Name of Claimant YAMAMOTO, Utaro dead Case 160

Custodian File 8716

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					2042		1624.11				1624.11

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	
250.00	41.75	12.52						12.52

TOTAL RECOMMENDATION	1636.63

CASE NO: 160.

JAPANESE PROPERTY CLAIMS COMMISSION.

Vernon, B. C.,

February 18th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) FUJINO YAMAMOTO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 160.

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

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

Vernon, B. C.,

February 18th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) FUJINO YAMAMOTO.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

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

MR. McMASTER: My lord, in this case, Mrs. Yamamoto had filed a claim with respect to the property only of her late husband, and subsequently Mr. Kidston, who is now the official administrator at Vernon, drew attention to the fact he was still the official administrator and the claim should be filed in his name, and arrangements were made, I think, to file a supplementary claim in his name for both the real estate and her furniture. I might explain that Mr. Kidston advised me he had received a letter from the Custodian saying a large quantity of household furniture, tools and equipment had been sold, and subsequently he received advice the sum of $28.00 odd had been received for this large quantity of goods and he felt obliged in his official capacity to make a claim. He was unable to get in touch with Mrs. Yamamoto, and therefore put in a perfectly arbitrary set of figures, $500.00 and a $1000.00. I am applying to amend the claim with regard to the chattels, to reduce the claim on the household chattels to $150.00 and the tools and equipment to $100.00.

THE COMMISSIONER: Is the whole claim now being presented in the name of the administrator?

MR. McMASTER: My lord, I take it we will have to proceed in that way. I would like to have some instructions as to whether it will be necessary to call Mr. Kidston to prove his official capacity, or perhaps my friend will admit it and avoid his entering the proceedings and interfere with his busy practice.

THE COMMISSIONER: I would say you have what appear to be Letters of Administration in front of you.

MR. HUNTER: It shows Mr. Morrow, my lord.

MR. McMASTER: Mr. Morrow, who is now a Member of the Legislature, Mr. Hunter, was the official administrator in Vernon, but when he became a Member of the Legislature, by Order in Council Mr. Kidston was appointed.

THE COMMISSIONER: I think his office is equivalent to your Ontario Public Trustee Act, consequently Kidston is simply the successor in office. In those circumstances, Mr. Hunter, are you content to treat this claim as that of the Official Administrator?

MR. HUNTER: Oh yes, my lord.

MR. McMASTER: My lord, I wonder if I might dispense with the necessity of proving Mr. Kidston's signature on the claim form and that he swore the declaration?

THE COMMISSIONER: Oh yes, as a matter of fact that is not imperative.

MR. McMASTER: We might dispense with it altogether, my lord.

THE COMMISSIONER: Oh yes, I think so.

(MRS.) FUJINO YAMAMOTO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Mrs. Yamamoto, did you instruct me to draw this statement (producing)?

THE COMMISSIONER: First of all, would you qualify her?

MR. McMASTER: Q: Mrs. Yamamoto, what was your husband's name?

A Utarox Yamamoto.

Q And he has now passed away? A: Yes.

Q And Mr. Kidston, the official administrator, is the administrator of his estate?

A Yes, Mr. Kidston is administering the estate.

Q Did she instruct him to draw this statement with regard to the real estate that is being claimed?

A Yes.

Q Would you be good enough to sign your name on it, please?

THE COMMISSIONER: Is this a statement of real property?

MR. McMASTER: Yes, my lord. I file that as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. HUNTER: My lord, Mr. McMaster, or Mr. Kidston, has put in a larger amount here as a credit than actually should have been allowed. The sale price of the real property was $2042.00 instead of $2095.58.

MR. McMASTER: Thank you, Mr. Hunter. He probably included the adjustments. My friend has asked me to file the Soldier Settlement appraisal as an exhibit.

(APPRAISAL MARKED EXHIBIT NO. 2).

THE COMMISSIONER: What is the property described in Exhibit 1, a berry farm?

MR. McMASTER: My lord, it is shown here as three miles from Haney, about eight acres in crop of asparagus, raspberries, oats, spuds and hay. The property was purchased in 1921 for $2600.00.

At that time there were three acres cleared and seven uncleared. It had a house, a barn, and a root house on it at that time. The claimant's husband cleared and planted 7 acres and planted 20 mixed fruit trees. I would just draw attention to the comments at the bottom. "Property was owned by late husband. I don't know anything about market value. The property is well located on a main paved highway on 17th Avenue. Although we were getting old for operating the farm, we did not want to sell but had the idea that some day we might subdivide for residential holding so we could keep our home. The school is only some 300 yards away, and the area had been building up as a residential area. We always cared for the house and property well and in later years had the assistance of our young grandsons and a nephew who lived with us and kept the farm up".

THE COMMISSIONER: Now I notice you claim a value of $5600.00 in your claim form, but the value shown on Exhibit 1 is $5700.00. Do you want to amend the claim?

