

4218

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: KAMIYA JIRO

HOME ADDRESS: Highway, Pitt Meadows, B.C.

REGISTRATION NUMBER: I4340

SEX: Male

AGE: 31

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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Toneko

ADDRESS OF WIFE OR HUSBAND: Highway, Pitt Meadows.

NAMES OF ANY LIVING CHILDREN: Hiroshi (M), Atsushi (M)

ADDRESS OF CHILDREN: Highway, Pitt Meadows.

AGE OF CHILDREN: 5, 3,

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

1. LOCATION AND DESCRIPTION: AGREEMENT FOR SALE OF LAND between
Keizo YAMADA and Jiro KAMIYA.
Lot 3, Lots 286 "A" & 261 "A". Mun. Pitt Meadows Dis. New Westminster. Map 8401.
13.41 acres.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 storey 4 room frame house, woodhouse,
bath house,

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

4. TAXES (Amount and where payable) \$40, payable at Pitt Meadows. 1941 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$1,000 owing to
Keizo YAMADA, Highway, Pitt Meadows, on above land

6. OCCUPANCY AND LEASES (If vacant so state) Now occupied by owner, but arrangements
have been made to lease land to Mr Morris Willy, Harris Rd., Pitt Meadows for the
yearly rental of \$5 per acre.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Land Registry Office, New Westminster.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None
9. IF FARM LAND STATE CROPS SOWN. Strawb., raspb., *RV*

STATEMENT OF REAL PROPERTY OCCUPIED

See page 1 of 1

1. LOCATION AND DESCRIPTION:
2. LANDLORD'S NAME AND ADDRESS. 22 BOWEN
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. None

4. STATE WHEREABOUTS OF LEASE.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN

STATEMENT OF PERSONAL PROPERTY OWNED:
1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
2. STOVES, BEDS, TABLES, GRAMPHONE & RECORDS, KITCHEN UTENSILS, FARMER'S IMPLEMENTS.

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

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: 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)
From K. Sakamoto, Haney and T. Kaita, Pitt Meadows, \$100 each

K. Oike, Haney \$100 each

M. Yamakaki, Haney " "

S. Tanaka, Haney " "

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: North American Life, Ins. Co. Pol. No. 290355. Amt. \$1,000
Pol. in owner's possession

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: S. Saito, Pitt Meadows, \$200.

2. TRADE DEBTS: /

REMARKS: Upon evacuation key to be given to Custodian.

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 10th. day of April 1942.

A. Imcormus
Witness

(Signature)

J. Hamiga

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Nov. 1/43.

Our File No. 4218

Full Name KAMIYA Jiro
(Surname in Block Letters)

Registration No. 14340

Male - Female
(check)

Age Aug. 29, 1910

Former Address P.O. Box 86, Pitt Meadows, B.C.

Date Evacuated Apr. 16/42 Naturalized - Canadian-Born - National
(check)

Present Address 1/2 E. & H. Erb,
Oak Bluff, Man.

Married - Single
(check)

Name of Wife Toneko #14289

Name of Husband -

Name of Mother (YAMAMOTO) Sano

Name of Father TSUNEKI, Torakichi
(Dead)

Names of Children under 16

Hiroshi (m) 20/8/38

Atsushi (m) 17/4/39

Requested by EDP

Registered with Custodian
(Yes or No)

Additional Information Laurel Hand
Adapted into wife's family at time
of marriage

REAL PROPERTY SUMMARY

JAPANESE NAME: Jiro KAMIYA Reg. No. 14340 File No. 4218.
CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
First Offer BC/495-P. Copy for File 5002.

PROPERTY ADDRESS: Lougheed Highway, Pitt Meadows, B. C.

LEGAL DESCRIPTION: Lot 3 of the North part of Block "A" of Lots 261 and 286, Group 1, Map 6401, Mun. of Pitt Meadows.

TITLE: In the names of George Henry Dorrell and Albert Frederick Arnold (in trust, filing 23094, which filing is probate of the will of Frank Viccars Harris and appointment of above registered owners as administrators).

ENCUMBRANCES: 81891C Agreement of Sale dated 12th June 1940, Frank Viccars Harris to Keizo YAMADA of Lots 1 and 3, North part of Blk. "A" of Lots 261 and 286, Map 6401, N.W.D., for \$2000.00. \$1.00 cash and \$250.00 on 1st August 1941 and each year thereafter until fully paid, interest 5%.

84563C Agreement of Sale dated 27th September 1941, Keizo YAMADA, file 5002, to Jiro KAMIYA, for \$1500.00. \$500.00 cash and \$200.00 on 1st November 1942 and each year thereafter until paid, with interest at 5%.

Vesting 25063 in names of Keizo YAMADA, file 5002, and Jiro KAMIYA, filed 15th January 1943.

ASSESSED VALUE: 1942 - Land \$1300.00
Improvements \$300.00 - Total \$1600.00. Taxes - \$30.45.

