AND NATURE OF PROPERTY

Description of property is correct as
per Form "JP".

OWNERSHIP

From information I could obtain, I find
that this property is owned not by the above Toshio
Yamasaki, but by the Steveston Fish Company of Steveston,
who hold the Title. It is leased on a ground rent
basis to the said Fish Company for the sum of \$36.00 per
annum, which amount has been paid to December 31, 1941. n/c

TAXES

The taxes are paid to December 31, 1941.

INSURANCE

Policy #3400757, London & Lancashire Insurance
Co. Ltd., \$2000 on dwelling and \$500 on contents, expiring
April 18, 1945.

FINANCIAL POSITION

Claims to have no liabilities. Inventory
of effects attached hereto.

REMARKS

The above Yamasaki has left the property
in care of Mr. Alexander Fleck Douglas, a friend of his,
who is to pay therefor, the sum of \$1 for the duration
of the war with Japan, in addition to ground rent and taxes.
I have been unable to obtain any document covering this
arrangement. Mr. Douglas is also in charge of the
furniture as per inventory.

RECOMMENDATION

I would recommend that this property be
handed to Mr. T. C. King for management on behalf of the
Custodian. I am endeavoring to obtain from Mr. Douglas
some acknowledgement of his position regarding the lease
and furniture.

June 20, 1942.

L. Mather

Registration Number 08040

YAMASAKI, Toshio

INVENTORY

LIVING ROOM

- 1-3 pce. Chesterfield
- 1 End Table
- 1 Coffee Table
- 1 Book Case
- 1 Gramophone and Records
- 1 Heater
- 1 Tobacco Stand
- 1 Fern Stand
- 1 Card Table
- 3 Cushions.

KITCHEN

- Sundry Kitchen Utensils
- " Chinaware
- " Glassware
- 1 China Tea Set
- Sundry Japanese Dishes, small plates, big plates, cups and saucers, tea pot etc.
- 1 Kitchen Range.

BEDROOMS

- 3 Double Beds *abandoned*
- 1 Single Bed
- 4 Japanese Quilts
- Sundry Japanese Cushions and Pillows
- 1 New Singer Sewing Machine, Treadle, Serial No. 320692 *shipped N.Y. to*
- 1 9 x 9 Linoleum Rug. *abandoned*
- 1 Bedroom, Dining Room and Kitchen are covered with linoleum throughout. *abandoned*

SUNDRIES

- 1 Box containing old clothing
- Sundry books
- 1 Canvas cover in the West Bedroom
- 10 Kitchen Chairs
- 1 Roll Linoleum (New)

Files 1169
1908
7099
9091

REAL PROPERTY SUMMARY

Re: UNITED MARINE PRODUCTS LIMITED. File 1169

Administration of the above Company, with its real property, was placed in the hands of P.S. Ross & Sons, who subsequently liquidated it, reporting on the 14th July, 1947 to the Custodian.

Attached is a description of its real properties and their administration. For the Financial statement of this administration and sale of real estate, reference is made to this report of 14th July, 1947.

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

DATED: 9th October, 1947.
IMHA


I. MACPHERSON.

INTERNAL REAL PROPERTY SUMMARY

JAPANESE NAME: United Marine Products Limited - - - File No. 13269.
CATALOGUE NO: Company liquidated by P.S. Ross & Sons.
PROPERTY ADDRESS: On Trites Road, Steveston, B. C.
LEGAL DESCRIPTION: Part 3.7 acres more or less of Sections 12 and 13, Block 3 North, Range 7 West, as shown lettered "L" on Sketch No. 9021 Municipality of Richmond in the District of New Westminster.
TITLE: In name of United Marine Products Limited. Certificate of Title No. 129271-E.

ENCUMBRANCES: Registered: Dyking charge.
Foreshore Plan 3707.
Vesting in the Custodian filing 24306 as to the interest of Yocason Hikiida and United Marine Products Ltd. filed 8th July 1942.

Unregistered: No evidence on file.

ASSESSED VALUE: 1942
Land \$ 3,330.00
Improvements 13,320.00 Taxes - \$210.28
\$16,650.00

CLASSIFICATION: (See copy of plan of property attached).
From Mr. Reeves report on the property dated 24th June 1944, the following comments are taken:
(1) "The property is only saleable to a purchaser requiring the land and waterfrontage for industrial use. From the view point of such a purchaser the houses are more likely to be a liability than an asset except to the extent that they might, if required, be used for employees' dwellings or office space."
"More than half the area of the land consists of tide flat or foreshore. A purchaser would probably use the upland for permanent buildings or reserve it for future use. He could not sell the houses without subdividing the property and alienating the upland would make the foreshore less useful and less accessible. If the structures were sold for removal, the cost of placing them on other sites would probably be as much as their present value."
"The dimensions are as follows, the east and west boundaries running due north and south. The north and south boundaries are not at right angles to the others. The right angle width or frontage being approximately 350 feet."
North Boundary 383 feet
East " 572 "
West " 441 "
Length of Dyke (South) 362 "

CLASSIFICATION: As to the buildings on the property Mr. Reeve says:
(continued)

- (2) Wharf and Warehouse The wharf proper is approximately 134 feet long, 109 feet wide at the South end and 116 feet wide, North half. North of this is a platform and driveway of triangular shape. The main warehouse is 42' x 114' with a lean-to addition of the same size. There is a small building at the North East corner 10' x 22'.

The walls are of boards and shiplap and the roofs of corrugated iron.

The wharf and building are about 35 years old and very badly depreciated. Before long it will become necessary to rebuild entirely and in the meantime the usefulness of the wharf and building is limited."

- (3) East Warehouse ("E" on plan) - This is a wood frame building built on wood posts or piles, about 94' x 40', with siding walls and shingled roof. It is of cheap construction and the exterior has never been painted. I am informed that it was built in 1933.

The foundations at the East end are in bad condition and about one third of the building is twisted by the subsidence which has occurred."

- (4) Brick House ("C" on plan) - This is a one storey wood frame building 42' x 26' built over 20 years ago. The exterior walls are finished in brick and the foundations are wood posts on concrete footings. It contains 5 rooms and a bathroom.

The foundations have subsided and the brick work is cracked all round; at the back it is falling away. The roof needs re-shingling.

Poorly constructed in the first place, it is badly depreciated and defective."

- (5) House near East Warehouse ("D" on plan) - This is a very old dilapidated house of very poor wood frame construction. The foundations are rotten. The only plumbing is a rough metal sink. This building should be destroyed and it has no market value."

- (6) White House ("B" on plan) - (Yamaseki). This is a 1½ storey wood frame house on concrete wall foundation with siding walls and shingle roof. The tenant states that it was built about 9 or 10 years ago. There is no plaster, the ceilings and walls being lined with wood 1" x 6" T. and G. and v-joint partitions. The basement is level with the ground and has a rough patchy plank floor. The only plumbing consists of a wood sink. The tenant claims that he installed the hot water tank and connections. There are 2 chimneys but no heating plant. There are 5 rooms on the first floor and 2 small rooms in the attic. The size is 28' x 40'."

CLASSIFICATION:
(continued)

- (7) Shingled House ("A" on plan) - This is a one storey wood frame building adjoining the white house. Size 20' x 47'. Wood shed adjoining with w.s. 20' x 12'. Shingled walls and roof never stained, trim not painted, wood foundation, no plaster, plumbing w.c. and sink, 2 bedrooms, living room and kitchen and a store room."

**HISTORY OF
ADMINISTRATION:**

Leased by the United Marine Products to F.A. Gosse Co. of Seattle, (operating as the National Fisheries Ltd.) on 15th February 1942, for one year from date of lease, with option in favour of the Lessee of renewal for a further term of one year which option was exercised, extending the lease to 15th February 1944. The rental provided under this lease was \$95.00 per month, payable \$70.00 per month to the United Marine Products and \$25.00 per month to Gihyo TAKAHASHI as owner of the net house. The rents payable under this lease from 15th February, 1942, to 15th August, 1942, were paid direct to the United Marine Products Ltd., as per statement of the National Fisheries Ltd. 1st December, 1942, amount for the six months to \$570.00. As the total rental of the lease was \$2280.00, the balance to accrue was \$1710.00. Subsequent rents were paid to the Custodian.

