Name of Claimant YAMADA, Shouemon Case 780

Custodian File 3006

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					846.00		655.78				655.78

PERSONAL PROPERTY

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

NETS

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

MISCELLANEOUS CHATTELS

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

TOTAL RECOMMENDATION	655.78

CASE NO. 780.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
October12th, 1948.

IN THE MATTER OF THE CLAIM OF
SHOUEMON YAMADA.

PROCEEDINGS AT HEARING.

Original

CASE NO. 780.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Lethbridge, Alberta,
October 12th, 1948.

IN THE MATTER OF THE CLAIM OF
SHOUEMON YAMADA.

PROCEEDINGS AT HEARING.

APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
W.S. RUSSELL, Esq.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary,
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R.HOWARD, Esq.,	Official Reporter.

THE SECRETARY: Case No. 780, Shouemon Yamada.

SHOUEMON YAMADA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Yamada, I am showing you your summary of evidence in support of claim; you are familiar with this document? A: Yes.

Q It was prepared under your instructions?

A Yes.

Q And direction? A: Yes.

Q This is your signature at the end?

A Yes.

Q You believe the same to be true?

A Yes.

(SUMMARY MARKED EXHIBIT NO. 1).

Q Mr. Yamada, you bought this 9.77 acres in 1926, it was uncleared, and you paid $1000.00 for it, is that right? A: Right, yes.

Q Do you think that the $1000.00 was an excessive price for this land? A: At the time I bought it it was a fair price, going price, that is.

Q What have you to say about the price of neighbouring land? A: It is about the same price, only depending on the selling conditions, of course, but if I had been a quarter of a mile south from my place, you might say it is rather fifty per cent or more sandy, and for that they were quoting $60.00 to $70.00, and that was a fair price when I purchased it.

THE SUB-COMMISSIONER: Q: $60.00 or $70.00 an acre, you mean? A: Yes.

MR. RUSSELL: That is for land less valuable than his.

Q You estimate the value of the clearing, six acres at $1200.00, that is $200.00 an acre; how do you arrive at that figure of $200.00 per acre?

A In a lot of cases it varies different in expenses, depending on the number of big tree trunks, but it averaged me around $200.00 an acre, and, of course, that would be spent on powder, my own labour, too; that $200.00 includes my own labour and outside help, like the team with the cable and the block and things like that, but I figured it will cost me around $80.00 per acre for powder, fuse and caps and things like that, for about $80.00 an acre.

Q Well, how many boxes of powder would you use?

A It varies too again, but it averaged me around twenty cases to an acre.

Q Twenty cases? A: Yes.

Q What would you have to pay for twenty boxes of powder? A: The price of powder at the time, of course, I bought this on several different occasions, but it was $3.35 at Haney and, of course, I had to pay 25¢ for haulage on top of that and it comes to somewhere around $4.00.

Q $4.00 a case? A: Yes.

Q And you said it would take you approximately twenty cases? A: Yes.

Q So that in round figures your powder would cost you around $80.00 an acre? A: Yes.

Q How would the other $120.00 estimate be made up?

A Well, you see, around three-quarters of that would be about $90.00 of mine, as it took me practically a month to clear an acre of land, and then outside of that there is expenses in that $200.00 is spending on the hiring of a team of horses, cable and other machinery to finish the job; plowing is included in that too.

Q So that you value your own labour at $90.00 a month, and you say ittook a month to clear an acre?

A Yes.

Q And then you say that you spent approximately $80.00 on blasting materials? A: Yes.

Q And what about the other $30.00?

A The other $30.00 for outside labour, that is, I had to pay that in cash, besides powder and things, for help, like hiring a team of horses with a man, and cables and block, and things which I didn't own, and that runs around $30.00 an acre.

Q Was this land of yours forest land or just bushland when you purchased it? A: It was originally forest, of course. In some cases three or four or five feet in diameter stumps, and it had been logged out before, and the stumps was there, and a bunch of older trees and young second-growth fir trees.