CLASSIFICATION: Area 13.41 acres with about 10 acres bush. On it a 1 storey 20x24' frame house of 4 rooms, in good condition. A prospective purchaser on 9th April 1943 was of the opinion that owing to lack of drainage and fertilizing the farm would not be productive for 2 years and made no offer.

HISTORY OF ADMINISTRATION: Inspector reported this property occupied by Maurice Willey, who advised 14th July 1942 that KAMIYA had made a verbal agreement to permit him to occupy, if occupant paid the taxes. This was reported to KAMIYA who stated 29th July 1942 that the rental was to be \$5.00 per acre. Mr. Willey advised on 1st October 1942 that he had paid the Municipal taxes of \$30.45 and enclosed receipt for 1942, and sent to the Custodian receipt for \$21.76 for the 1942 Dyking tax, on 9th January 1943.

Approximately 10 acres of this farm were rented as pasture land for the year 1943 to R. Bouffard at a rental of \$55.00 for the year.

The buildings and remaining land were rented to Dick W. Anderson at \$5.00 per month.

These rentals accrued to The Director, The Veterans' Land Act.

Act.

Page 2.

File No. 4218.
Copy for File 5002.

SOLD: To The Director, The Veterans' Land Act as at 1st January 1943 for \$1005.00.
Approval of Advisory Committee - 1st June 1943.

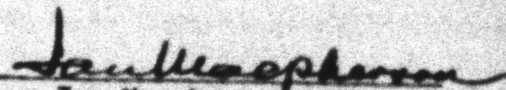
TITLE: Certificate of Title No. 173672-E issued in the name of The Director, The Veterans' Land Act, and consideration paid to the Custodian by cheque dated 5th July 1944.

FUNDS: Released to the credit of Jiro KAMIYA - sale price \$1005.00, less taxes \$25.82, Certificate of Encumbrance \$1.00, Registration \$1.50, Legal Fee \$15.00, total \$43.32. Net amount released \$961.68.

OLD TITLE: Certificate of Title No. 141944-E in the Land Registry Office, New Westminster.

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

DATED: February 28th, 1947.


Ian Macpherson.

IN:JS

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B. (B.C. 495 P)

File No. 4218

Name: KAMIYA, Jiro

Reg. No. 14340

Address: Loughheed Highway, Pitt Meadows, B. C.

Legal Description: Lot 3, North pt. of Block "A" of Lots 261 and 286, Group 1, Map 6401, Municipality of Pitt Meadows, District of New Westminster.

Classification: 13.41 acres - approximately 3 acres cultivated - balance bush. Four room frame house in fair shape, and woodshed.

Registered Owner: G.H. Dorrell and A. F. Arnold (In Trust)

State of Title:

81891C 12th June 1940 agreement for Sale to Keizo Yamada (Inter Alia)

84563C 27th Sept. 1941 Agreement for Sale to Jiro Kamiya
Balance owing \$1,000.00 Interest 5%

Net sale proceeds of \$961.68 transferred to Yamada in settlement under agreement.

Administration & Revenue:

Land leased for year by Kamiya for \$55.00 which was not confirmed. Custodian leased land for payment of years taxes \$52.21. Leased by Custodian with Yamada property for year \$50.00. (Latter consideration accrued to V.L.A. as purchaser.)

Sold to the Director, Veterans' Land Act for \$1,005.00 (cash) as at January 1, 1943.

Title delivered July 5, 1944

Payment received July, 1944 and net amount of \$979.18 credited account after paying tax arrears \$25.82 and Reg. Fees \$1.50
Net proceeds \$979.18 then transferred to Yamada's account in settlement under agreement of sale.

Chattels: Not involved in property sale.

Insurance: transferred to V. L. A. 100%

Certified Correct

W.E. Hansen

FIRE INSURANCE SUMMARY

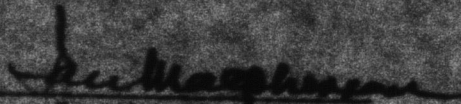
File No. 4218.

Fire KAMIYA - Reg. No. 14340.

Mr. KAMIYA carried no building insurance. On instructions from the Custodian, Mr. Hal Menzies placed insurance on buildings with the North West Fire Insurance Co., policy 210069 - \$400.00 on dwelling and \$20.00 on woodshed, expiring 25th May 1946. This policy was transferred to The Director, The Veterans' Land Act.

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

February 26th, 1947.


Ian Macpherson.

IM:JS

LIABILITY SUMMARY

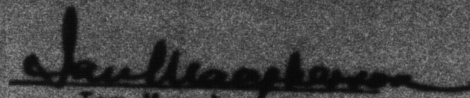
File No. 4218.

Jiro KAMIYA - Reg. No. 12340.

A claim against above, \$200.00, was filed by
S. SAITO, on 28th April 1944. Mr. KAMIYA states this
claim has been settled.

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

February 26th, 1947.


Ian Macpherson.

IM:JS

File No. 4218.

CLAIMS DEPARTMENT

April 8th, 1944.