Mr. Takahashi informed the Custodian that he was receiving this \$25.00 per month from the National Fisheries as rental of the net house. Also that he received \$70.00 per month from the National Fisheries as rental of the main warehouse, of which he was paying \$50.00 per month to the United Marine Products as ground rent. The lease expired on the 15th February 1944 and was not renewed. At that date a balance of \$250.00 rental on net house and \$51.00 balance rental of brick house were owing, and a detailed statement was sent on 16th March 1944 to MacDougall and Morrison, the lessee's solicitors.

The Custodian desired to lease the net house for storage space and on 14th October 1942 offered the F.A. Gosse Co. a monthly rental of \$95.00. The offer was accepted on the 23rd and the Custodian occupied the premises as from 15th September 1942 to 15th December 1943, giving notice of terminating the lease on 11th November 1943 to the National Fisheries Ltd. Under this sub-lease the revenue accruing to the Lessor for the 15 months' term, was credited to the Marine Products Ltd - \$525.00.

The property was rented by the Custodian to Nelson Bros. Fisheries Ltd. as from 19th February 1944 at \$105.00 per month (25th February 1944) exclusive of the four houses, the lessees undertaking to keep the buildings insured. Total rental 3 months, \$525.00 from which \$125.00 was paid to G. Takahashi, owner of the building.

In addition to the net house there were on United Marine Products land four dwelling houses, two of which were the property of the Company and two of other Japanese. These buildings are described above by Mr. Reeve.

**HISTORY OF
ADMINISTRATION:
(continued)**

UNITED MARINE PRODUCTS PROPERTIES

Leased to National Fisheries Limited. The revenue in rents of the net house and brick yard to 15th September 1942 was paid to the United Marine Products Limited, as per National Fisheries Limited statement 1st December 1942, and the subsequent payment on these two buildings and land were:-

Net house	- 15 Sept. 1942 to 14 Dec. 1943 - 15 mos. @ \$35.00 -	\$ 525.00
Brick yard	- 15 Sept. 1942 to 14 Nov. 1943 - 14 mos. @ \$35.00 -	490.00
"C" Brick house	- 15 Sept. 1942 to 14 Nov. 1943 - 14 mos. @ \$17.00 -	238.00

This house appears to have been vacant from 15th November 1943 to 15th May 1944. Rented by Custodian to Donald Watson @ \$12.00 from 15th May 1944 to 24th August 1944 - 3 months. 36.00

The property exclusive of buildings not owned by the United Marine Products Limited was rented by the Custodian (letter 19th February 1944) to Nelson Bros. Fisheries Limited from 19th February 1944 to 18th July 1944 @ \$105.00 per month, of which \$25.00 was to be paid to G. Takahashi, owner of House "A" on plan, leaving a net of \$80.00 per month - five (5) months..... 400.00

HOUSE "D" - owned by United Marine Products. Rented by Custodian to C. Cook from 18th August 1942 to 17th March 1944 - 19 months @ \$7.00..... 133.00

TOTAL TO BE CREDITED TO United Marine Products..... \$1822.00

OTHER HOUSES ON PROPERTY

HOUSE "A" - Owned by Gihyo Takahashi, file 7039 (as per letter of Y. Hikida, file 3308, 15 Feb. 1946).

Rented by G. Takahashi to Ernest Spillsbury from 8th July 1942 to 7th January 1943 - 6 months @ \$9.00..... \$ 54.00

Rented by Custodian to C.A. Watson from 8th January 1943 to 7th September 1944 - 20 months @ \$9.00..... 180.00

TOTAL TO BE CREDITED TO Gihyo Takahashi..... \$ 234.00

HOUSE "B" - Owned by Toshio Yamasaki, file 9091.
Rented by YAMASAKI for the "duration" for \$1.00.
No revenue to be credited.

TOTAL RENTS RECEIVED BY CUSTODIAN..... \$2056.00

Total rents to be credited to United Marine Products \$1822.

Total rents to be credited to Gihyo Takahashi..... 234.

\$2056.00

**HISTORY OF
ADMINISTRATION:
(continued)**

The statement of the United Marine Products Limited of 15th February 1946 says that ground rent for 1942-3-4, \$150.00 was owing the Company, by Mr. Takahashi in respect to land on which House "A" is situated and \$125.00 by Mr. Yamasaki as ground rent of House "B".

The Registrar of Companies reported on 18th June 1942 that the shareholders of this company were:

Harvey Phin WYNESS.	30 shares
Elizabeth GRANT	1 share
Yasemon HIKIDA	37 shares

and that Kiichiro Shirakawa had been appointed a director. Mr. Wyness on June 25th informed the Custodian that the 66 shares had been allotted to Hikida and Shirakawa equally. In their J.P. declarations Yasemon Hikida and Kiichiro Shirakawa each declared ownership of 34 shares. Mr. Hikida was requested on 16th June 1942 to confirm this and also to report the names of all shareholders. No reply to this request is on file. The information is necessary, and presumably on P.S. Ross & Sons records. The shares of Yasemon Hikida and Kiichiro Shirakawa "and any other persons of the Japanese race" were vested in the Custodian by a special vesting certificate dated 16th February 1944.

An Investigation Order issued by the Custodian on 12th November 1943 and appointing Frederick Field controller of the affairs of the United Marine Products Limited with power to liquidate in a voluntary winding up of the company, was sent to P.S. Ross & Sons on 17th November 1943. Orders by the Deputy Custodian dated 14th June 1944, transferred the 34 shares held by Hikida and 32 shares held by Shirakawa to the Custodian and the remaining two shares held by Shirakawa to F.G. Shears and E.W. Wright, 1 share each.

Control of the property passed to Mr. Field, who thereafter made all arrangements in respect to the property, receiving the revenues and finally liquidating.

APPRAISAL:

Instructed by P.S. Ross & Sons a particularly complete examination was made by D.E. Reeve and a copy of his appraisal report dated 24th June 1944 is attached for convenient reference. The total value of the United Marine Products land and docks is estimated to be \$7000.00 and three houses owned \$750.00. The value of the net warehouse owned by Gihyoe Takahashi is placed at \$1000.00 and of the house owned by Toshio Yamasaki \$750.00. Total value of land and all buildings thereon \$9500.00 (Mr. Hikida 22nd September 1942, states that Takahashi owned the 5 room bungalow on the property). The summary of Mr. Reeve's appraisal is quoted:

.....6/

APPRAISAL:
(continued)

"SUMMARY OF APPRAISAL"

LAND	including residual or salvage value of Wharf and Warehouse	\$ 7,000
BUILDINGS - Structural value not market value.		
Net Warehouse		\$ 1,500
Dwellings		
Brick House		300
Old House near Net Warehouse		200
White House		1,500
Shingled House		600
Total Structural Value		<u>\$ 4,300</u>
MARKET VALUE OF BUILDINGS		
Net Warehouse		\$ 1,000
Brick House		300
Old house near Net Warehouse		nil
White House		750
Shingled House		250
		<u>\$ 2,300</u>
TOTAL MARKET VALUE		<u>\$ 2,300</u>

ADVERTISED:

The property was advertised for sale by tender by P.S. Ross & Sons in the Vancouver Province of 29th June 1944 and in the News-Herald and Sun of 30th June 1944.

OFFERS:

From the above advertising one offer only was received, that made by Nelson Bros. Fisheries Limited of \$9,750.00. At a meeting of the United Marine Products Limited held 21st July 1944, Mr. Field recommended to the directors acceptance of this offer, the proceeds of sale to be distributed on the basis of Mr. Reeve's values. This was approved by the directors and reported to the Custodian by P.S. Ross & Sons on 22nd July 1944.

Morris & MacLennan enquired by letter dated 7th July 1944, representing Mr. Takahashi, if the property of the United Marine Products Limited had been sold, and if so was the purchaser the Great West Packing Company, who, they understood, had been at one time given an option to purchase (no date given) at a price of \$14,000.00. P.S. Ross & Sons replied on 14th July that the property had been advertised and that the date for tenders expired on the 20th. Morris and MacLennan enquired again on 31st July if the property had been sold, and on 14th September 1944, they were advised by the Custodian that the property had been advertised for sale and no offer had been received from the Great West Packing Company. It was pointed out that the option had been given more than two years ago and that the Great West were apparently no longer interested.