Q You show drainage at a cost of $350.00? How did you arrive at that figure? A: I have peat soil

down there. It is hard to explain, but on this west end of the property I have a peat soil about an acre and three-quarters where it takes a bunch of drainage, and I have about, I don't know, this figure might be out, I don't know, about an acre and a half in four strips that I have drainage in it, and I figured at the time it cost me around 35¢ a foot for labour and material. The material we used on it I can get it in my own place, it was cedar about three inch in thickness, and by lying two rails on the bottom of the ditch and put cedar covering on top of it before I put the dirt on it, and that is the way it worked out, and I figured the cost out at about 35¢ to a foot.

Q Now, cost of planting, in paragraph 6 (f), you show one acre of strawberries, $85.00; how do you arrive at that $85.00? A: I don't know whether I am exactly right down to a cent on that figure, but I figure it takes about 3000 to the acre.

Q 3000 plants? A: Yes, 3000.

Q I see. A: And, of course, there is a different price and different variety of strawberries, but it takes at least $12.00 to $20.00 a thousand for plants alone.

THE SUB-COMMISSIONER: Q: That is for the plants?

A Yes, for the plants.

MR. RUSSELL: Q: You have shown it then the price of the plants alone? You have shown it one acre of strawberries, $85.00; that would be pretty well

taken up in the price of the strawberry plants themselves, would it not? A: That figure there, I just took the figure that I made out a couple of years after I came out to Alberta, and then I just copied that out, and I might be left my own labour out of that. It might be just the price of the plants because that is the price we generally paid for our strawberry plants.

Q The $88.00 which it cost you for the three-quarters of an acre of asparagus, how did you arrive at that figure? Was that for the plants or what?

A Yes, that was only for the plants.

Q I see. How did you arrive at the figure of $118.00 for one acre of raspberries? Is that the cost of the canes alone, or is that the cost of the canes and the labour? A: No, in that case it is mostly on manure I brought from Strawberry Hill by hiring the truck and I made a good preparation for the raspberry patch, and that takes in most of it outside of about $25.00 for my own labour.

Q What about the canes? Is that with the cost of the canes included?

A No, I don't think it cost any except to get it out from my neighbour.

Q Getting the canes from your neighbour?

A Yes.

Q You were given the canes? A: Yes.

Q I see. And you say it cost $105.00 for one and a half acres of rhubarb. How is that made up?

A Now, it seems to be hard for me to explain that too because those figures, some of these figures I made out, as I said before, two years after I arrived here, just to see what the total loss was, and I copied that out, and I am pretty sure that that is including everything, that is, plants and all the other expenses.

Q Labour, hauling and everything?

A Yes; but I can't now explain it.

Q You have several buildings on the land, and you put them on, and they weren't there when you bought it in 1926? A: I beg pardon?

Q You put several buildings on the land which were not there when you bought it in 1926; now, would you tell us who built those buildings?

A I wasn't much of a carpenter, and I naturally had to hire outside help, but I did lots of it by hiring friend carpenters and in getting material. I had a neighbour out there had a truck, and he was handy to haul anything, and I left him to figure things out, and he made out the list and I paid the cost and the expenses.

Q Well, how did you calculate the cost of the material, or how did your friend calculate the cost of material for these buildings? A: The one way to do was to tell him the size of the building and how I wanted it and then he figured things out for me.

Q Do you mean, was this done before the buildings were built, or is this how you arrived at this claim today? What I am getting at is this: For example,

you say that your 18 x 24 dwelling cost you $480.00 for material, $270.00 for labour, and the total cost was $750.00. Now, how did you arrive at the figure of $480.00 for material?

A If I keep track of whatever I pay as I built it on I naturally would add on the old ones and the new ones which I build on to, wouldn't I? Is that what you mean?

Q I mean, this figure here, $480.00 for material, you see that (indicating)? You see this dwelling, 1939, material cost you $480.00; now, is that from records which you kept? A: No, it isn't from my records. There is one or two cases -- there is only two items like those, that is on the brooder house, like the $36.50.