Jiro KAMIYA - Reg. No. 14340

CREDITORS:

S. Saito \$200.00 J.P. says cancel see
no claim on file 4-28-44

DEBTORS:

1. K. SAKAMOTO *L.H. (Kamuya) says "Cancel"* \$100.00 Denies
2. T. KAITA *L.H. (Kamuya) "Cancel"* 100.00
3. K. OIKE *L.H. (Kamuya) says "Cancel"* 100.00 Denies
4. M. YAMAZAKI 100.00
5. S. TANAKA *L.H. (Kamuya) says "Cancel"* 100.00 Denies

No. 4-J.P. says case filed but no action
"until we ask you again"
4-28-44

AMC:DE

Richardson
out → coffee

Pitt Meadows, B.C.
July 14, 1942.

B. D. Richardson
Manager of Farm Department
Office of the Custodian
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 15 1942

Dear Sir:

Re: your letter of 2nd inst. file no. 2418.

I leased the property of Jiro Iramiya from him
for payment of taxes, by word of mouth
only. We making the arrangement with your
office.

Since then I have seen your rep-
resentative who stated he would send
me an agreement. This has never come
to hand.

Yours truly

Maurice Wilby

11 acres at 5 per acre.

Farm Appraisal Report

File No. JL 455

Land Description Lot 3 of the North part of Block "A" of Lots 261 & 286.
Gp. 1, Map 6401.
(No house number)

Containing 15.144 Acres

Owner's Name L. A. Jaro Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows, C.P.R. Distance 1/2 mile

Market Town New Westminster 15 miles. Good local delivery Distance

Church (give denomination) C. of E. and United Distance 1/2 mile

Nearest School Pitt Meadows Distance 1/2 mile

State how property was identified: Posts and Road.

EXHIBIT No. 949-2

DATE Sept. 27/48

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

Yes. Property has 116.5 feet frontage on Lougheed Highway.

Is this district a good one? quite fair and improving as water table is lowered.

Employment opportunity Local tent plant and brickyard and 2 mills, 4 to 6 miles.

Predominating Nationality and religion: British Protestant.

Describe Fencing and its condition: Barbed wire fenced all round - fair, excepting north line which is dredge cut.

Water supply: Good dug well in the sand. Supply good. Value \$

BUILDINGS ON FARM

4215

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	21 x 28	frame	14	shgl	new	conc.	not lin.	400.00
Shed	8 x 10	"	8	"	"	wood	good	30.00
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Electric light along highway.

Total present day value \$ 430.00

Total Value Buildings add to farm \$ 430.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Boarded and locked up. Outside not sheeted, just the bare sniplap.

Requires siding and probable interior lining \$150 - \$200.

Describe the basement and chimneys: Brick chimney to ground.

No. rooms downstairs? 4 estimated Upstairs? - How finished Beveled sniplap only.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Trees quite close up.

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
11.06	practically level, clay loam pasture	10" clayln. merging	clay	pasture, all but the acre ploughed	50.00	553.00
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
2.08	gently undulat- ing, wooded	l.sdy. soil, deep	sandy	clear large conifers	150.00	20.00
						41.60
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 594.60

Total added by buildings to value of farm \$ 430.00

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

Total value of farm \$ 1024.60

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

The cleared land has been pastured by Mr. Park for many years. Japanese owner has never broken any land.

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

Noxious weeds: Couch grass worst offender.

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

Pitt Meadows, land school and library	\$30.45
Maple Ridge Dyking & Drainage Dist.	
Dyking	31.80
Drainage	8.90
	<u>\$71.15</u>

Date: July 7, 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 3rd day of July, 1942.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

Remarks: I have no information as to who is looking after the property. House is boarded up.

The long field is typical of the Little Meadows clay loam and has been pastured for many years, improving all the time. The regular approach from the highway to the cleared land is a decided light sandy soil, deep, with open sandy subsoil. Trees, conifers, are old and large, and are left parklike. In my opinion would be better as a small mixed farm than small fruits. Good location for poultry on the light soil.

EXHIBIT NO.

DATE

FILED BY

With 949-2

(FOR ORCHARD LANDS ONLY)

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

Pasture still and has been for many years.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

see taxes - 2.6 ac. high land, 10.50 low land.

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

Just pasture.