The balance of \$1784.15 with the Custodian to the credit of the United Marine Products Limited was transferred to P.S. Ross & Sons on the 15th September 1944.

OFFERS:
(continued)

Mr. Gihyoe Takahashi was requested on 5th September 1944 to send to the Custodian Certificate of Title 129271-8 covering this property, for cancellation. A like request was made of Horrie and MacLennan. The certificate not being produced, the Custodian furnished Mr. Field on 30th September 1944 with a certificate approving of registration of conveyance in favor of Richard Nelson.

FUNDS:

As shown on Page 5, the total amount of rentals collected by the Custodian was \$2056.00. The disbursements made by the Custodian were - Insurance \$120.00, Water rates \$36.00, Advertising \$118.10, total \$274.10. Surplus of rents over disbursements \$1781.90. The ledger shows credit adjustments of \$112.00 and debit adjustments and sundries of \$109.75, a net credit of \$2.25, which added to rental surplus of \$1781.90, gives a total of \$1784.15. This amount was remitted to P.S. Ross & Sons, 15th September, 1944.

DISTRIBUTION OF FUNDS:

Mr. Yasemon HIKIDA, the President of the United Marine Products Limited sent to the Custodian on 15th February, 1946, a statement signed by all parties interested in the property of the Company and buildings thereon, and requested that the net proceeds of the sale be apportioned as follows:-

To Gihyoe TAKAHASHI	50%
To Yasemon HIKIDA	35%
To Eiichiro SHIRAKAWA	10%
To Ukiyoshi IASUI	5%

This statement included a list of the buildings on the United Marine Products Land, with amounts owing to the company as ground rental, being

By Gihyoe TAKAHASHI, for 1942, 1943 and 1944, rent at \$50.00 per year \$150.00

By Toshio YAMASAKI, rental for the years 1939 to 1944, both inclusive, at \$35.00 per year 210.00

To Gihyoe TAKAHASHI there is a credit from rents of his house of \$234.00, as shown on page 5. No rental is credited to Toshio YAMASAKI.

On the 14th July, 1947, P.S. Ross & Sons reported to the Custodian that liquidation of the United Marine Products Limited had been completed, and a form of release of Mr. Frederick Field as liquidator, was sent on the 28th July, 1947 to Mr. E.W. Wright at Ottawa, for execution by the Assistant Deputy Custodian.

The report of P.S. Ross & Sons, dated 14th July, 1947, showed a balance of \$9439.76 to the credit of the United Marine Products Ltd. after deduction of a payment made to the Custodian of \$2000.00, of which \$1250.00 was for the credit of Gihyoe TAKAHASHI as the proportionate value of the two buildings owned by him, "A" and "E", and \$250.00 to be credited to Toshio YAMASAKI as the value of house "B".

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

DATED: 9th Oct. 1947.
IN:NA

William Macpherson
.....
T. Macpherson

19th May, 1948.

THE FOLLOWING IS AN EXTRACT FROM AN APPRAISAL CONTAINED IN CUSTODIAN FILE NO. 13269 (UNITED MARINE PRODUCTS) UNDER DATE OF 24 JUNE, 1944, AND SUBMITTED TO P.S. ROSS & SONS (Fredk. Field of Vancouver) BY MESSRS. JOHNSON, REEVE & WATSON, ESTATE AGENTS OF VANCOUVER, B.C.

"WHITE HOUSE" (Yamasaki). This is a 1½ storey wood frame house on concrete wall foundation with siding walls and shingle roof. The tenant states that it was built about 9 or 10 years ago. There is no plaster, the ceilings and walls being lined with wood 1" x 6" T. and G. and v-joint partitions. The basement is level with the ground and has a rough patchy plank floor. The only plumbing consists of a wood sink. The tenant claims that he installed the hot water tank and connections. There are 2 chimneys but no heating plant. There are 5 rooms on the first floor and 2 small rooms in the attic. The size is 28' x 40'. The tenant pays no rent but pays water rates and taxes. He claims to have a lease for the duration of the War with Japan, so that there may be difficulty and expense in obtaining possession. The market value in this case is less than the structural value.

Appraisal (structural) \$1500.

Market value 750.

SGD. Douglas M? REEVE

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

19 May 48

J. Guming
J. Guming
OFFICE OF THE CUSTODIAN.

JC/..

INFORMATION FOR REAL ESTATE AGENTS
TO WHOM PROPERTY IS HANDED FOR ADMINISTRATION

Name: Toshio YAMASAKI

Address: Box 279, Steveston, B. C. On Trites road near the
Great West Cannery.

File No.: 9091

Location and Description of Property:

On Trites Road near Great West Cannery, on land owned by Steveston
Fish Company.

7 room frame dwelling.

Fire Insurance:

London & Lancashire Ins. #3400757. Expires April 18/45.

\$2000.00 on dwelling, \$500.00 on contents.

Taxes: None

Tenant's Name: Alexander Fleck Douglas.

Rental Arrangements:

\$1.00 for duration of war with Japan plus ground rent and taxes.
Tenant to care for personal property.
Please have tenant acknowledge custody of personal property, as
per inventory.

Name of Agent: T. C. King
Steveston, B. C.

GHP:ND
Form 22A

26th June, 1942.

3441 & 9091

September 12, 1942.

Mr. A. F. Douglas,
Box 279 Trites Road,
Steveston, B. C.

Dear Sir:

Re: Toshio YAMASAKI and Bunkichi YAMASAKI

We wrote you on July 23 but do not appear to have had your reply. We would be interested to hear in regard to the fishing nets left behind as well as other chattels which these Japanese may have left in your care.

If you could furnish us with a list, it would be appreciated.

Yours truly,

WGB:MA

H. F. Green,
Protection Department.

copy for 9091

3441 & 9091.

September 17, 1942.

Mr. T. C. King,
78 Georgia Street,
Steveston, B. C.

Dear Sir:

Re: Runkichi & Toshio YAMASAKI

With regard to the house built on
land leased from the Steveston Fish Co. which
was placed with you for management under file,
number 909/, we now find that this house is said
to be the joint property of both the above named.

We would, therefore, ask you to
make the necessary changes in your records.

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

File No. 9091.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 6 1942

aut -> Bill PP
G.A.A. Hilde
Killing Atta 5
Act 3-42

Mr. A. H. Green
Protection Department
of Custodian.

EXHIBIT NO. 591-9
DATE Aug. 19/48
FILED BY Mr. Rice

Dear Sir,

Answering to your letter on Sept. 20th/
about fishing nets. I have disposed all of
my nets before leaving Sturton and
I have no nets to declare. Furthermore
I was independent fisherman so Great
West Cannery have nothing to do with nets.
I never left nothing in care of Great West
Cannery. I have left my house and chattels
in care of Mr. A. H. Douglas.

Yours truly
Toshio Yamesaki

Closing chattels on this file

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION	
Rec'd	MAY 12 1943
File No.	
Ans.	
Referred	<i>Macpherson</i>

BRITISH COLUMBIA SECURITY COMMISSION

May 11th, 1943.

315 BURNARD STREET,
VANCOUVER, B.C.

Custodian of Alien Property,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: YAMASAKI, B. #03589, Welling, Alta.

Custodian file 9091, 3431:

Mr. A.F. Douglas of Steveston, 'phone 201 G, was in today and asked permission to ship a sewing machine to the above man, stating that the machine was in his possession and had never been declared to the Custodian, that he had been to see you and you had sent him to us. He offered to pay all charges.

Under the above conditions, he was told to go ahead and ship.

For your information.

CWF:FF

M.L. Brown
M.L. Brown
Office Manager

MEMORANDUM

File #9091

May 12, 1943.

TO: File

FROM: Mr. A. B. Mackenzie.

Re: YAMASAKI Toshio

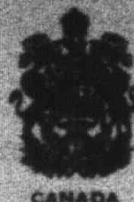
The chattels on this file appear to be all in order having been acknowledged by the tenant of the house, Mr. A. F. Douglas ^{on 5/12/43} who has been given permission by the B. C. Security Commission and the Custodian to ship at his own expense, a sewing machine to the above.

A. B. Mackenzie

RBM/MFP

71

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION

Rec'd APR 3 1943

File No.

Ans.

Referred

9091

PM

Matheson

Major Smallwood

BRITISH COLUMBIA SECURITY COMMISSION

355 BURNARD STREET,
VANCOUVER, B.C.

2nd April 1943.