Q That is from your records? A: Yes, and the installation of electricity, this here (indicating).

Q What are you speaking about, the installation of electricity? A: I had to hire the electrician to do all the work, and I don't know what just it takes work, but there is the record of the payment, the amount that I paid to the electrician. I had forgotten the party's name, now, I have, but that is what I paid.

Q How much was it, $147.35? A: Yes.

Q That is what you actually paid?

A Yes.

Q And you say that you have records only in these two cases? A: Yes, only in these two cases; outside of that it is the closest

I can get.

Q How did you arrive at that estimate? Is it just by rule of thumb, or how? A: I figure the amount of lumber there is in the building.

Q You figured the amount of lumber in a building?

A Yes, and the nails and all the other material that is in it.

Q And then what did you do?

A Add the whole thing and take the closest guess, closest estimate I had. Of course, it doesn't mean actual figure, but you can easily figure how much lumber it is and just how much you paid on it, $1000.00 at that time; that is how I worked it out.

Q That is how you worked it? A Yes.

Q You say the rental value of the land was $800.00 per year. How do you arrive at that figure? Is that an estimate too?

MR. RICE: Let him answer; that is a fair question.

A It is an estimate, and that is the price I would like to get it if I was going to rent it at the time.

MR. RUSSELL: It may be the price that you would like to get, but is it the price that you could get, or do you know? A: I don't like to set a price and not believe in it, that I don't believe.

THE SUB-COMMISSIONER: Q: Pardon?

A I don't like to quote a price in things that I can't believe in.

Q Oh, I see.

MR. RUSSELL: Q: You have reason to believe that

this land could rent for $800.00?

A Yes.

Q What reason is that? A: There is a building for chicken, more than 600 birds' capacity, it was chicken house there as well as the brooder, and small fruits like strawberries and raspberries, rhubarb, and other items, and was handy to the road and electricity right there, and if I was renting it I think I can easily pay that $800.00; that is about all I can explain it.

Q I see. Did you operate a sawmill?

A Yes, I did.

Q And you turned out lumber from this sawmill, did you?

A All lumber there is what we call door stock, and it has to be edge-grained, and that is what it is.

Q What is the door stock used? A: For the doors.

Q The frames or the actual doors themselves?

A The frames.

Q The frames? A: Yes.

Q Well, is the 3200 board feet of door stock, price paid $78.00, value $100.00, and you say "It is my own product from my sawmill"; how do you mean that price paid was $78.00? A: Well, that is what I figure it would cost to produce the amount of lumber that there was, and the market price at that time of that grade was $32.00 to $35.00 a thousand.

Q I see.

MR. RICE: I am submitting, your Honour, that the real

estate was sold for its fair market value.

I am submitting that the chattels claimed for were never declared by the claimant and the Custodian had no knowledge of the same until the claim was filed. I am further submitting that the claimant's chattels were turned over to others than the Custodian and the Custodian is not responsible.

I tender the following documents as exhibits:

Farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. RICE: Assessment notice for the year 1943 by the Corporation of the District of Maple Ridge, assessing the land at $600.00 and the improvements at $750.00.

(ASSESSMENT MARKED EXHIBIT NO. 3).

MR. RICE: A real estate summary.

(SUMMARY MARKED EXHIBIT NO. 4).

MR. RICE: And a summary relative to the claim, showing the assessed value of the land and its appraisal and sale. It also sets forth that the chattels claimed for were not declared and the Custodian had no record of them at any time.

(SUMMARY MARKED EXHIBIT NO. 5).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form dated the 13th of April, 1942 (indicating); will you look at that document and tell me if you completed it and signed it?

A Yes.

Q You did? A: Yes.

MR. RICE: I tender that as an exhibit.

(J.P. FORM MARKED EXHIBIT NO. 6).

MR. RICE: Q: Before you were evacuated you appointed a man by the name of C. Black, I believe, to look after your property for you?

A Yes.

Q At that time did you owe money on account of the purchase price of your property?

A Yes.

Q To Mrs. Gilchrist, Mrs. Black and Mr. Gilchrist?