MR. McMASTER: No, my lord. Frankly, this woman doesn't know the value of real estate. She says so, and, if anything, I would amend the form to make it conform with the claim form.

THE COMMISSIONER: $3000.00 on the house, then, we will call it, total claim $5600.00.

MR. McMASTER: My lord, I would just like to refer to Exhibit 2 for a moment to draw attention to the

fact confirming that this was situated in a good area with a school close by, and then on page 3 of the form, the house is in good order with full cement basement and electric light installed. "It was owner's intention this year to plant further acreage to small fruits, but owing to uncertainty of tenure, he put in oats and hay". I draw attention to the fact, my lord, he refers to the useful bearing orchard, but places no value thereon.

Q Witness, I produce to you two pictures. Are those pictures of your house on this property?

A Yes.

Q Do you remember approximately when those pictures were taken? A: About one year before the war.

Q About a year before the war with Japan?

A Yes, about ten months before.

MR. McMASTER: I would ask to file those two pictures, if I might, my lord, as Exhibit 3.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3).

Q Witness, did you instruct me to draw this statement with regard to your personal chattels which are claimed for? A: Yes.

Q Would you be good enough to sign that? Would my friend like to put in the claims analysis? Are the statements in this statement with respect t to your personal chattels true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I would file that as the next exhibit, my lord.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. McMASTER: On behalf of my learned friend, I would file the claims analysis, my lord, which is four sheets long.

MR. HUNTER: Here is a better one.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 5).

MR. McMASTER: I am referring to the statement of the claimant with regard to personal chattels, my lord. She has put it purely on the basis that if she wanted to sell all these things for one lump sum in 1943, what she thought she would be able to get for them. She admits they were old. Your witness, Mr. Hunter. I might file, my lord, with the claims analysis the auction sheets.

THE COMMISSIONER: Just before you open, Mr. Hunter, I find there is a letter attached to the claim form from Mr. Kidston, the official administrator, dated December 29, 1947, in which he gives some information regarding his own status and that of the estate. I think it might be helpful to have it filed. Just have a look at it, Mr. Hunter.

MR. HUNTER: We have a copy of that, my lord.

THE COMMISSIONER: Yes. File that as Exhibit 6, will you?

(LETTER MARKED EXHIBIT NO. 6).

MR. HUNTER: It is submitted, my lord, that both real and personal property were sold at their fair market value. In Exhibit 1, my lord, I think that the estimated values of $3000.00 and $2600.00

should be reversed, not that it is very vital.

MR. McMASTER: I notice on the claim form filed by Mr. Kidstnn that is the way it is shown -- yes, on both forms.

THE COMMISSIONER: The house valued at $3000.00.

MR. McMASTER: It was valued at $2500.00 and the land at $3100.00.

THE COMMISSIONER: Yes, I see.

MR. HUNTER: In both cases, my lord, it is purely a question of value. There are no questions.

THE COMMISSIONER: That is all, thank you, Mrs. Yamamoto.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case No 160

NOV 25 1947 NOTIFIED

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

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

ACKNOWLEDGED

$328

Kamloops
Vernon

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

(1) NAME Y. MEMOTO (Print) Surname FUJINO Given Name (Mrs.) (RCMP) Reg. No. 13906

(2) Pre-Evacuation Address Haney, B. C. (27- 17th Avenue, Haney)

(3) Present Address Oyama, B. C.

(4) REAL ESTATE

(a) Street Address (if any) Maple Ridge, City or Municipality, Haney, Province B. C.

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

Lot 16 of the N.½ of Sec. 16, Township 12, Map 1676, Dis. of New Westminster, C. of T. 50598.

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

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

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

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

(i) Land - - - - - - - - - - - - - - - - $ 3100.00
(ii) Buildings - - - - - - - - - - - - - - - $ 2500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 5600.00
(v) Amount at which Custodian sold property and credited your account - - $ ~~2258.58~~ 2042.-
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3557.42

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") In custodian's care

(e) Itemized description of personal property which is the subject of the claim:

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 3504.42

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Vernon preferred

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of British Columbia) TO WIT:)

I, Fujino Yamamoto of the
of Oyama in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City of Vernon in the Province of British Columbia this 15th day of November A.D. 1947. Ludwig Steyer

F. Yamamoto

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____

_____

_____

_____

JAN - 2 1948

NOTIFIED

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

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

ACKNOWLEDGED

8716

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

(1) NAME YAMAMOTO, Utaro (RCMP) Reg. No. 13909
(Print) Surname Given Name

(2) Pre-Evacuation Address Maple Ridge, B.C.

(3) Present Address Deceased. Claim filed by J.R.Kidston, Official Administrator for the North Okanagan Electoral District, Administrator-with-Will annexed of the Estate of deceased.