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

Attention: Miss Matheson.

Dear Sirs,

Re: JAPANESE FISHING BOAT 'FRASEA BELLE',
Navy No. 093E, Salmon Gillnet, 1350,
Gray fish licence, 493.

With reference to our telephone conversation of yesterday, I have before me a letter from the owner of the above boat, namely Toshio YAMASAKI, No. 08040, whose present address is c/o. A.A. Wilde, Welling, Alberta.

Mr. Yamasaki goes into detail with respect to the bringing of his boat down to New Westminster during the month of December, 1941, the loss that he sustained of fishing gear and his expenses in respect to gasoline, fuel oil, stove oil and food on this trip, which total some \$167.00.

You did not state over the telephone whether or not a claim had been paid on the above, or whether Yamasaki has a claim filed with you that has not been paid.

Yamasaki is asking our Supervisor at Lethbridge for assistance in getting this matter cleared up, and we would like

G-95

April 5, 1943.

British Columbia Security Commission,
355 Burrard Street,
Vancouver, B. C.

Dear Sirs: Attention: Mr. E. A. Eastwood

With reference to the fishing vessel "Fraser Belle", NW.093E; this vessel was sold on April 9, 1942, for \$1,700.00. After the deduction of selling charges, \$1,675.00 was paid to Toshio Yamasaki on April 13, 1942.

Your telephone call was the first intimation we had that this man was claiming loss of fishing gear, gasoline, etc. In fact this is the first claim of this nature I have encountered.

Claims have been paid through Naval Service for loss of running gear and for damage to boats incurred while the boats were in naval custody. Such claims did not cover fishing gear, food, gasoline, personal belongings, etc. Nor were damage or loss suffered before the boats were taken into custody taken into consideration. I do not know exactly how such a claim would be handled or what government department would be concerned.

At the time of sale, it appears that certain equipment was aboard this boat, and that other equipment was in the possession of the owner. The equipment on the boat would be sold with the boat, but I do not know if the purchaser received from the vendor the material in his possession. As the purchaser has made no claim for such material, it is probable that he did receive it.

Your letter is being turned over to our Claims Department for attention.

Yours very truly,

F. Matheson,
Specified Articles Department.

FM

COPY FOR MR. G. M. HARRIS

9091

Will you please deliver the
enclosed to Mr Douglas
tomorrow R.B.M.

March 28, 1945.

Mr. A. F. Douglas,
Box 279, Trites Rd.,
STEVESTON, B.C.

RE: Toshio YAMASAKI

Dear Sir:

The custodian has been informed that you have certain chattels in your possession belonging to the above-named as per list acknowledged by you on August 13th, 1942, copy of which is enclosed herein.

The interests of the above named, Toshio YAMASAKI, in such chattels left in the protected area of British Columbia, vest in the Secretary of State of Canada, acting in his capacity as Custodian under the revised Regulations respecting trading with the enemy (1943).

As it is the policy of this office to liquidate all Japanese chattels as soon as possible and remit the proceeds to the owner, notice is hereby given that you are required to deliver up to the Custodian on or before the 1st day of May, 1945, peaceful and quiet possession of the above listed chattels which you now hold.

Mr. G. M. Harris, agent for the Custodian, has been instructed to deliver this notice to you and to make whatever arrangements may be necessary to remove the chattels from the premises to our storage warehouse on or before the date specified herein.

Yours truly

H. W. Mackenzie
Protection Department

REM. 1411

*Delivered to Mr. Douglas
10:00 AM 29/3/45
H.W. Mackenzie*

INVENTORY OF TOSHIO YAMASAKI
Reg. No. 08040

LIVING ROOM

- ✓ 1 3 Piece chesterfield suite
- ✓ 1 End table
- ✓ 1 Coffee table
- ✓ 1 Book case
- ✓ 1 Gramophone and records
- ②- 1 Heater
- ✓ 1 Tobacco stand
- ✓ 1 Fern stand
- ② 1 Card table
- ✓ 3 Cushions

KITCHEN

- Sundry kitchen utensils
- ✓ Sundry chinaware
- ✓ Sundry glassware
- ✓ 1 China tea set
- Sundry Japanese dishes, small plates and big plates, cups, saucers, tea pots, etc.
- ✓ 1 Kitchen range

BEDROOM

- ✓ 3 Double beds *left*
- ② 1 Single bed
- ✓ 4 Japanese quilts
- Sundry Japanese cushions and pillows
- ② 1 New Singer Sewing machine (treadle) Serial no. 320692
- 1 9 x 9 Linoleum rug *on floor*
- 1 Bedroom, dining room and kitchen are covered with linoleum throughout
linoleum floor left

SUNDRIES

- ✓ 1 Box containing old clothing
- ✓ Books
- ✓ 1 Canvas cover in the west end bedroom
- ✓ 10 Kitchen chairs
- ✓ 1 Roll linoleum (new)

Goods as enumerated above in my care in
Toshio YAMASAKI's House.

"A. F. Douglas".

MEMORANDUM

File No. 9091

March 27, 1945.

TO: G. M. Harris

FROM: R. B. Mackenzie

RE: Toshio YAMASAKI

The property of the above at Triton Road
near the Great Western Cannery has been sold.

We would like to know how ^{long} Mr. A. F. Douglas
is likely to remain in possession.

REM:LSM

*Mr. Douglas
does not know
LSM*

RB M

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

Rec'd	AUG 21 1947
File No.	13269
By	<i>W. Shears</i>
Entered	

August 18, 1947

Our File 295-178Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.
 EXHIBIT No. 591-10
 DATE Aug. 19/48
 FILED BY *W. Shears*

Dear Sirs:

Re: United Marine Products Limited
and Toshio Yamasaki-Account #9091

On September 15, 1945 we paid to your office \$750.00 being the proceeds of sale of a house on the property of this company held in the name of Bunkichi Yamasaki. We understand that this house was registered by Toshio Yamasaki in whose account you are holding these funds. The officials of the United Marine Products now advise that ground rent should be charged to Yamasaki as follows:

1939	\$ 35.00	
1940	35.00	
1941	35.00	
1942	35.00	
1943	35.00	
1944	20.00	to date of sale
	<u>\$ 195.00</u>	

Toshio YAMASAKI

9091/08040

Cal 820.92

In view of the foregoing would you be good enough to let us have your cheque for this amount.

If you should care to examine the referenced document it may be seen on our correspondence file 295-178.

Yours faithfully,

P. S. Ross & Sons

Ritchie & Huckvale

BARRISTERS, SOLICITORS, NOTARIES, & C.

J. NORMAN RITCHIE, K.C.
W. E. HUCKVALE

OFFICES: ACADIA BUILDING
612 THIRD AVENUE S.

Lethbridge, Alberta,
CANADA

16th January, 1948.

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

Dear Sir:

Re: Toshio Yamasaki No. 08040

9091

We have been consulted by the above claimant, who states that at the time of his evacuation he owned a house in Steveston, British Columbia, situate on part of Lot C, Section 12. In the house were a quantity of chattels consisting mostly of furniture, kitchen utensils etc.

The claimant states that he has never received any word from the Custodian as to the disposition of either the house or any of the chattels. Apparently the house was built in conjunction with other fishermen by the Steveston Fishing Association, of which a man named Takahashi was the spokesman.

We would appreciate it if you could give us what information is in your possession as to the property belonging to this claimant.

Yours truly,
RITCHIE & HUCKVALE
Per *[Signature]*

WEH/JT.

Jan 19/48
Mr. Good
Shahis
They are 9. 70
7 King St.

JAN 19 1948

29th January, 1948.

MEMORANDUM

TO: Miss MacAskill

FROM: Mr. Cuming

RE: Toshio YAMASAKI
Regn No. 08040

Yamasaki owned a house on land belonging to the United Marine Products Co. This company has now been liquidated by P.S. Ross and Sons and an adjustment for the house owned by Yamasaki credited him with \$750. (this being the appraised value of the house). The directors of the Company allowed this adjustment on condition that Yamasaki pay up arrears of ground rent for the period 1939-44 in the amount of \$195.

No rentals derived as the house was leased by Yamasaki for consideration of \$1. to Mr. A.F. Douglas prior to his evacuation.