A Yes.

Q I believe you owed $662.50, that would be the amount, would it? A: I think so.

Q You left all your affairs in the hands of Mr. Black to look after for you? A: Yes.

MR. RICE: Perhaps for the purpose of the record I should explain, your Honour, that the claimant originally filed a claim for land $2500.00, buildings $1600.00, and that was subsequently amended to land $3223.75, buildings, $1960.50, total $5184.25, and by the summary of evidence filed by the claimant today his claim is reduced again to the original amount of $4100.00. I am right in that?

MR. RUSSELL: Yes.

THE SUB-COMMISSIONER: Reduced to what?

MR. RICE: It was $4100.00, it was increased to $5184.00, and it is now reduced to $4100.00.

MR. RUSSELL: $5184.00 was the actual cost.

THE SUB-COMMISSIONER: On page 3 of Exhibit 1, you show the loss on the claim at $3254.00, and then you

carry it over on to page 5 at $4338.25. I was going to ask you about that. What does that mean?

MR. RUSSELL: Apparently that was taken from the original valuation, the loss being claimed as $3254.00.

THE SUB-COMMISSIONER: But you see on page 5 the loss is $4338.00.

MR. RUSSELL: That is incorrect.

THE SUB-COMMISSIONER: That should be $3254.00, should it?

MR. RUSSELL: Yes, $3254.00.

MR. RICE: Apparently nothing is taken into account for what the claimant owes on account of the purchase price, $662.50 in his computation.

THE SUB-COMMISSIONER: That is all, thanks.

MR. RUSSELL: I would point out, sir, just in summing this up that the land was sold for approximately two-thirds of the assessed value by the Custodian.

THE SUB-COMMISSIONER: Yes.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R.HOWARD" Official Court Reporter.

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

SUB-COMMISSIONER.

3006 ACKNOWLEDGED Re Case No. 780
NOV 27 1947

Proof of Claim

Leth

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

---

1. Name of Claimant in full: YAMADA, Shoueman.

   Registration No. 13370

2. Claimant's address at the time of his evacuation from the protected area: 32nd Avenue, Ruskin B.C.

3. Claimant's present address: P.O. Box 131, Picture Butte, Alberta.

4. Claim relating to real property:

   (a) Street address of real property: 32nd Avenue, Ruskin, B.C.

   (b) Legal description of property:

4 of Lot Sub Division 8, S.E.¼, Section 5.
Township 15, Roll No. 2810.
Municipality of Maple Ridge.

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Dist Comm. Lett

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Fruit farm with residence.

(d) Title or interest held by Claimant in the real property:

Interest (Agreement of Sale)

(e) Fair market value of real property at date of sale:

(I) Land— $ 2500.00

(II) Buildings— $ 1600.00

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ 3250.00.

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

32nd Avenue, Ruskin, B.C.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Furniture and Household Equipment - Left in house.

Lumber - Left on farm.

(c) In whose care was property left by the Claimant at date of evacuation?

Property entrusted to Mr. C. Black, Mission City, B.C., but later sold by Custodian.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Furniture and Household Equipment:

Stove, beds, etc. valued at	$ 50.00

Lumber:

3200 board feet of Door Stock (edged-grain fir) valued at $32.00 per thousand	$100.00

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

$150.00.

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will.....be required.

DATED this 12 th day of ~~October~~ November, A.D. 1947.

S. Cook
Witness to Signature of Claimant.

Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Shouemon Yamada
(Full Name of Claimant)

of P.O. Box 131, Picture Butte, Alberta. Farm laborer.
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

   Received from the Custodian a cheque for $850.00.

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

DECLARED at Lethbridge
in the Province of Alberta,
this 17th day of November
A.D. 1947.

Shouemon Yamada

Lorne D. Tibbs
A Commissioner for Oaths in and for the Province of Alberta.

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

32I2-I80

March 9th I948

3006

A. Warson, Esq.
Secretary Japanese Commission,
c/o Custodian
Royal Bank Building,
Vancouver, B.C.

Re. Shouemon Yamada
Reg. No. I3370

Dear Sir.