(4) REAL ESTATE

(a) Street Address (if any) Municipality of Maple Ridge, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 16 of the N.E.¼ of Sec. 16, Township 12, Map 1676, District of New Westminster (Certificate of Title No. 62659E).

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

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

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

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

(i) Land - - - - - - - - - - - - - - - - $ 3100.00
(ii) Buildings - - - - - - - - - - - - - - - $ 2500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ ---
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 5600.00
(v) Amount at which Custodian sold property and credited your account - - $ 2095.58
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3504.42

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Lot 16 Map 1676, Maple Ridge above.

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

(c) How stored or packed at time of evacuation
Stored in house

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") In no one's care

(e) Itemized description of personal property which is the subject of the claim:

1.	Household furniture and effects	Estimated Value $ 1000.00
2.	Farm machinery and equipment	Estimated Value $ 500.00
3.		Estimated Value $
4.		Estimated Value $
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 1500.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 4979.60

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require the services of an interpreter at the hearing? Yes or no No

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of British Columbia)
TO WIT:)

I, JOHN RICHARD KIDSTON of the City of Vernon in the Province of British Columbia, Administrator-with-will annexed of the Estate of Utaro Yamamoto, Deceased, in the DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City of Vernon in the Province of British Columbia this 29th day of December A.D. 1947.

A Commissioner &c. A Commissioner for taking Affidavits within British Columbia

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

BC-205-P
BC-2316-B

BC/205-P
BC/2316-B

S.S. Form No. 43
(Sheet 1)

REPORT No. 160/2
DATE 18/2/48
FILED BY Jno Hunter

Farm Appraisal Report

File No. JL-278

Land Description Lot 16 of N.E.¼ of Sec.16, Tp.12, Map 1676, N.W.D.

Containing 9.35 Acres

Owner's Name YAMAMOTO, Utaro Post Office Address R.R.1, Haney, B.C.

Nearest Rail Point Haney - C.P.Ry. Distance 3 miles.

Market Town New Westminster, B.C. Distance 23 "

Church (give denomination) All Deonominations - Haney, B.C. Distance 2½ "

Nearest School Alexander Robinson School - - - - - - - Distance Fully 300 yds.
Haney High School- - - - - - - - - - - - 2½ miles.

State how property was identified: 3 Corner posts located and map & road check.

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

Property fronts on 17th Avenue, paved; also access to 19th Road, gravelled.

Is this district a good one? Fair - mostly small holdings.

Employment opportunity Strictly limited, and only at Hammond and Haney.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fences. Value $

Water supply: Two dug wells-22' seepage wells in clay. Value $

BUILDINGS ON FARM

8716

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 36	Frame	1½ st.	Shgl.	15	Cement	Fair	1500.00
Verandah	6 x 24	"	"	"	15	"	"	
	x							
BARN	18 x 30)	Pole &	14'	Shke.	20	Cedar	Poor	
Lean-to	12 x 45)	Shake	8'	"	20	poles	"	100.00
~~BARN~~ Lean-to	18 x 33)	" "	8'	"	20	in	"	
Lean-to	15 x 45)	" "	8'	"	20	ground	"	
GRANARY	x							
	x Old house, 15x20, with leanto woodshed 12x12,							
	x Bath house attached, 9x15; only worth salvage							
	x of lumber; & numerous old sheds of no value.							
	x							

Electric light installed to house.

Total present day value $ 1600.00

Total Value Buildings add to farm House and Barn and Packing Shed $ 1200.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House is in very good order and there are three good rooms in the basement. $

Describe the basement and chimneys: Full basement with cement floor; 1 Brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 3 How finished Lumber & papered.
3 in Basement-cement floor.

Are buildings painted? House only. Condition of paint Very poor.

Distance from nearst bush Unexposed.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.80	Undulating	10" clay loam	Clay	Asparagus & oats, Raspberries & Hay, & Orchard & Building site.	100.00	880.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
.55	Deep gully on N.W. corner and S.E. Corner.	None - light scrub	nil	-

Total value of Land $ 880.00

Total added by buildings to value of farm $ 1200.00

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

Total value of farm $ 2080.00

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

Owner still in occupation, man is 75 years & wife 60 years, who have been on the property 25 years; the only cash crops this year are from asparagus & raspberries; place is in good shape generally, except for outbuildings.

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

Small fruit & poultry when chicken houses have been erected.

Noxious weeds:

Some Canadian thistle and couch grass, but well under control.

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

Maple Ridge Municipality - Haney, B.C.
Land assessed at $ 900.00
Improvements at $1650.00 1942 Taxes-$47.34.
$2550.00

Date: 13th June 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 12 day of June 1942.