STATEMENT OF ACCOUNT as at 29/1/48 as follows:

	DR	CR	BAL
<u>1945</u>			
19 Jun Proceeds of Auction		69.01	
6 Aug Ref BCER deposit		3.	
UNITED MARINE CO. apportionment of sale price of 7 rm house Trites Road, Steveston		750.	
<u>1946</u>			
12 Jan Proceeds of Auction		1.41	
24 Aug Transfer refund of payment of War Sav. Cert. in name of Steveston Fish		5.50	
<u>1947</u>			
22 Aug UNITED MARINE CO. ground rent of 7 rm house Trites Road Steveston 1939-43 \$35. per year, 1944 \$20.	195.		
	\$ 195.	828.92	
BAL. AS AT 29/1/48			633.92

A 'Hold Funds' order noted on the ledger sheet may now be withdrawn due to the fact that an adjustment re ground rent has been made.

JC/..



J. Cuming

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

December 5th 1947.

Mr. Toshio Yamasaki, Reg.No.08040,
Box 270,
Raymond, Alta.

Re: CLAIM OF TOSHIO YAMASAKI

This will acknowledge receipt of the claim of the above in connection with property sold by the Custodian.

For your information the Custodian will be forwarding to you particulars in regard to the valuation made for him of any Real Property involved. Statements of account have previously been supplied to all persons evacuated from the protected area, whose property has been taken over.

If the above claimant did not receive his statement of account, or has lost it, please advise the undersigned, who will supply you with a duplicate.

If the claimant has filed a claim in person and proposes to retain a lawyer to present the claim, he should immediately deliver to his lawyer the valuation report and all other documents received from the Custodian.

Prior to the date of hearing, any further relevant documents which the Custodian intends to use at the enquiry will also be made available to the claimant.

The claimant or his lawyer will be given notice later of the time and place fixed for the hearing of his claim, which in so far as possible will be at a point near the present residence of the claimant.

Yours truly,

A. Watson
W.D.

Secretary to the Commission.

9091

3441

Dear Sir, -

I have not yet received statement

of account to my property sold or taken by
Lachlan. I would like to get full information
concerning my sale of said property by auction.

Would you kindly send at some
time my father's property statement.

Burke's Hamrick, Reg. No. 03589.

Yours truly
Tobias Hamrick.

Reg. No. 08040.

Statement made by me Sept 21/1888. - signed T. H. Hamrick.

Was asking Dept. statement of your acc.
Also see your book in ~~general~~ Dept.

Date	Particulars	Toshio YAMASAKI		File No. 9091 Reg. No. 08040	Balance
		Debit	Credit		
1945 June 19	Proceeds Auction Sale				
August 6	B. C. Electric Railway - refund security deposit				
September 19	Apportionment of sale price of house				
1946 January 12	Proceeds Auction Sale				
August 24	Refund of payment to War Savings Certificates				
1947 August 22	Ground rent 1939 - 1943 @ \$25.00 per year 1944 @ \$20.00				
		195.00			
		\$ 195.00			
			\$ 828.92		
				CR \$ 633.92	

Accounting Department
February 5th, 1948

P.O. Box 270
Raymond Alta.
April 15-48

Custodians Office
Department of the Secretary of State
of Canada
Vancouver B.C.

EVACUATION SECTION	
Rec'd	APR 13 1948
File No.	9091
Ans.	
Referred	McLellan

Dear Sir, —

Will you please send my credit of 633.92
to Bank of Montreal, Lethbridge account No. 3927.

Yours truly
I. Yamasaki
File No. 9091.
Reg. No. 09040.

633.92

9091

April 23, 1948.

The Manager,
The Bank of Montreal,
Lethbridge, Alberta.

Dear Sir:

At the request of Toshio YAMASAKI, Reg. No.
08040, P. O. Box 270, Raymond, Alberta, we attach hereto Custodian
cheque in the amount of \$633.92. Please place this amount to the
credit of Mr. YAMASAKI's Savings Account #3927.

Kindly acknowledge receipt.

Yours very truly,

CHW/fm
enc. (1)
c.c. Toshio YAMASAKI

C. H. Reed,
Office of the Custodian.

Claim

9091

19th April, 1948.

Messrs Ritchie & Huckvale,
Acadia Building,
612 Third Ave. S.,
LETHBRIDGE, ALTA.

Dear Sirs,

RE: Toshio YAMASAKI Regn No 08040

Receipt of your communication of the 17th inst
is acknowledged.

In regard to the amount claimed by Yamasaki,
may you be advised please that the Claim has now been amended
to read \$1850.00 -- being the difference between the estimated
value of the property \$2600.00 and the Custodian credit of \$750.

In regard to the Ground Rent debit of \$195.00,
may it be pointed out please that the property on which Yama-
saki is basing his claim was a message tenure holding only.
Title to the property was held by a Japanese company by name
of "United Marine Products Co.". Upon sale of the land the
directors of that company were approached by the Custodian in
regard to various message tenure holdings, and they agreed to
apportion funds to the amount of the appraised value of each
building to the owners thereof provided that these owners paid
the accumulated ground rent due. In Yamasaki's case this was
at the rate of \$35. per year as follows:

1939-43 @ \$35.	\$175.
1944 portion	20.
DUE	<u>\$195.</u>

Trusting that the above information will be of
service to you.

Yours truly,

J. Cuming

OFFICE OF THE CUSTODIAN

JC/..

COPY

COPY

RITCHIE & HUCKVALE

Acadia Building,
612 Third Avenue S.,
Lethbridge, Alberta
17th April, 1948.

9091

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

Dear Sir:

Re: Toshio Yamasaki, Reg. No. 08040

In connection with the above claim which has been filed with the Commissioner, we have been consulted by the claimant.

He points out that there is an obvious error in his claim, as originally drawn. The claim shows that he places a value on the real property of \$2,600.00, and then shows that the Custodian sold for this amount. The actual figure for which the property was sold would appear to be \$750.00, and the claim on real property would therefore be the difference between \$2600.00 and \$750.00.

The claimant has also shown to us a statement recently received from your Accounting Department. This shows that ground rent has been paid by your office amounting to \$195.00. The claimant would like full particulars of this ground rent, as he appears to be ignorant that any such moneys were payable on this property.

Yours truly,

RITCHIE & HUCKVALLE

per: "W. E. H."

WEH/JT.

EXHIBIT No. 991 - 8

DATE _____

FILED BY Aug. 19/48"W.E. HUCKVALE"File No. 9091
Reg. No. 08040Toshio YAMASAKI

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945	June 19	Proceeds Auction Sale		\$ 69.01	
	August 6	B. C. Electric Railway - refund security deposit		3.00	
	September 19	Apportionment of sale price of house		750.00	
1946	January 12	Proceeds Auction Sale		1.41	
	August 24	Refund of payment to War Savings Certificates		5.50	
1947	August 22	Ground rent 1939 - 1943 @ \$35.00 per year - 1944 @ \$20.00	<u>195.00</u>		
			\$ 195.00	\$ 828.92	
					<u>CR \$ 633.92</u>

Accounting Department
February 5th, 1948I hereby certify that the foregoing words
are a true copy of the original whereof
they purport to be a copy.

Oct. 13/48

W. E. Huckvale
bh

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

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE
(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER)

10

Lethbridge, Alberta,
August 19th, 1948.

IN THE MATTER OF THE CLAIM OF
TOSHIO YAMASHITA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

appearing for the
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the
claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

2
T. Yamasaki,
In Chief.

THE SECRETARY: Case No. 591, Toshio Yamasaki.

MR. HUCKVALE: Now, before I begin this claim, sir,
I had some correspondence with the Custodian
some time after the claim was filed.

THE SUB-COMMISSIONER: Yes.

MR. HUCKVALE: There was an obvious error in the
original claim in that this house was valued,
on which the claim is based, at \$2600.00 and then
through, I think a typographical error, the form
showed the amount that the Custodian sold and
credited to the account of this claimant at the
sum also of \$2600.00, leaving a net of nil.
I wrote to the Custodian and I think in his office
it was straightened out and the actual selling
price was \$750.00.

THE SUB-COMMISSIONER: I see.

MR. RICH: Did you get an analysis on this?

MR. HUCKVALE: On the Custodian's file there is
absolutely nothing. I got no analysis. I obtained
no analysis, nothing; there was nothing on the
Custodian's file.