Mr. Shouemon Yamada has requested that an amendment be made to his proof of claim dated Oct. I2th I947, and that the figures in paragraph (e) which read (I) Land $2500.00
(2) Bldgs. I600.00 be deleted and

the following figures substituted

(I)	Land	$3223.75
(2)	Bldgs.	$I960.50
Total of paragraph (e) to read-		$5I84.25

Yours Truly,

MAR 12 1948

Virtue & Russell

Per J. Hullett.

Rec'd Correct
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JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 148

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Shouemon YAMADA

EXHIBIT NO. 780-1
DATE October 12/48
FILED BY W. S. Russell

2. Registration Number: 13370

3. Present Address: P.O. Box 131, Picture Butte, Alta.

4. Address Prior To Evacuation: 32nd Avenue, Ruskin, B.C.

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lot four (4) of Sub Division 8, of Section five (5) Township fifteen (15) Map 3949 in the District of New Westminster.

(a) Nearest Post Office adjacent to land. **Ruskin, B.C.**

(b) Number of acres: **9.77**

(c) When purchased: **1926**

(d) Condition when purchased: Give improvements and values in detail as of date of purchase)

Land uncleared

(e) Purchase Price ..... $ **1000.00**

6. IMPROVEMENTS:

(a)	Clearing 6 acres at $ 200.00 per acre	$	1200.00	
(b)	Fencing	$	43.00	
(d)	Drainage)	$	350.00	
(c)	Tillage	$	30.00	
(e)	Weed Eradication	$	25.00	
(f)	Planting 1 acre strawberries	$	85.00	
	¾ acre asparagus		88.00	
(g)	1 acre raspberries	$	118.00	
	1½ acre rhubarb		105.00	
(h)	well	$	32.40	
	Total	$	2076.40	$ 2076.40
	Carried Forward	$		$ 3076.40

Brought forward $ 3076.40

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
Dwelling	18 x 24	1939	480.00	270.00	750.00
Dwelling	10 x 24	1927	107.00	70.00	177.00
Woodshed	16 x 18	1926	18.00	18.00	36.00
2 storey chicken house	20 x 70	1929-30	597.00	357.00	954.00
Brooder house	10 x 14	1932	36.50	7.00	43.50
Installation of Electricity		1930			147.35

Total Cost of Buildings 2107.85 2107.85

Total Cost of Land and All Improvements ..... $ 5184.25

Fair Market Value Land $2500.00 Buildings $1600 ..... $ 4100.00

Sold by Custodian for ..... $ 846.00

Loss Claimed on Parcel 1 ..... $ 3254.00

8. Assessment for 1942:

Land ..... $ 600.00

Improvements .... $ 750.00

Total ..... $ 1350.00

9. Appraisal or Valuation (by Custodian):

Lands	$	373.70
Improvements	$	490.00
Total	$	863.70

10. Rental Value per Year: $ 800.00

11. Fire Insurance on Buildings:

(List amount on each building): NIL

.....$

.....$

.....$

.....$

12. Documents in Support:

(a) Photographs:

(b) Deeds

(c) Agreements to Purchase
B.L. Gilchrist, E.M. Black, A. Gilchrist & S. Yamada

(d) Leases

(e) Insurance Policies

(f) Correspondence

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1 ..... $ ~~4338.25~~ 3254.00

Parcel 2 ..... $

Parcel 3 ..... $

Parcel 4 ..... $

TOTAL: ~~$4338.25~~ 3254.00

PERSONAL PROPERTY:

Item	Year Purchased	Price Paid $	Value $	Remarks
3200 bd. ft. door stock		78.00	100.00	It is my own product from my saw mill
stove	1935	20.00	15.00	
bed	1935	30.00	10.00	
saw dust heater	1935	25.00	10.00	
6 kitchen chairs		1.50 each	5.00	
farm equipment			10.00	
			150.00	

(Add additional page if necessary)
(If claim for vessel describe on separate sheet numbered 6A)

PAYMENTS RECEIVED FROM CUSTODIAN ON PERSONAL PROPERTY

Item:	Year:	Month:	Amount.