Inspector's Signature "L.B. PLUMBLY"

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

S.S. Form No. 43
(Sheet 2)

JL-278 - U. YAMAMOTO

Farm Appraisal Report

Remarks: This property is located on 17th Avenue and No. 19 Road, and is shown on Municipal Roll as 11.00 acres, but I can only make it come to 9.35 acres. There is no acreage shown on Registered plan. The owner is 75 years of age in very poor health; his wife of 60 years & two grandsons do all the work on the place.

The house is in good order with full cement basement and electric light installed

It was owner's intention this year to plant further acreage to small fruits, but owing to uncertainty of tenure, he put in oats for hay.

(FOR ORCHARD LANDS ONLY)

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

A useful bearing orchard of apple, plums and cherries.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

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

		Present Value
1.70 acres	- Asparagus.	
.70 "	- Raspberries.	
.85 "	- Oats.	$
.10 "	- Spuds.	
.75 "	- Orchard & building site.	$
4.70 "	- Hay.	
8.80 "		
.55 "	- Gully, Waste land.	$
9.35 "		
		$
		$
		$
		$
		$

Total $

Amount fruit trees add to value of farm $

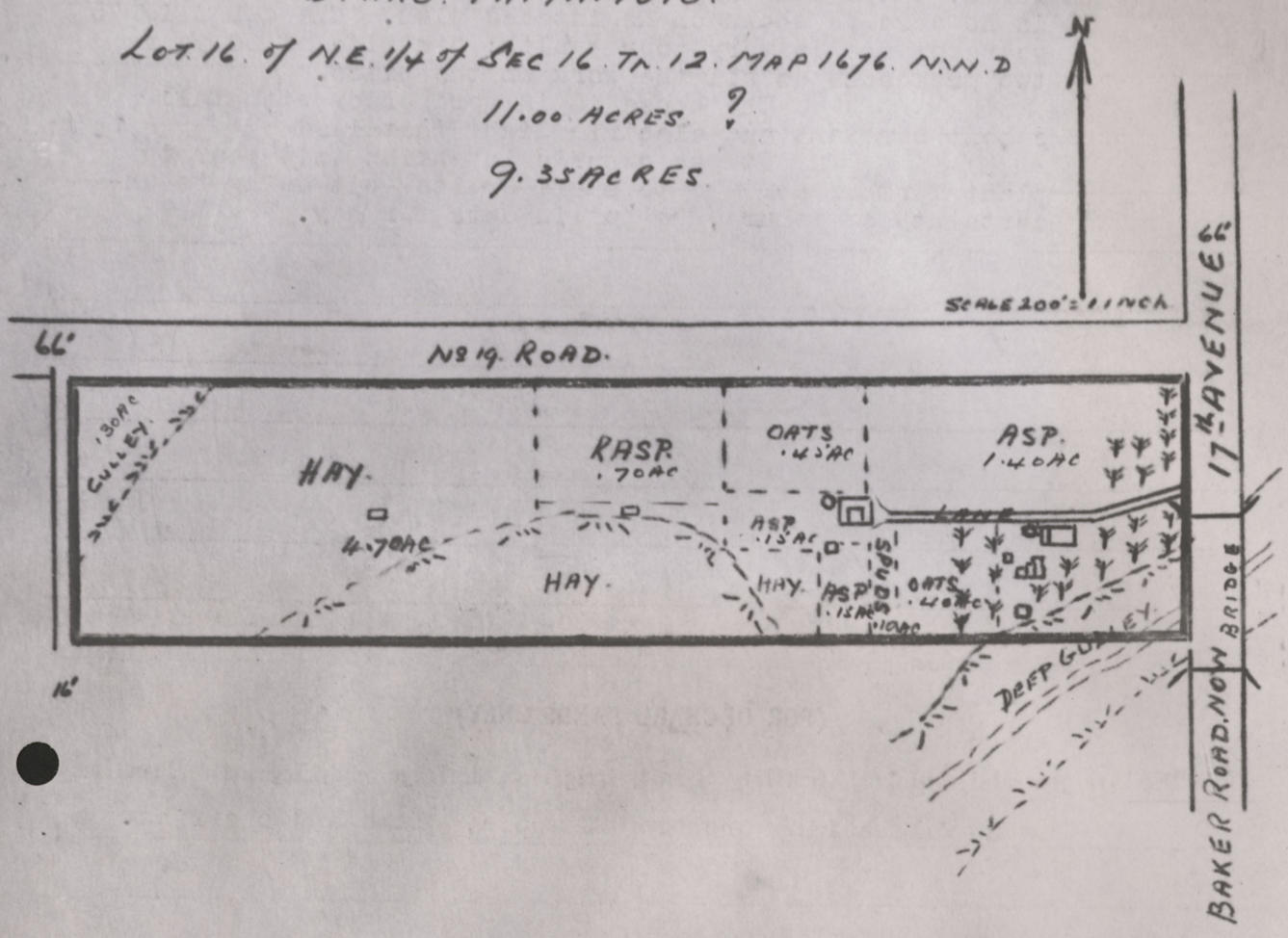
Diagram of Property

UTARO. YAMAMOTO.