MR. RICH: My learned friend could have very easily
obtained it.

MR. HUCKVALE: I gave this form to my friend a month
ago and that fact is stated on the form. My
friend was out of town and because of the fact
that he was out of town, how could I get it?

MR. RICH: He could have written or asked for it or
all he had to do was to telephone.

MR. HUCKVALE: All right. Let me just read the form

which I am about to file and which has been in my friend's office for at least a month.

"No appraisal has been sent to claimant and none to his lawyers."

That is the first statement.

"No appraisal is on Custodian's file."

That is the second statement on it. And on the personal chattels form I say that there are no auction sheets and no personal property analysis on the Custodian's file. Now I can't make it any plainer than that for my friend.

THE SUB-COMMISSIONER: Are they available now?

MR. HUCKVALE: When the file was turned over to me, there was nothing on it and that is true of a good many others.

THE SUB-COMMISSIONER: Well would you rather proceed with this this afternoon then?

MR. HUCKVALE: No, I will go ahead with it. Our claim is so obvious in this case.

20 MR. REE: Then it wasn't worthwhile ranting about.

MR. HUCKVALE: I take it my friend does not read them when I hand them back to him.

MR. REE: No, I don't. As a matter of fact, I obliged my friend by turning the files over to him first before I ever even looked at them.

MR. HUCKVALE: But there was nothing on them, though.

MR. REE: Well, ---

THE SUB-COMMISSIONER: ---just a minute now; one at a time.

MR. RICE: He got them two weeks before the hearings opened.

MR. HUCKVALE: And the hearing has been going on for three weeks, so that makes a total of five weeks that he has had them. I said a month, so I was wrong, perhaps, and I should have said that it was five weeks that he has had them and still I have not been able to get an analysis or anything else.

10 MR. RICE: The auction sheets are available if my learned friend wants them.

MR. HUCKVALE: They are available to you but not to me.

MR. RICE: They are available to you now, if you wish to look at them, and they have been right along, too, if you had compunction enough to ask for them.

MR. HUCKVALE: I don't know anything about them. I never saw them.

MR. RICE: If my friend doesn't think it worth while asking for them, it isn't up to me; it is up to him to ask for them if he wants them.

20 MR. HUCKVALE: I don't know how much plainer I could put it than I did on the forms. When I 'phoned my friend's office prior to the hearing commencing, he was away in beautiful Waterton and he had the keys for the files, the place where they were kept, with him, so his office advised me. What have I got to do, break into the place to get them?

30 THE SUB-COMMISSIONER: Of course, Mr. Huckvale, as you pointed out, the hearings have been going on for two weeks and a half now. Did you ask for them during this time?

MR. HUCKVALE: Well, sir, I 'phoned my friend's office and was advised that he was at Waterton Lakes and that the drawer in which these files were kept was locked, and that was prior to the opening of these hearings. In the meantime, he had in his office and in his possession these forms on which I made the notations.

MR. RICE: I had nothing of the kind. At that time my learned friend was using the files.

10 MR. HUCKVALE: He most certainly did have the files.

MR. RICE: I wasn't turning the files over or, that is, turning my office over to my learned friend to go in and dig out what files he wanted.

MR. HUCKVALE: The weekend before we started my friend was out of town and I 'phoned his office and I couldn't get anything at all.

MR. RICE: My learned friend has had two or three weeks to have asked for this information if he wanted it.

20 MR. HUCKVALE: I did ask for it, but I can't put it any plainer than what I did on the forms.

MR. RICE: That isn't a letter or anything else. That is something that was stuck in a file and buried.

MR. HUCKVALE: It was probably buried if my learned friend doesn't choose to read what is there.

MR. RICE: I have got something else to do besides waiting on my learned friend and looking over what he puts on forms. I didn't go over the forms to find what he had written on them.

30 MR. HUCKVALE: I don't know how I could make myself any

6

T. Yamasaki,
Discussion,
In Chief.

clearer than by stating in writing on the forms what was needed and what was missing.

THE SUB-COMMISSIONER: Well, we aren't getting any place by discussing it now. Let us go ahead and get the evidence in.

TOSHIO YAMASAKI, the claimant herein,
being first duly sworn,
testified as follows:

DIRECT EXAMINATION BY MR. HUCKVALER:

10 Q You have a claim for a dwelling house, Mr. Yamasaki?

A Yes.

Q And that dwelling house was described as part of Lot "G", 1.02 acres more or less of Section 12, Block 3, North, Range 7, West, Map 2171, as shown and lettered "W" on Sketch deposited No. 5022 in the District of New Westminster?

A Yes.

Q Is that a correct description of this property?

A Yes.

20 Q Now that property, as I understand it, was registered in the name of a company known as United Marine Products Limited; am I correct?

A Yes.

Q Is that right? A: Yes.

Q And the shareholders of the company built houses or other buildings on land registered in the name of the company?

A Yes.

30 Q Now was there an arrangement made to have that land divided amongst the shareholders?

T. Yamazaki,
Direct Exam.

A There is two men that are the same shareholders as me right there.

Q But was the division to be made?

A When I made arrangements to build the house, this man looks after like, well, was manager; we made arrangements with him to buy that lot.

Q To buy the lot? A: Yes, but I just found out from them here just now, a little while ago, that the United Marine Products they didn't have the understanding to sell the lots yet.

10

Q Do you know a man named Takahashi?

A Yes.

Q What did he have to do with the United Marine Products Limited?

A: He is more like a manager. There is two pals of mine right there (indicating) that knows about it.

Q That is all right. You know Mr. Takahashi?

A Yes.

20 Q And what relationship was he to United Marine Products?

A: I believe he had about half of the shares.

Q Well, was he the manager or something like that?

A Yes, one of the managers or directors.

Q Did you get that letter (indicating) from Mr. Takahashi concerning this land of yours?

A Yes, I had written to him and that is the answer.

MR. HUCKVALE: This letter is addressed to the claimant, sir, and reads, "In reply to your letter, your house located on the property",

30

T. Yamashita,
In Chief.

which he describes.

"The property belonged to United Marine Products Limited. We did not have time to subdivide the property as we planned, and I wrote to Custodian that it is belonged to you so you can claim whatever you think its right".

I will put that in, sir.

(LETTER MARKED EXHIBIT NO. 1).

10 MR. HUCKVALE: The fact is, of course, that the Custodian did sell the property.

Q Now, with respect to that dwelling house, will you look at this form (indicating), please?

A Yes.

Q And read it over?

A: Yes.

Q Have you read it over?

A Yes.

Q And is it correct?

A: Yes, it is.

Q Will you sign it, please?

20 A (Witness complies).

Q And you say that the statements contained in this form are true?

A: Yes, true

to my knowledge.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. HUCKVALE Q: Now I believe you had some Occidental friends by the name of Douglas, is that correct?

A Yes.

Q So far as your house and chattels were concerned,
30 what arrangements did you make with Mr. and Mrs.

Douglas at the time that you were being evacuated?

Q Well I rented the house for a dollar per year to make it legal that he keeps up the house, paint and everything, and pay the taxes, and I thought it would be better than just leaving the house alone.

Q Was the house located in a damp area?

A Well I guess B.C. is pretty damp.

10 Q In other words, your idea was that the house would be better preserved if it were occupied; is that right?

A: Yes.

Q And were these Douglas people friends of yours?

A Yes.

Q And were they decent, nice, careful sort of people?

A Yes, they were.

Q Now I will just show you this lease (indicating). Is that the copy or a duplicate of the lease that you entered into with Mr. Douglas?

20 A No, this is not the duplicate; this is the original.

Q Well that is the one signed by both you and A.F. Douglas; is that right?

A Yes.

Q Which says that he has it for the duration of the war for one dollar?

A: Yes, that is true.

Q With a proviso for re-entry by you on your return to Steveston?

A Yes.

MR. HUCKVALE: I will tender that, sir.

30 (LEASE MARKED EXHIBIT NO. 3).

T. Yamazaki,
In Chief.

MR. HUCKVALE: Q: Did you insure the place?

A Yes.

Q And that was done just prior to your evacuation,
too?

A: Yes.

Q Is that the policy (indicating)?

A Yes, that is the policy.

Q Where you insured for \$2000.00 the building, and
\$500.00 for the contents?