Total: $ NIL

Total Claim for Personal Property ..... $ 150.00

Deduct Payments from Custodian ..... $ NIL

Net Loss on Personal Property ..... $ 150.00

I Certify the above to be True and Correct.

....

Witness Signature of Claimant.

Farm Appraisal Report

File No. J.L. ~~396~~ 911

Land Description ~~Lot 4 of L.S.8~~ of Sec.5 Tp.15 Map 3949, N.W.D.
Title: B.Laing, Miller Gilchrist, E.M.Black, in trust.
Containing 9.77 Acres

Owner's Name YAMADA, Shonemon Post Office Address Ruskin P.O.
Unregistered Agreement for Sale.
Nearest Rail Point Ruskin C.P.R. Distance 1½ mi.
Market Town Good shopping at Haney 10 mi. New West'r 30 mi Distance
Church (give denomination) Protestant in Whonnock. Distance 3 mi.
Nearest School Ruskin Public Distance 1½ mi.
State how property was identified: Road, posts and local knowledge.
Roads: State whether property has access to main road, the kind of road and its condition.
Yes; frontage on 32nd Avenue, good gravelled municipal road.
Is this district a good one? Fairly good, small fruits and poultry.
Employment opportunity Limited to mills, 2 - 10 miles.
Predominating Nationality and religion: British, Protestant now.
Describe Fencing and its condition: Negligible. Road fence very poor; ~~no value~~ $ other
Water supply: Good dug domestic well at house. Value $
Electric light installed.

EXHIBIT No. 780-2
DATE October 12/48
FILED BY Graves

3006

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 26	Frame	8	Shgle	5-6	Posts	Fair	$300.00
Addition	4 x 10	"	8					
Poultry hse	20 x 82	"	10	"	6-8	"	Poor	100.00
BARN Note:	This x	building has rhubarb		house	below;	salvage	only;	misused.
Brooder hse	10 x 12	Frame	6	Shgle	6-8	Wood	Fair	20.00
BARN	x							
Woodshed	20 x 30	R.lumber & pole	7	Shake	6-8	Posts	Fair	20.00
GRANARY	x							
Cabin	10 x 32	Frame	7	Shgle	6-8	Wood	Fair	50.00
	x							
	x							
	x							

Total present day value $ 490.00

Total Value Buildings add to farm $ 490.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Under-posts sinking on south; two need replacing to plumb up.

$

Describe the basement and chimneys: No basement; brick bracket chimney.

No. rooms downstairs? 3 Upstairs? nil How finished V.joint.

Are buildings painted? No. Condition of paint

Distance from nearst bush Brush and stumps close up to buildings on south.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.10	Level high land.	Clay loam. 1'	Clay	1 ac. straws & fallow.	$70.	$147.00
4.00	Rolling & low.	" "	"	½ ac. rhubarb, bal. old sod. Formerly there was cane fruits.	50.	200.00

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

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

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	
2.67	Hilly and rolling.	Good clay loam on clay	subsoil.	Clear logged-off land with heavy stumps.	$150.	$10.	26.70

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	
.00	Lost by watercourses and ravines.	Nil	-	-

9.77

Total value of Land $ ~~373.70~~

Total added by buildings to value of farm $ 490.00

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

Total value of farm $ 863.70

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

A poor place owing to neglect and neglect of the very necessary ditches. Occupied by E. Ponting and family since August 17th, 1942. A Mr. Shaw, Manager of a local Exploitation Coy., put the oat crop in and I am told took off the berries. The strawberries have been kept fairly clean. Prospects for 1943 crop poor.

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

Just a small subsistence farm for a man working out. Too small and broken up.

Noxious weeds: Plenty of Canada thistle especially in the low land where once cane fruits were grown.

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

Land assessed $600.00. Improvements $750.00

Taxes $29.93. Arrears $28.92.