LOT 16. OF N.E. 1/4 OF SEC 16. TP. 12. MAP 1676. N.W.D

11.00 ACRES ?

9.35 ACRES



Following careful review of this appraisal report, it is my opinion that the present value is $ 2000.00

Date 16th June 19 42.

"I.T. BARNET"

District Superintendent.

#19



EXHIBIT No. 160/3

DATE 18/2/48

FILED BY

Mr Masters

28



EXHIBIT No. 160/3

DATE 18/2/48

FILED BY Mc Master

YAMAMOTO MRS FUJINO
(Claimant's Name)
(ESTATE CLAIM.)

PERSONAL CHATTELS

EXHIBIT No. 160/4

DATE 18/2/48

FILED BY Mr Quarte

13905
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
all household chattels listed in auction sheets					#150.00
all equipment & tools listed in auction sheets					100.00

Description of Storage of Goods:

Fair old goods and equipment.
I have based my value on the basis that if I had wanted to sell all our goods and chattels in 1942 I think I could have got the prices shown above if sold in bulk.

General Statement as to Chattels not Described above:

Additional Comments , if any:

This claim is filed by Mr. Kidston as official administrator of my deceased husband's estate.

F. Yamamoto

SIGNATURE

EXHIBIT No. 1605

DATE 18/2/48

FILED BY Mr Hunter

NAME YAMAMOTO, Utaro (Dec'd)

REGISTRATION NO. 13909 FILE NO. 8716

The following chattels were sold by public auction at Haney, B. C. on 17/3 - 24/3 - 5/4/45.

Brooder	$ 0.50 - M
Box glass	2.50 K
Tools	7.25 - T
Cultivator	3.50 - M
Pair scales	4.00 - M
Wheelbarrow	1.25 - M
Galvanized iron	0.90 - M
Wire	1.50 - M
Chicken wire	0.25 - M
10 Gal. crock	1.00 K
Crockery	1.25 K
Gas stove	0.35 F
Records (gramophone)	0.25 F
Chest of drawers	2.00 F
Cabinet	0.25 F
Wheelbarrow	0.25 - M

Total			$ 27.00
Less Expenses:	(Auctioneer's Fee:	$ 2.70	
	(Advertising:	0.47	
	(Moving:	5.37	$ 8.54
Net Proceeds Credited:			$ 18.46

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Haney 14.

Remarks.

EXHIBIT No. 160/5
DATE 18/2/48
FILED BY Mr. Hunter

NAME YAMAMOTO, Utaro

REGISTRATION NO. 13909 FILE NO. 8716

The following chattels were sold by public auction at Haney, B. C. on February 3, 10, 17, 22, 1945.

Crock	$1.25 K
Blinds and bowl	0.35 K
Peevey	0.50 - T
Bake tins and rice box	0.50 K
Basket	0.50 K
Crockery	2.60 K
Electric Iron	1.00 F
Cake dish	0.35 K
Platters	0.70 K
Table	0.25 F
Screens	0.35 F
Meat Safe	0.25 F
5 Chairs	0.75 F
High chair	0.10 F
Chesterfield	1.00 F
Cupboard	1.00 F
Cupboard	3.00 F

Total		$ 14.45
Less Expenses: (Auctioneer's Fee:	$1.44	$ 8.09
(Advertising:	0.11	
(Moving:	6.54	
Net Proceeds Credited:		$ 6.36

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Haney 13

Remarks.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8716 EXHIBIT

J. R. KIDSTON, Administrator with Will Annexed Claiming on
NAME behalf of Estate of Utaro YAMAMOTO (Deceased) Reg. #13909

REG. No.

DATE
DECLARATION May 8.42
EVACUATION Sept 23.42

INVENTORY
TAKEN BY Custodian representative
Signed by tenant (Peterson)
DATE
Confirmed by Yamamoto Nov 21.42 (Except Dr Nov 17/42)

DETAILS OF CLAIM

SALES — AUCTION | TENDER &c

SOLD WITH REAL PROP.