A Yes.

10 Q The policy reads that "all chimneys are of brick
built from the ground; the foundations are
of concrete continuous under all exterior
walls".

A Yes.

Q And you did this because you were about to be
evacuated, is that correct?

A Yes, that is correct.

MR. HUCKVALE: I will tender that, sir.

(POLICY MARKED EXHIBIT NO. 4).

20 MR. HUCKVALE: Q: Now I want to show you a photograph.
Will you tell me what it is a picture of?

A That is my house.

Q That is the house that you built on this property
that we have been discussing?

A Yes.

Q Do you know when that photograph was taken?

A Taken this summer.

Q In 1988?

A: Yes.

Q How did you happen to get it taken this summer?

30 A My friend was in Vancouver and he went over to take

T. Yamashiki,
In Chief.

a picture of it.

Q Now in your form that has been filed as Exhibit 2,
you said the house had a full basement?

A Yes.

Q Well is this what you call the basement (indicating),
this bottom row of windows?

A Yes.

Q Why is the basement elevated like this?

10 A That is low country. This is an island and you
can't put a basement down below.

Q If you dig there you strike water, is that it?

A Yes.

Q So what we call a ground floor, that is what you
call a basement, is that right?

A Yes.

Q And then you had a floor above the basement?

A Yes.

Q And a floor above that again?

A A half floor above again.

20 Q So that if it is described as one and a half storey
house, to us it would appear as being two and a
half storeys?

A: Yes.

Q Now at the time you left, was the house in as
good condition as the photograph shows it to be
in 1948?

A: Yes, sir,

it was probably better.

Q It was probably better, was it, in '42?

A Yes, the house was built in 1938.

Q But was it in good condition in '42?

30 A Yes.

T. Yamazaki,
In Chief.

Q And was the paint in good condition in 1942?

A Yes.

MR. HUCKVALE: I tender that photograph, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Now you also claimed, Mr. Yamazaki, for a list of chattels, is that right?

A Yes.

Q Will you take a look at this form (indicating) and read it, please?

A: This is

10

a headache.

Q Have you read that over?

A Yes.

Q And is that your signature on it?

A Yes, that is my signature.

Q And are the particulars given in it true and correct to the best of your knowledge, information and belief?

A: Yes.

(STATEMENT MARKED EXHIBIT NO. 6).

MR. HUCKVALE: Now I take it my friend can file his analysis.

20

MR. REE: Do you wish it filed now?

MR. HUCKVALE: Well it is yours.

MR. REE: You are the one who wants it filed.

MR. HUCKVALE: It isn't mine to file.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. HUCKVALE: Q: You gave a list of your chattels as a supplement to your claim when it was first prepared?

A: Yes.

Q Is that correct?

A: Yes.

30

Q Did Mr. Douglas or Mrs. Douglas have any right to

T. Yamasaki,
In Chief.

use any of these chattels after you had gone?

A No, I mean just a kitchen range and heater and the living room suite, sofa and these, but whatever was set out of the supplement there, that was left upstairs in the west end room and it was not for them to use.

Q Now, judging by that personal chattelform which you just read, most of your stuff was practically new, was it not?

10 A Well I wouldn't say that; there is some was new, some little used and some a little old.

Q Now you had three double beds, is that right?

A Yes.

Q What condition were they in when you left?

A Fair.

THE SUB-COMMISSIONER: What kind of a bed would they be, now?

MR. HUCKVALE: I beg your pardon, sir?

THE SUB-COMMISSIONER: What kind of a bed would they be?

20 I mean was it a Simmons bed or a wooden bed or what was it, just to give us some idea?

MR. HUCKVALE: Q: Can you tell us what kind they were?

A The beds was just iron and tin.

THE SUB-COMMISSIONER: Q: Iron?

A Yes, iron and tin.

MR. HUCKVALE: Q: Were they complete with springs and mattresses?

A: Yes.

Q Would you consider them worthless?

A No, I think they are worth the money.

30 Q Well what condition were these beds in when you saw

then last?

A: Fair to good.

Q Fair to good?

A: Yes.

Q Now you had some Japanese quilts, is that correct?

A Yes.

Q What condition were they in?

A They were good.

Q What were they made of; silk or cotton or linen or what?

A: Well I wouldn't know the material, the outside material, but the inside was all sheep fleece.

Q Of what?

A: Sheep's wool.

Q Sheep's wool inside?

A: Yes.

Q Who made them?

A: My mother did.

Q Was she a good seamstress or a bad one?

A Well I wouldn't know.

THE SUB-COMMISSIONER: Well you will admit she is good.

MR. HUCKVALE: Q: Do you think they were well made?

A Yes, they were well made. We never used those.

Q They were never used?

A: No.

Q Were they absolutely clean?

A Yes.

Q Were there any rips or holes in them?

A No, sir.

Q Now you had some Japanese cushions and pillows?

A Yes.

Q What condition were they in?

A Good.

Q Had they ever been used?

A: No, they weren't used either.

Q Never used at all?

A: No.

T. Yamazaki,
In Chief.

Q Brand new? A: Yes.

Q You had a 9 x 9 linoleum rug, is that right?

A Yes.

Q What shape was it in when you left?

A Fair.

Q Did it have a pattern on it?

A Yes, a pattern.

Q Or plain? A: It had a
pattern.

10 Q Was it worn? A: No, the pattern
was still there when I left.

Q Were there any holes in it?

A No.

Q Had it had very much use?

A I guess so.

Q It had had some use? A: Oh yes.

Q Well, when you looked at it at the time you left,
the last time you saw it, did you think it was
saleable or not?

20 A Yes, it was saleable.

Q And then you had linoleum rugs in the bedroom,
dining room and kitchen?

A No, it wasn't a rug; it was just like this
[indicating] which covered the whole floor.

Q Covered the whole floor? A: Yes.

Q Was it a plain linoleum or did it have a pattern?

A Pattern.

Q And what condition was it in?

A Good.

30 Q Was it worn out? A: No, sir.

T. Yamazaki,
In Chief.

Q Or torn?

A: No.

Q Do you think it had several years of life ahead of it?

A: Yes.

Q Is that true of the other linoleum rug, too?

A Yes.

Q Have you ever been told by the Custodian what happened to these articles?

A No, sir.

Q Did you ever receive any auction sheets from him?

10 A No, sir, I never received nothing.

Q I think the only thing you told me was that you received one statement, is that correct?

A When you told me my house was sold, I wrote to the Custodian and wanted to know the particulars and this is the particulars I got.

Q And that was got by your asking for it?

A Yes, my asking for it.

Q And this shows, as a matter of interest, that the proceeds of an auction sale held on June 19th, was \$69.01, that was June 19th, 1945, and then on January 12th, 1946, it shows the proceeds of an auction sale at \$1.41 for a whole household full of furniture?

A: Yes.

Q Will you answer my friend, please.

THE SUB-COMMISSIONER: Do you want to file that statement?

MR. HUCKVALE: Yes, I will put it in, sir.

(STATEMENT MARKED EXHIBIT NO. 6).

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

30

I am submitting that the chattels sold by the

T. Yamasaki,
Cross-Exam.

Custodian were sold at their fair market value. I am submitting that the chattels that there is no record of, that the Custodian has no record of, that these chattels were turned over by the claimant to a person other than the Custodian and the Custodian is not responsible for their loss.

MR. HUCKVALE: I don't like to interrupt my friend, sir, but I would like to point out that there are no such chattels according to the analysis that I have just seen.

10

THE WITNESS: I beg your pardon; when I left that place, Mr. Douglas was looking after the place and I reported to the Custodian before I left Vancouver; I made a report and I put everything in of them and there is a duplicate, Mr. Huckvale, right there (indicating).

MR. HUCKVALE: Yes.

THE WITNESS: Right underneath there (indicating) the left-hand paper, that is a duplicate of what I left with the Custodian.

20

MR. HUCKVALE: Q: That list which was attached to your claim? A: Yes, so the Custodian can't say that I never left anything with them of what I left in B.C.

CROSS-EXAMINATION BY MR. REE:

Q On the 14th of May, do you remember completing a form known as the J.P. form?

A Yes.

30 THE SUB-COMMISSIONER: '42?

T. Yamasaki,
Cross-Exam.

MR. RICE: '42, yes.