Municipality of Maple Ridge.

Date: January 9th, 1943.
Place: New Westminster.

I certify that the above report is based on a personal examination of the whole farm made on the 8th **day of** January **19** 43.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

YAMADA, S.

Remarks: The actual approach to the buildings from the road encroaches a small space on to the adjoining Japanese property on the north. Some rough planking has been laid to cover the start of the ravine running west by the buildings. Generally the property shows neglect. This applies more especially to the outhouses and the low land to the west of the buildings. Cane fruits were grown there formerly; now sod-grown and N.G. Probably too wet. There are many ditches which have eroded and are now small ravines. The back low land would be a natural frost pocket.

I am very doubtful if the strawberries, in spite of fair summer hoeing, would pay for fertiliser. They will yield little and should be ploughed out in July and the land seeded down.

Take it all round, it is a very modest little place; pleasant location up out of the fog and only half a mile from the main highway.

(FOR ORCHARD LANDS ONLY)

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

The long poultry house has a rhubarb forcing house below; as usual this is hard on the structure above. This building is all out of plumb and in my opinion has only salvage value.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

$

$

$

$

$

$

$

$

$

Total $

Amount fruit trees add to value of farm $

Diagram of Property

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

Approved for purchase, V.L.A., net, $846.00.

Date Jan 18th 44

L. T. Barnett

District Superintendent.

780 - 3

EXHIBIT No.

DATE October 12/48

FILED BY G.E.A.Rice

NOTICE OF ASSESSMENT, 1943 CORPORATION OF THE DISTRICT OF MAPLE RIDGE

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
3228	4 of L.S.8	S.E.	5	15	3949	10	$750-	$600.-	$

TAKE NOTICE that the above property is assessed as above for the year 1943. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C. on the 8th day of February, 1943, at 10.30 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor or otherwise, make complaint against the said roll or any individual entry therein and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained no complaint to the Court of Reivision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L.W.HAWKINS,ASSESSOR,HANEY,B.C

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
November 29th 1948

L. W. Hawkins

REAL PROPERTY SUMMARY

EXHIBIT 780 - 4

DATE October 12/48

FILED BY G.E.A.Rice

JAPANESE NAME: Shousmon YAMADA - Reg.No.13570

File 3006

CATALOGUE NO. Part of the Director, The Veterans' Land Act 2nd offer.

V.L.A. B.C. 697 - P

PROPERTY ADDRESS: 32 Ave., Ruskin, B. C.

LEGAL DESCRIPTION: Lot 4 of Legal Subdivision 8, Section 5, Township 15 Map 3949, Municipality of Maple Ridge, D.N.W.

TITLE: In the name of Benjamina Laing Miller Gilchrist and Elizabeth Mildred Black (one-half interest unsubdivided) and Alexander Gilchrist (unsubdivided one-half interest).

EMCUMBRANCE:
1. Vesting in Custodian 24870, 3rd November 1942.
2. An unregistered agreement of sale to Shouemon Yamada, dated 20th August 1941 for $1000.00 at 4% per annum.

ASSESSED VALUE: 1943

Land	$600.00	
Improvements	$750.00	Total $1350.00, Taxes $29.18 (1942)

CLASSIFICATION: No data on file. Yamada in JP form did not declare ownership of any real property, probably because his interest was only under an agreement to purchase.

HISTORY OF ADMINISTRATION: The property, exclusive of the house, was leased by Yamada to Berco Exploration Co., for the term of 1 year from 6th May 1942 for $90.00, paid to Yamada. Mr Shaw, manager of the Berco Co., died and Mrs Shaw vacated the lease in favour of E. Ponting who leased from the Custodian from 4th March 1943 for one year at $15.00 per month but vacated on 1st May 1943. The property was then leased by the Custodian to R.W.Sparrow from 1st May to 31st July 1943 for $45.00. The lease to Sparrow was extended to 31st December 1943, and the rental, $75.00 for the five months of this extension paid to the Custodian. The $105.00 rent paid by Sparrow was allowed to The Director, The Veterans'Land Act.