\$

\$

\$

\$

\$

\$

\$

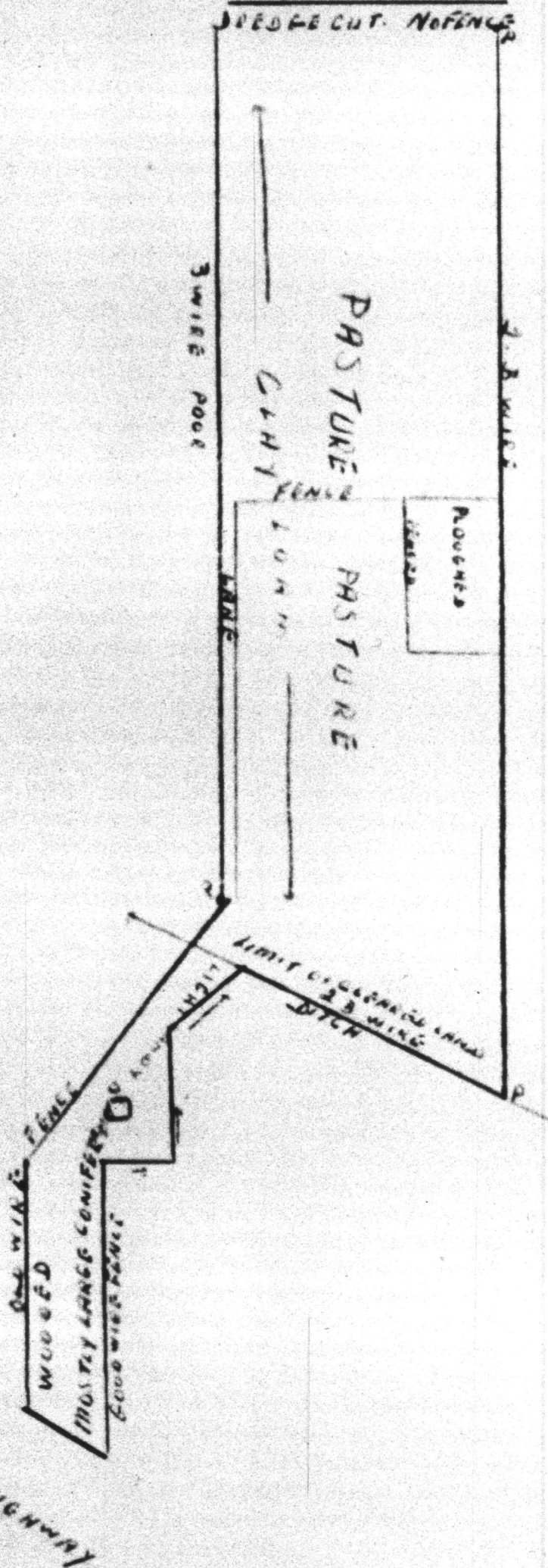
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



With 949-2



Scale 200' = 1"

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

value is \$ 1000.00

Date 8th July, 1942.

"I.T. BARNET"
District Superintendent.

4218

October 1, 1942.

Jiro KAITA,
c/o E. & H. Erb,
Oak Bluff, Man.

Dear Sir:

We acknowledge receipt of your letter dated July 29, 1942, and in reply we would advise that our representative from this office contacted Mr. Maurice Willey and was informed that there was no lease drawn up between yourself and the latter prior to your departure, and as far as Mr. Willey is concerned, the understanding he had with you was that he was to pay the Dyke and Municipal taxes only, to which he is agreeable. We may advise that Mr. Willey is at a loss to understand that your intention for him to pay \$5.00 per acre on this property and in view of the fact that there was no written agreement to this effect, we have requested that Mr. Willey pay the Municipal and Duke taxes and supply us with the relative receipts.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/BM

15th April, 1943.

A.W. Keith, Limited,
Port Coquitlam,
B.C.

Dear Sirs:-

Re: Jiro KAMIYA

The above named owns property located on Lot 3 of Sub-division of Lot "A" of Lot 286, and part of Lot "A" of Lot 261, Group 1, Plan 6401, N.W.D., in the Municipality of Pitt Meadows.

The buildings on this property include a small one-story frame dwelling, woodshed and bath-house. The assessed value is shown at \$300.00. The property has been leased to Mr. W.J. Park and until recently was occupied by a Mr. Maurice G. Willey.

We would like you to inspect the buildings on this property with a view to placing fire insurance on each to the extent of their present insurable value.

As soon as you have been able to inspect the property and if you are willing to write the risk, please advise me as to the amounts that you think necessary to carry and at the same time issue a cover note to that extent pending our definite instructions to write the policy.

If, by any chance, you are not prepared to take on this work, please advise immediately so that I can make other arrangements.

Yours very truly,

S.M. Gibson
Insurance Department

SMG:FM

4218

April 20th, 1943.

Mr. Hal Mensies,
Haney, B. C.

Dear Sir:

Re: Jiro KAMIYA.

The above named owns property located on Lot 3 of Subdivision of Lot "A" of Lot 286, and part of Lot "A" of Lot 261, Group 1, Plan 6401, N.W.D., in the Municipality of Pitt Meadows.

The buildings on this property include a small one-story frame dwelling, woodshed and bath-house. The assessed value is shown at \$300.00. The property has been leased to Mr. W. J. Park and until recently was occupied by a Mr. Maurice G. Willey.

We would like you to inspect the buildings on this property with a view to placing fire insurance on each to the extent of their present insurable value.

As soon as you have been able to inspect the property and if you are willing to write the risk, please advise me as to the amounts that you think necessary to carry and at the same time issue a cover note to that extent pending our definite instructions to write the policy.

If, by any chance, you are not prepared to take on this work, please advise immediately so that I can make other arrangements.