	INVENTORY	DETAILS OF CLAIM		AUCTION	TENDER &c	SOLD WITH REAL PROP.
Household Furniture	In Main House	Household Furniture				
Kitchen Utensils	1 Dining Room Table ✓	and effects	1000 .00			
Chinaware	5 Chairs ✓	Farm Machinery and		F	X	
Carpenter Tools	1 Rocking Chair ✓	equipment	500 .00			
Farm Implements	1 Heater ✓					
2 Airtight McClary	2 Small HM Tables ✓					
Stoves (Letter Nov. 17/42)	1 Small Hm Cupboard ✓			F	X	
Kitchen Stove	1 Round Dining Table ✓			F	X	
Dining Room (Letter Nov. 17/42)	1 Fern Pot					
Large Mirror	7 Pr. Curtain Rods					
	14 Curtains ✓					
	10 Blinds ✓			F	X	
	1 Pce. Chesterfield ✓			F	X	
	3 Picture Frames					
	6 Display Plates					
	28 Saucers					
	4 Large Platters ✓			K	X	
	3 Glass Dishes ✓			(1) K	X	
	Set of 12 Cups					
	7 Bowls ✓			(1) K	X	
	1 Set Cream & Sugar					
	7 Pcs. of Curtain ✓					
	1 Two Pce. Jap Bowl					
	2 Cushion Frames					
	1 Wicker Basket					
	1 Screen Food Cupboard ✓			F	X	
	Upstairs					
	2 Beds complete ✓					
	3 Straw Mattresses					
	1 Ctn. Books					
	1 Ctn. Xmas Decorations					
	2 Boxes Jap Dolls					
	2 Window Blinds					
	1 Window Screen ✓			F	X	
	3 Prs. Curtain Rods					
	1 Ctn. Decorations					
	1 Ctn. cont. 2 wood Mallets					
	1 Hat in box					
	1 Small Rice Tub Brass Round					
	1 Small Personal Papers					
	2 Photograph Albums					
	5 Picture Portraits					
	1 Large Water Pitcher					
	1 Small Ctn. Decorations					
	5 Boxes Dishes					
	1 Ctn. Dishes					
	Small Ctn. Cont. 2 Plaster Dolls					
	Large Quantity dishes (wrapped)					
	Basement					
	2 Large HM Tables ✓					
	1 Rd. HM Table					
	8 Benches HM ✓					
	5 Kitchen chairs ✓					
	1 Baby High Chair ✓			F	X	
	1 Old Cook Stove ✓			F	X	
	1 Screen Cooler ✓			F	X	
	1 Glass Fruit Cupboard					
	1 Old Matress					
	1 Bed complete ✓			F		
	1 Heater					
	4 Window Blinds ✓			F	X	
	1 Ctn. cont. few pictures and books					

Claim amended Household $150 / Equip. $100 / 250 — as agreed Custodian Returns

LE No. 8716

G. No.

EXHIBIT No.

EXHIBIT No. 16015

DATE 18/2/48

FILED BY Ruth Hunter

CASE No.

VENUE VERNON

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
					X				Memo Anderson apr 5/45
X									
					X				" "
					X				" "
					X				" "
X									Auction Haney, 1945
X									" "
					X				" "
X									Auction Haney, 1945
X									" "
X									" "
X									" "
					X				Memo apr 5/45
X									Auction Haney, 1945
					X				Memo apr 5/45
X									Auction Haney, 1945
					X				Memo apr 5/45
					X				" "
					X				" "
					X				" "
X									Auction Haney, 1945
X									" "
X									" "
					X				Memo apr 5/45
					X				" "
				(2)	X				Auction Haney, 1945
X									" "
X									" "
X									" "
					X				Memo apr 5/45
X									Auction, Haney, 1945

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8716 EXHIBIT No.

J.R. KIDSTON, Administrator with Will Annexed Claiming
NAME on behalf of Estate of Utaro YAMAMOTO (Deceased) Reg. #13909

REG. No.

DATE
DECLARATION May 8. 42
EVACUATION Sept 23. 42

INVENTORY
TAKEN BY Custodian Representative
Signed by Tenant (Paterson)
DATE Confirmed by Yamamoto Nov 21.42

DETAILS OF CLAIM

	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
	AUCTION	TENDER &c		
Basement (cont'd)				
1 Jap Shrine				
1 Pr. Fire Tongs				
1 Peavie	T	X		
1 Bent Shovel				
1 Box cont. Jap Doll				
1 Box Books				
3 Lengths Stove Pipe				
1 Ctn. cont. Few old clothes and few tins	K	X		
1 Large Rice Tin	K	X		
Large Box of Sake Bottles				
4 1 Gal. Jugs				
2 Three Qt. Jars				
1 Large Bath Board				
1 Shrine				
1 One Gal. Crock Jug	K	X		
1 Six Gal. Crock	K	X		
4 Jap Tubs				
3 Ctns. Seeds				
6 Boxes Dishes	K	X		
1 Ctn. Old Clothes & Calendars				
6 Biscuit Tins cont: Cookie Jar & few cookies				
Several Tins				
Few poor utensils				
3 Prs. Gumboots				
1 Large Aluminium Pot				
Small Ctn. Personal Effects				
1 Whiskey Flast				
2 Wooden Trays				
3 Boxes Saki Bottles				
Small Parcel Tied Up				
1 Large Tin				
40 Lbs. Cement				
3 Pce. Jap. Box				
3 Bake Pans				
3 Qt. Sealers				
3 Half Gal. Sealers				
Small Quan. Loose bottles and tins				
1 Large Canvas Bag				
1 Towel Rack				
1 Extension Cord				
Under Porch				
1 Sack Bottles				
1 Biscuit Tin				
Well				
1 Pail				
15 Ft. Rope				
1 Well Pulley				
1 Clothes Line				
Old House				
2 Kitchen chairs				
1 Shoe Box HM				
1 Chest Tie Up				
1 Chest Old Clothes				
1 8 Gal. Crock cont. Wicker Basket and Jap Tub	K	X		
1 Biscuit Tin cont. ½ Gal. Crock Crockery bowl				
1 Tea Kettle				
Basement				
6 Half Gal. Cans				
Few Dishes				