It would appear that E. Ponting failed to pay rent for the period 4th March to 1st May 1943, prior to cancellation of his lease. The property being sold the balance owing on the agreement of sale,$597.40 plus interest $75.60, total $673.00, was paid to the above vendors and a conveyance to The Director, The Veterans' Land Act procured and registered.

SOLD: To The Director, the Veterans' Land Act for $846.00 as at 1st January 1944.
Approval of Advisory Committee 24th November 1943.

FUNDS: Released to the credit of Shouemon Yamada - Sale price $846.00, less 2 Certificates of Encumbrance $2.00, taxes $65.34, balance owing on agreement $673.00, legal fees $15.00, registration fee

registration fee

$3.00, total debit $758.34. Net amount released $86.66.

TITLE: Included in C. of T. 178016-E and payment of consideration to Custodian included in cheque dated October 17th, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED December 14th 1945. "Ian Macpherson"

IM/ML

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

November 29th 1948

EXHIBIT No. 780 - 5

DATE October 12/48

FILED BY G.E.A.Rice

File No. 3006

SUMMARY RELATIVE TO CLAIM OF
Shouemon YAMADA - Regn No. 13370

May 29/48

REAL PROPERTY: Municipality of Maple Ridge, Lot 4 of Legal Subdivision 8 of Section 5, Twp, 15, Map 3949, D.N.W.

	Assessed Value	S.S.Bd Appraisal	V.L.A. Purchase	Claimant's Valuation	
Land	$600.00	$373.70		$3223.75	9.77 acres
Improvements	750.00	490.00		$1960.50	
	$1350.00	$863.70	$846.00	$5184.25	

PERSONAL PROPERTY CLAIM

Stoves, Beds etc.	$50.00
3200 ft. Door stock, edged grain fir at $32.00 per thousand	$100.00
	$150.00

These were not declared and the Custodian had no record of them at any time.

Letter of 24th April 1942, indicates that C. Black had been appointed by YAMADA as Agent.

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

November 29th 1948

G. M. Scott

FORM "JP"

FILE No. 3006

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.

EXHIBIT No. 789 - 6

DATE Oct. 12/48

FILED BY G.E.A.Rice

PERSONAL INFORMATION

NAME: YAMADA Shouemon

HOME ADDRESS: 32 Ave., Ruskin, B. C.

REGISTRATION NUMBER 13370 SEX: Male AGE: 40

OCCUPATION: Farmer

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

EMPLOYER: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hatsu

ADDRESS OF WIFE OR HUSBAND: 32nd Ave., Ruskin,B.C.

NAMES OF ANY LIVING CHILDREN: June (F) Hajime (M)

ADDRESS OF CHILDREN: 32nd Ave., Ruskin,B.C.

AGE OF CHILDREN: 2 years 1 year

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

1. LOCATION AND DESCRIPTION: None

See attached Agt: Lot 4 - Pt of S.E ¼ Sec 5 Tp 15 map 3949 D. L. Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: NONE See assessment notice 1943

3. INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable)

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

Balance owing under Agt/Sale, Feb/43. est $662.50

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ----

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: -----

9. IF FARM LAND STATE CROPS SOWN ------

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Four-room frame house on 32nd Ave.,

2. LANDLORD'S NAME AND ADDRESS: Mr C. Black, Whonnock, B. C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: $15 per month paid up to date

4. STATE WHEREABOUTS OF LEASE: None

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: 8½ acres strawberries. 3/4 acre rhubarb, 3/4 acre raspberries "already sold to Mr C.Black,Whonock".

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

FORM "JP

4. INSU

5. MORT

6. MONI

7. BONI

8. BANK

9. LIFE

10. INTE

11. SAFE

LIABILIT

1. PERS

2. TRAD

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I certi
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and indire

Dated

FOR DEP

FORM "JP

FILE No.....

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

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 12th day of April 1942

(Signature) "S.Yamada"

" F.T.Williams"

Witness

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

November 30th 1948 S. M. Scott