A Yes.

Q In your statement of personal property you say, the personal property owned by you, that the household furniture, fixtures, etc., were leased to Mr. Alexander Fleck Douglas after evacuation for the duration?

A Yes, that is true.

Q And you signed that?

A: Yes.

10 Q That you leased your house and your furniture?

A Yes.

Q And contents to Mr. Douglas?

A: Yes.

But why did the Custodian have the right to sell my house; I want to ask you that.

Q I won't take up that argument with you.

A Why didn't he leave my house alone then, if that was the case?

Q You will have to argue that out with my learned friend. You also wrote the Custodian on October 3rd, 1942, did you not? I show you the letter (indicating).

20

THE SUB-COMMISSIONER: The same year?

MR. RICE: 1942, October 3rd.

Q Is that your signature, or did you have somebody write it for you?

A That is my signature. I have no claim for fishing nets.

Q I know you haven't.

A "I have disposed all of my nets before leaving Steveston and I have no nets to declare". Yes,

30

T. Yamasaki,
Cross-Exam.

it is true; I wrote that.

Q I will read this.

"Answering to your letter of September 20th about fishing nets, I have disposed all of my nets before leaving Steveston and I have no nets to declare. Furthermore, I was independent fisherman so Great West Cannery have nothing to do with nets. I never left nothing in care of Great West Cannery. I have left my house and chattels in care of Mr. A.F. Douglas."

I tender that as an exhibit, your Honour.

(LETTER MARKED EXHIBIT NO. 9).

MR. RICH: Q Your property or your house was located on a property of United Marine Products?

A Yes, sir.

Q And you owed ground rent, did you not, for the year 1939?

A: No, sir. I paid rent until 1942 when I left there and since then with me and Mr. Douglas agreement, he is supposed to pay the rents.

Q Mr. Douglas was supposed to pay the rents?

A Yes, I think we have one letter, Mr. Huckvale.

MR. HUCKVALE: Q: Here is a letter here saying he had done it, is that right?

A Yes.

MR. RICH: But there was ground rent owing on the property apparently for '39, '40, '41, '42, '43 of \$35.00 and \$20.00 for '44?

30 A Yes, I see that letter.

T. Yamasaki,
Cross-Exam.

Q That is a proper charge against the property, is it?

A: Yes.

MR. RICE: I would like to file that as an exhibit.

THE SUB-COMMISSIONER: Was it charged up to his account?

MR. REED: It was charged to his account.

THE SUB-COMMISSIONER: Well that clears it up.

MR. HUCKVALE: According to a letter from Mr. Douglas, Mr. Douglas said, and it is dated November 6th, 1943, this letter, in which he says:

10 "We are keeping your house as much like you left it as possible. We have paid the taxes and water so that is settled again for another year."

That is dated November 6th, 1943.

THE SUB-COMMISSIONER: Water and taxes, but he never said he had paid the ground rent.

MR. HUCKVALE: He said water and taxes.

A That is what you call the ground rent.

THE SUB-COMMISSIONER: The taxes?

20 A Yes, as the land doesn't belong to me now, it belongs to the United Marine Products Limited, so why should we pay taxes unless it might be rent.
(LETTER , AUG.16, 1947, MARKED EXHIBIT NO. 10).

MR. RICE: I would like also to submit as an exhibit, your Honour, the real property statement showing the assessment and the sale of the property.

(STATEMENT MARKED EXHIBIT NO. 11).

MR. RICE: That is all, thanks.

MR. HUCKVALE: I take it there is no appraisal.

30 MR. REED: No.

RE-DIRECT EXAMINATION BY MR. HUCKVALE:

Q Did you get this letter from Mr. Douglas of
November 6th, '43?

A Yea.

MR. HUCKVALE: I will put that in. I would like it to
go on record in view of this claim of my friend's
that there were some chattels of which the
Custodian had no record of, which is all nonsense
according to his own analysis.

10

The analysis reads as follows:

"Claim represents copy of inventory",

and that is the inventory taken by the Custodian.

THE SUB-COMMISSIONER: Yes.

MR. HUCKVALE: "Singer sewing machine shipped May 11th,
'43 listed on inventory has been omitted
from claim".

All we claim is the inventory that the Custodian
took. And how in the face of that can anybody
raise a defence that the Custodian had no record
of these chattels?

20

MR. REE: I think there are three items in the analysis,
four items, your Honour, that are shown as
"declared, not found". I say these chattels were
turned over by the claimant to Mr. Douglas and if
there were any that did not come into the
possession of the Custodian, Mr. Douglas is res-
ponsible for the same or someone else other than
the Custodian.

THE SUB-COMMISSIONER: That letter will be marked
30 Exhibit No. 12.

22
T. Yamazaki,
Discussion.

(LETTER, NOV. 6, 1943, MARKED EXHIBIT NO. 12).

THE SUB-COMMISSIONER: Is that all?

MR. HUCKVALE: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.

S. K. Howard
"S. K. Howard"
Official Reporter.

10

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

SUB-COMMISSIONER:

20

30

Defence Brief

Toshio YAMASAKI

File No. 9091

Case No. 591 ↗

PERSONAL PROPERTY CLAIM

<u>1. Dwelling House</u>	<u>Appraised at</u>	<u>Sold for</u>
\$2,500.00 as per Ex.591-2	\$750.00	\$750.00

↗ Witness: Johnson, Reeve & Watson, Appraisers.

- Ex. 1 - Letter
- 2 - Claim dwelling house
- 3 - Copy lease
- 4 - Insurance policy
- 5 - Photo house
- 10 - Letter Ross & Sons to Cust.
- 11 - Real property statement.
- 12 - Letter Mrs. Douglas to Claimant.

Submission: Sold for fair market value.

2. Chattels

\$675.00 as per Ex.591-6.

(a) Goods valued by claimant @ \$290.00 Sold at Auction \$70.90.

Witness: Thompson & B., Auctioneer.
A Harris, attended sales.

This represents all of the goods received by the Custodian from the custody of A. F. Douglas with the exception of the abandoned goods listed below.

(b) Goods valued at \$65.00 Left under the custody, control or management of someone other than the Custodian appointed by the owner of the property.

Witness:

See J.P. form "Household furniture and fixtures etc. leased to Mr. Alexander Fleck Douglas after evacuation for duration. Also Claimant's letter 3 Oct. 42 stating that he had placed Douglas in charge of his house and chattels Ex.591-9.

(c) Goods valued at \$320.00 Abandoned.

Witness: Harris.

See list dated 2 May 45 on this file.

3 beds & springs (old style)

Lino on floors

Left, no saleable value

1 box cushions and quilts

Discarded --- moth eaten

Ex. 6 - Chattel claim

Ex. 7 - Analysis amended to conform
with Ex. 6

Ex. 8 - Accounting statement

Ex. 9 - Letter claimant to Custodian 3 Oct. 42.

Submission:

Chattels sold by Custodian were sold for fair market value.

Chattels that Custodian has no record of were turned over
by the claimant to a person other than the Custodian and the
Custodian is not responsible for their loss.

RWN/mw

Name of Claimant

YAMASAKI, Toshio

Case

591

Custodian File

9091

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total			
PERSONAL PROPERTY											
Motor Vehicles			Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column				
NETS											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
200.00	70.90		35.45%	155.00				750.00			
		21.27			54.95			76.32			
TOTAL RECOMMENDATION											826.32

9091

JAN 8 1951

Mr. Toshio YAMASAKI,
Raymond, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 591

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$ 826.22.

Cheque in your favour is enclosed for \$ 744.93 and we have paid the Co-Operative Committee .. \$ 81.29 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:BK
Encl.

CLAIM NO. 591 - Toshio YAMASAKI

This claim is made in respect of a dwelling which was under consideration in the United Marine Products Ltd. claim, No.1383. Counsel there made a joint recommendation in relation to the entire property, including the "white house", - the latter valued at \$1500.00.

Counsel now advise me that Yamasaki desires that his claim might be dealt with independently of Claim No.1383. I approve the recommendation made by Counsel in regard to the Yamasaki house, which results in a valuation of \$1500.00. I am informed that Yamasaki has received through the Custodian on this account the sum of \$750.00.

I THEREFORE RECOMMEND payment to the claimant of an additional sum of \$750.00.



Commissioner.

January 11th 1950.