Yours very truly,

S. H. Gibson,
Insurance Department.

SIG:MAD

8695
4218
8670
11404
7632

June 17th, 1943.

Mr. Kyusuke OIKE,
Registration No. 14094,
Westvold, B. C.

Dear Sir:

We have for acknowledgment your letter of the 1st of June, 1943, dealing with the various claims against you, etc.

1. Maple Ridge Co-Op. Produce Exchange - \$.776

We have written to the Maple Ridge Co-Op. Produce Exchange informing them we will take no further action in this connection, and giving them your address should they wish to write you.

2. Jiro KANIYA - \$100.00

We note that you have arranged this with KANIYA direct, and as he has not replied to our letters this office will not take any further steps regarding this claim.

3. Sanauke KAWAMOTO - \$100.00

In your letter of the 8th of February, 1943, you stated that this claim was paid. However, in your letter of the 1st of June, 1943, under reply, we are under the impression that you are now accepting liability for this claim. However, as Kawamoto has not replied to our correspondence this office will take no further action, so please arrange to deal direct with Kawamoto in future.

4. Issamu UJIMOTO - \$18.09

In your letter of the 8th of February, 1943, you stated that this claim was paid. We have written to Ujimoto informing him of this and telling him that if he is not satisfied he had better deal with you direct, and that this office was not taking any further action regarding his claim.

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In the Supreme Court of
British Columbia

Vancouver Registry

BE IT KNOWN that on the ninth day of December in the year of our Lord 1940, the last Will and Testament (a copy whereof is herewith annexed) of Frank Viscare Harris (Sometimes known as Franklin Viscare Harris) late of the Municipality of Pitt Meadows, in the Province of British Columbia, deceased, who died at the Municipality of Pitt Meadows, aforesaid, on the or about the 22nd day of October, 1940, was exhibited, read and proved before a Judge of the Supreme Court of British Columbia, and administration of all the estate which by Law devolves to and Vests in the personal representative of the said deceased was granted to George Henry Dorrell of the City of Vancouver, and Albert Frederick Arnold of the Municipality of Burnaby, both in the Province of British Columbia, the Executors in the said Will named -
Given under the seal of the said Court this Tenth day of December, A.D., 1940.

"J.F. Mather"
District Registrar

Extracted by,
D. Blair Smith Esq.,
Solicitor.

Vancouver,
December 10th, 1940,
Registry.

This grant is made upon
the condition-----

5002 & 4218

March 20, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Keizo YAMADA & Jiro KAMIYA - Lots 1 & 3
of N. pt. of Blk. "A" of Lots 261 & 286,
Gp. 1, Map 6401, ex. pt. of Lot 1 shown
on Sk. 8653. Municipality of Pitt Meadows.

We enclose herewith Certificate of Encumbrance No. 50980, covering subject property and showing the registered owners as George Henry Dorrell and Albert Frederick Arnold "In Trust", Mr. George Henry Dorrell, Barrister-at-Law, 325 Howe Street, Vancouver, B. C., being Executor of the Estate of Frank Harris, deceased. This document also shows a registered Agreement for Sale and Purchase to Keizo YAMADA, Evacuee, Registration No. 14451, and a registered Agreement for Sale and Purchase as to Lot 3, from Keizo YAMADA to Jiro KAMIYA, Evacuee, Registration No. 14340.

A statement has been received from the Executor of the Vendor, showing the balance owing on the Agreement as at February 29, 1944, as follows:

Unpaid Balance of Purchase Price	\$1500.00
Interest @ 5% from Aug. 1/42 to Feb. 29/44	<u>118.65</u>
Total amount owing on Agreement	<u>\$1618.65</u>

The two lots have been offered on separately by the Director of the Veterans' Land Act, under the respective Japanese names.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

5002 & 4218

May 11, 1944.

Messrs. George Henry Dorrell
and Albert Frederick Arnold,
325 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Keizo YAMADA & Jiro KAMIYA - Lots
1 & 3 of N. pt. of Blk. "A" of Lots
261 & 286, Op. 1, Map 6401, ex. pt.
of Lot 1 shown on Sk. 8653, Municipi-
ality of Pitt Meadows.

According to advice received from you the balance owing
under Agreement for Sale of the above property in favor of
Keizo YAMADA amounted to \$1618.65, as of February 29, 1944.

This property has been sold to the Director, Veterans'
Land Act, and conveyance is now required in order to complete
the sale.

We are enclosing herewith conveyance for your signature
and we would be obliged if you would sign the document and
deliver same forthwith to our representative, Mr. W. E. Anderson,
whose signature appears in the margin of this letter.

The Custodian hereby undertakes to forward you a cheque
for the above mentioned sum together with interest as soon as
the sale is completed. We expect that this transaction will be
closed in the course of the next two weeks but if for any reason
the sale is not completed, the conveyance will not be recorded
and will be returned to you.

Your co-operation herein will be very much appreciated.

W. E. Anderson's signature:

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

Oak Bluff, Man.,
Dec. 28, 1945.