D. 8716 EXHIBIT No. CASE No.

D. VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
	TENDER &c								
X									Auction Haney, 1945
X									" " "
X									" " "
X									" " "
			X						Memo Apr 5.45
			X						" " "
			X						" " "
X									Auction Haney, 1945

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8716 EXHIBIT No.

NAME J.R. KIBSTON, Administrator with Will Annexed Claiming on behalf of Estate of Utaro YAMAMOTO (Deceased) Reg. #13909

REG. No.

DATE
DECLARATION May 8.42
EVACUATION Sept 23.42

INVENTORY
TAKEN BY Custodian Dept.
Signed by Lenard (Paterson)
DATE
Confirmed by Yamamoto Nov 21.42

DETAILS OF CLAIM

SALES — AUCTION | TENDER &c

SOLD WITH REAL PROP.

DECL. NOT FOUND

DETAILS OF CLAIM		AUCTION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Old House (cont'd.)					
1 Wash Tub cont:					
3 Galv. Pails,					
Scrub Board					
Lunch Pail					
2 Frying Pans					
2 Wash Basins					
Can Shortening					
Cookie Tin					
Small Box cont. few casters and hinges					
Small box personal papers					
Pce. Oil Cloth 3'x4'					
1 Bdle. Tobacco Leaves					
Small Screen Cooler					
1 Small Barrel					
6 Jap Tubs					
1 Jap Basket					
1 Bed Spring	✓				
1 Sack Old Clothes					
2 Box. Personal Papers					
Small Box Dishes					
Ctn. Containing Seeds					
1 Water Kettle					
1 Tea Pot					
Box Misc. Bottles					
1 Saw Vice HM	✓				
1 Pr. Gumboots					
1 Pr. Rubbers					
1 Wet Mop					
1 Heater	✓				
1 Biscuit Tin cont. Rags					
1 Chair (no Back)					
9 Jam Boxes					
1 Old Mattress Tied Up					
1 Saw Horse					
1 Saw Horse					
1 Bench Horse					
1 Scrub Brush					
Barn & Garage					
1 Plow					
1 Cultivator (old)	✓	M	X		
32 Jam crates					
6 Jap tubs					
1 Hame					
32 Pickers Trays					
1 Pail (Galv.)					
4 Ladders	✓				
Work bench cont. quan. old metal parts & pcs. of chain					
Small quantity berry boxes (dismantled)					
Small quantity used lumber					
4 new Asparagus boxes					
Garage					
6 Saki Bottles	✓	K		X	
30 Lb. Wire	✓	M		X	
Few Old Tools	✓	T		X	
At Property of Lessee					
1 Shovel	✓	T		X	
5 Hoes	✓	T		X	
3 Potato Diggers	✓	T		X	
1 Manure Fork	✓	T		X	
1 Potato Fork	✓	T		X	
1 Broom					
3 Logging Chains					
1 Logging Hook					
1 Hoof Pincure	✓	T		X	
1 X Cut Saw	✓	T		X	

8716 EXHIBIT No._____ CASE No._____

VENUE_____

ALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
				X				Memo Apr 5/45
				X				" " "
				X				" " "
				X				memo Apr 5/45
X								Auction Nancy 1945
X								" " "
X								" " "
X								" " "
X								" " "
X								" " "
X								" " "
X								" " "
X								" " "
X								" " "

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8716 EXHIBIT

J.R. KIDSTON, Administrator with Will Annexed Claiming on behalf of Estate of Utaro YAMAMOTO Reg. #13909

NAME _____ REG. No. _____

DATE
DECLARATION May 8.42
EVACUATION Sept 23.42

INVENTORY
TAKEN BY Custodian representative Signed by tenant (Peterson)
DATE Confirmed by Yamamoto Nov 21.42

DETAILS OF CLAIM

SALES — AUCTION | TENDER &c

SOLD WITH REAL PROP.

At Property of Lessee (cont'd)

1 Peavie	T.	X	
1 Wheelbarrow	M	X	
2 Galv. Pails			
1 Alum. Kettle			
2 Tin Wash Dishes			
5 Flower Vases			
1 Cupboard			
1 Table			
3 Chairs			
1 Ten. Gal. Crock	K	X	
1 Five Gal. Gas Can			
17 Qt. Jars			
1 Glass Bowl			
7 Tumblers			
1 Glass Sauce Dish			
1 Porridge Dish			
9 Cups			
1 Porridge Dish			
5 Saucers			
1 Alarm Clock (old)			
1 Granite Dish Pan			
1 Lunch Kit			
1 Wash Tub			
Rhubarb House			
1 Drum Heater			
Root House			
3 Jap Tubs of Fish			
1 Small Cook Stove			
1 Heater			
1 Small Barrel			
1 Wash Basin			
1 Step Ladder			
1 Box bottles			
2 One Gal. Crock Jugs	K	X	
2 One Gal. Glass Jugs			
Box cont: 6 Window Pulleys, Saw Handle, Few Old Stove Parts			
2 Biscuit Tins			
Part of Shoe Last			
1 Lantern Chimney			
Small bag Seeds			
6 Gable Braces			
1 Box Tobacco			
1 5-Gal. Gas Pail			
Quantity Used Lumber			
1 Wood Bed Spring			

Chattels Sold:

Household	Kitchenware	11 00	
	Furniture.	10 55	21.55
Farm	Machinery & Equip	12 15	
	Tools	7 75	19.90
			41.45

No. 8716 EXHIBIT No. ______ CASE No. ______

No. ______ VENUE ______

SALES									
TION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
X									Auction Haney 1945
X									" " "
X									" " "
						X			Memo Apr 5, 1945
						X			" " "
X									Auction Haney 1945
						X			Memo Apr 5, 1945
11 00									Before Evacuation Yamamoto, through H. Menzies, R.E. Agent, Haney, B.C. arranged with his neighbor Peterson to rent his property to him at an agreed price, certain Chattels being left for the use of Peterson and the balance for storage in space reserved on the premises.
10 55	21.55								
12 15									
7 75	19.90								
	41.45								

EXHIBIT No. 160/6
DATE 18/2/48
FILED BY Mr Master

LINDSAY & KIDSTON
BARRISTERS, SOLICITORS, ETC.
VERNON, B. C.

GORDON LINDSAY
JOHN R. KIDSTON

December 29, 1947.

8716

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

Sir:

Re: Utaro Yamamoto, Deceased.
Registration No. 13909.

In my capacity of Official Administrator for the North Okanagan Electoral District, I am Administrator-with-Will-annexed of the Estate of the above-named, who died on 14th April 1944. By the terms of the will, deceased's whole estate passed to his widow, Fuzino Yamamoto, who now resides at Oyama, B.C.

I am informed that Mrs. Yamamoto, acting through the Co-Operative Commitee, filed a claim with you in respect of her late husband's real property being Lot 16 Map 1676, Maple Ridge, B.C., but that she did not file a claim in respect of personal property.

As I wish to regularize the claim in respect of the real property, and to bring before you the claim in respect of the personal property of the deceased, I submit herewith in duplicate a new claim covering both classes of property. The combined claim will be presented by the Co-Operative Committee.

I have the honour to be,

Sir,

Your obedient servant,

(J.R.Kidston)
Official Administrator.

YAMAMOTO MRS FUJINO (Estate) — REAL ESTATE (Farm Land) — 13908

(Claimant's Name) — Reg. No.

3 miles from Honey

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	1.55	1921		$3600.00	3 cleared	House 16'x20' 1 storey shiplap 3 rooms + shingle roof	$2400.
Cultivated not planted	.75				7 uncleared	1 Barn 40'x46'	
Cultivated and not in crop						1 Root House 12'x18'	
List Crops							
Asparagus 1.70							
Rasp .70							
Oats .185	8.05						
Spuds .10							
Hay 4.70							
6.05							
Total	9.35						

EXHIBIT No 160/1
DATE 18/7/49
FILED BY Mc Master

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

Description	When Made	est. Cost
Clearing + planting 7 ac	@ 200.00 per acre	1400.00
20 Trees - apple, pear, cherries & plum		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	26'x42'	Shingle Concrete Basement concrete foundation Plaster Board Fir Floor 2 storeys	1976	Don't recall as my late husband looked after This				$2500-
3 lean-to	12x05' 18x33' 15x45'							
Barn	18x30							

Comments re Appraiser's report not covered by above information: Property owned by late husband. I don't know anything about market value. The property is well located on a main paved highway on 14th Ave. Although we were getting old for operating the farm we did not want to sell but had the idea that someday we might subdivide for residential holdings so we could keep our home. The school is only some 300 yards away and the area had been building up as a residential area.

We always cared for the house & property well and in later years had the assistance of our young grandsons & a nephew who lived with us & kept the farm up.

F. Yamamoto
SIGNATURE