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

EVACUATION SECTION	
Rec'd	JAN 7 1946
File No.	4218
Ans.	Anderson
Referred	

Have you any idea

Dear Sir: Ask of the ⁱⁿ ^{multiple} ^{aid} who ^{do} ^{money} ^{men} is?
Will you please help me in
collecting fifty-two dollars (\$52.00) from
Mr. M. Yamazaki of Lemon Creek. I
have written to him personally asking for
this money but I have not obtained
any results so I am asking for your
kind assistance.

Will you also check up on my
file and see what has become of the
household goods that were left in my
home at Bill Meadows. If they are sold
would you please send me a statement so
that I may know if I have anything coming
to me.

Hoping you will give your kindest consideration
to this matter I remain,

Yours truly,
J. Kariya

November 4, 1950.

Mr. Jiro KAMIYA,
520 Alexander St.,
Vancouver, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 949

We have received from the Co-Operative Committee Release signed by yourself covering the award in the sum of \$1,060.85.

As you are aware, the property for which this award is being made was being purchased under an Agreement of Sale and the balance due was	\$1,000.00
Interest, 27 Sept. 1941 to 31 Dec. 1942	63.00
	<u>\$1,063.00</u>
Proceeds from sale of property.....	961.68
Leaving a balance of	<u>\$ 101.32</u>

This amount has now been paid and we are enclosing herein our cheque in your favour for \$898.17. The sum of \$61.36 has been paid to the Co-Operative Committee for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/GH
Encl.

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

JAPANESE PROPERTY CLAIMS COMMISSION

SUB-COMMISSION

BEFORE

19 (THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba,
27th September, 1948.

IN THE MATTER OF THE CLAIMS OF

JIRO KAMIYA

20

PROCEEDINGS AT HEARING

APPEARANCES:

F.M. FERG; Esq., Appearing for the
Dominion Government.

S.M. CHERNIACK, Esq., Appearing for the
Claimant.

G.E.R. UPTON, Esq., Official Interpreter

20 MARK H. PEARCE, Esq., Sr., Official Reporter.

2.
K. Yamada,
In Chief.

MR. CHERNIACK: Your honour, in this case, Mr. Kamiya moved to Kamloops, British Columbia, and we attempted to have this case transferred, but we were too late to do so and it was out of the question for Mr. Kamiya to come here for this hearing. I understand from Mr. Dean he received a letter of authority which I suggested he attach to the claim and we can file that as an exhibit, or attach it to the claim.

THE COMMISSIONER: Attach it to the claim.

10 MR. CHERNIACK: And the witness before you now is the person authorized by the claimant.

KEIZO YAMADA, having been duly sworn, deposed as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Yamada, I ask you two typewritten statements. Was this prepared in accordance with your instructions?

A Yes, it is all right.

Q This is based both on information given by you and by
20 Kamiya? A Yes.

(Real Estate Statement, EXHIBIT 1.)

Q Now, we will go into that - this is your signature, is it? A Yes.

Q And this is Jiro Kamiya's? A Yes.

Q And you swear the contents of this to be true to the best of your information and belief? A Yes.

(S.B.S. Appraisal Form, EXHIBIT 2.)

Q Exhibit 1 sets out that Mr. Kamiya bought this section of land from you in 1940; is that right?

30 A Yes.

B.
K. Yamada,
In Chief.

Q Do you remember the month, was it summer or winter?

A I think it was about September.

Q Of 1940? A Yes.

Q And he paid you how much? A \$1,500.00.

Q Now, did you bargain with him for that price?

A This is what they call a Sub-Agreement Sale, that place do not get the title yet.

Q You mean you still owe money on it? A Yes, that is what is called a Sub-Agreement Sale.

10 Q You turned over to him your agreement to buy it?

A Yes.

Q Well, did you make any money on it?

A He paid \$500.00 down.

Q To you? A Yes, to me, but I paid it to the other owner.

Q You mean you didn't get any part of that \$1,500.00?

A The five hundred, the first payment.

Q And the balance was to be paid to the other?

A The balance wasn't paid at all.

20 Q He still owes it? A Yes.

Q Was this part a much larger part of your land, was it next to yours or a separate piece?

A It was a separate piece.

Q When did you buy this piece of land?

A I bought the whole pieces way back in 1924.

Q And you sold this piece of something over thirteen acres to Kamiya? A Yes.

Q For \$1,500.00? A Yes.

Q Was that a good price, or too cheap, or too much; did you make a good deal?

20 A I do not know, but

I do not want too much land and that is why I sold it to him.

Q Did he come to you and ask you to sell it to him or did you go to him? A He came to me.

Q Did you ask him more than \$1,500.00?

A No, I told him \$1,500.00.

Q And he was agreeable to that? A Yes.

Q According to this, when he bought it from you about ten acres was cleared and the rest was not cleared?

10 A There is the high land and it was not cleared, only half was cleared and the bottom was all cleared.

Q The bottom was all cleared and half of the high land was not cleared? A About an acre and a half was not cleared.

Q You said about one acre and a half was not cleared?

A About an acre and a half not cleared and the balance was cleared.

Q Did you have any ditching on the property when you sold it to him? A I did it myself before I sold it to Mr. Kamiya.

20 Q How much ditching? A I do not know how long it was, my neighbour wanted ditch and he took half and I took half.

Q It says here that there is an open ditch 3 ft. x 3 ft. x about 700 ft., is that the ditch you put in, or is this the ditch that Mr. Kamiya did?

A I do not know. I dug myself 700 feet when I sold it to Mr. Kamiya and he didn't do anything.

Q And this well, did you dig the well, or did Mr. Kamiya dig it? A Kamiya dug the well.

K. Yamada,
In Chief.

Q Now, according to this statement there was a four-room house and shed built in September 1941; was this built by Mr. Kamiya? A Oh, yes.

Q After he bought the property? A Yes, there were no buildings at all when he bought it.

Q Did you help him with this building at all?

A Well, a few days.

Q Did you live nearby? A Yes.

Q Did you see how the building came up, slowly?

10 A Oh, yes.

Q The building didn't have the basement in yet?

A No.

Q It was just prepared for basement? A They would dig the basement after the war and the house was five or six feet high on posts.

Q According to this exhibit which you signed, the material cost seven hundred and the value of Mr. Kamiya's own labour and that of his friends' and yours about four hundred? A Oh, yes.

20 Q Costing about \$1,100.00? A Yes.

Q Can you confirm that in any way? A I think that is pretty close.

Q Have you built houses before? A That is my business, I am a contractor, but I work for a contractor in Winnipeg and I sometimes do my own contracting.

Q Well, you know something about building houses?

A Oh, yes, my house in B.C. I built it myself.

Q And you have built other houses? A Yes.

30 Q Since you know something about it, what do you say when he says it cost him about \$1,100.00 to build that

K. Yamada,
In Chief.

house? Would you say that is about right, or cheap, or too much? A Well, I cannot say very well, it may be a little bit too much.

Q If an experienced builder built it it might cost less?

A Mr. Kamiya before coming to that place he was living at a brother's place. They built a small house on the brother's property and after he bought my place he moved this house.

Q So this house wasn't built on the land of your property?

10 A No, not all new.

Q Well, how old was that part that they brought over?

A It was 14 x 22.

Q That was the old part - how old was that part?

A Three or four years old.

Q Then they brought it to your property? A Yes.

Q And you say you built on the kitchen?

A Yes, another ten feet.

Q It is 22 x 22 now? A Yes, there was ten or twelve feet added on by a kitchen to make it bigger.

20 Q In your experience what would you say would be the cost of building that building on your land? How much would you say? A That is pretty hard to say because it is not all finished yet.

Q Well, as far as it went, how much would you say?

A About \$700.00, I would think.

Q \$700.00 for the whole house or \$700.00 for the material? A That is pretty hard to say, the material should be about four or five hundred dollars.

Q You think \$700.00 is too much? A I think so.

30 Q Mr. Kamiya says, and you say here in Exhibit 1, that

there was lumber left over to complete? A Yes.

Q Could that lumber, together with the lumber that went into the house be worth about \$700.00?

A I do not know how much lumber was left over, the house wasn't all finished yet.

Q What I want you to tell me, if you can, I want to know when you left the property how much you think that building had cost him, or should have cost him, from your experience, do you understand what I want?

10 A Yes. I would say material and lumber and everything about \$800.00.

Q You say about \$800.00 for material and labour for the house? A Yes.

Q That is for the old house and the addition, that is for everything? A Yes, I think that will be pretty close.

Q What about the shed? A Well, it is only a small one.

20 Q What do you think would be the cost of the labour and materials for the shed? A I remember the shed, there was just a post on the north side.

Q Well, what do you think - Mr. Kamiya says \$50.00 and the man who looked at it after for the government, he says it is worth \$30.00, what would you say?

A There is \$20.00 difference there and I think I would settle for about \$40.00.

30 Q In this statement which you signed for Mr. Kamiya, you say that you think that the fair market value was of the land, that is more than 15 acres, and of the buildings was about \$2,500.00? A Yes.

K. Yamada,
In Chief.

Q If you think that is right, or if you think it is too much, say so, and if you don't know, I want you to say that too; just tell us what you really think.

A Well, I think there is \$200.00 more there. Mr. Kamiya figured about \$2,500.00, the house cost about \$800.00 and it was much cheaper than. Mr. Kamiya figured lumber and labour at \$1,100.00 but I told you about \$800.00 was pretty close and it was quite cheaper.

Q So you would say about \$200.00 off the 2500?

10 A Yes.

Q You would say about \$2,300.00? A Yes, somewhere there.

Q The Appraisal, Exhibit 2, shows this property to be half-a-mile from Pitt Meadows and thirteen miles from New Westminster fronting 116-1/2 feet on the Lougheed Highway.

MR. CHERNIACK: Your honour will note the house was boarded and locked up and apparently the Appraiser didn't see the inside of the house. This land, which was sold in September 1941, which was about nine months or so prior to the Appraisal, sold for something over \$100.00 an acre and the Appraiser gives his valuation at \$50.00 for the cleared land and \$20.00 for the uncleared land.

20

Q Do you remember if there was a crop on that property of strawberries or raspberries? A No.

Q You don't remember that? A No, there was no crop.

Q Well, on this statement that we put in as Exhibit 1 it says, Strawberries - one acre; Raspberries - one acre; you don't recollect that? A Before I sold it to

30

K. Yamada,
In Chief.

Mr. Kaniya I planted one acre of Raspberries, but I do not know whether it was good or not.

Q But you had actually planted in an acre?

A Yes, I planted an acre of overbearing Raspberries before I sold it to Mr. Kaniya.

Q According to the man the government sent down to look at the property, they say you had never broken any land; that is not true, is it?

A Sure, I ploughed it up.

10 Q Have you any idea how many acres you ploughed up?

A I didn't plough it up for a few years, but I did before.

MR. FERG: The Appraiser says that the kind and quality of property, it was in pasture all but the acre ploughed.

MR. CHERRIACK: Yes, just at the bottom he says, never broke any land. I see there is mention of an acre ploughed. In any event, that is real property and is a matter of value and there is nothing further. I don't think we can do about that. I would like to bring to your honour's attention there is a claim made for chattels and that claim is sworn to, so to that extent I submit there is a certain amount of evidence, but I realize it is not subject to cross-examination and for that reason it is not satisfactory. The witness is unable to give any information about these chattels and I would withdraw them, except for the reason that none of the chattels were sold by the Custodian in spite of the fact that certain goods were declared and certain other goods inventoried. I will file on behalf of my learned friend the Custodian's Analysis Sheet as Exhibit B and I would like to point out that there

K. Yasuda,

is a bed and a crib and a gramophone and a kitchen range and a heater, which was actually inventoried, but not accounted for under theft of chattels. There was also a claim made as to certain items which they say, "No record of, no account." A dining set was claimed and I will point out to your honour that the J.P. Declaration mentions tables. I note also there is mention made of inventory having been taken but the items are not shown. I would like to ask my learned friend to produce from his file inventory, so it will be before your honour. This is a report dated May 19, 1942, and it is with interest to note that this report shows, "Acresage: Strawberries - 1, Raspberries - 1." They are both marked out in pencil and a question mark placed beside them - we don't know who did that - and it indicates that the house is in good condition and it then lists the following goods as stored in the house: Heater, 7 chairs, bed complete, baby crib, gramophone and records, and kitchen stove.

(Custodian's Analysis, EXHIBIT 3.)

(Report dated May 19, 1942, EXHIBIT 4.)

I submit, therefore, that the dining suite was both declared and inventoried to the extent that tables were declared and seven chairs were inventoried. In the Analysis, Exhibit 3, it shows that J.P. Declaration and evacuation both 1942. I am sure that must be 1942, and assuming that 1942 is correct, it would appear that a matter of a month and three days elapsed between the evacuation and the inventory and that might explain the absence of the kitchenware and farm implements. I fully realize Kariya is not here and cannot give

E. Yamada,
Cr. Exam.

evidence as to the date of purchase of these goods, or price paid. He is not subject to cross-examination and all we have to submit is his own sworn statement as to his estimate of value of these goods, which is shown in the claim itself. Thank you.

CROSS EXAMINATION BY MR. FERRO:

- 10 MR. FERRO: It is submitted, your honour, that the real property was sold at its fair market value and with regard to the other articles of chattels we submit that the prices claimed are unfair and unreasonable and would like it noted that the claimant has not appeared and the Canadian reserves his defence as to the chattels and any evidence in connection with it.
- Q You purchased this property, Mr. Yamada, from Frank Vickers Harris? A Yes.
- Q And when you purchased it, you purchased Lots One and Three? A That was a big place when I bought it.
- Q You bought the two lots? A Yes.
- 20 Q And subsequently you sold one of those lots to Kamiya? A Yes, two lots anyway.
- Q That would be Lots 1 and 3, the north part of Block "A", Lots 261 and 266? A Yes.
- Q What did you pay Frank Vickers Harris for Lots 1 and 3? A I bought 96 acres in one piece.
- Q When did you buy it? A 1924.
- Q From Frank Vickers Harris? A Yes.
- Q What did you pay for it? A \$1,500.00.
- Q For the whole 96 acres? A No, \$15,000.00.
- 30 Q You made another Agreement of Sale later with Frank

K. Yamada,
OF. Exma.

Vickers Harris covering Lots 1 and 3; didn't you make an Agreement in 1940? A After I bought it I sold several lots from time to time.

Q Didn't you make another deal - you hadn't paid for this land to Frank Vickers Harris in full, had you? A No.

Q And on the 12th of June, 1940, you made a new deal with Mr. Harris? A I think so.

Q To buy Lots 1 and 3? A This is a plan of the original purchase of the property which I bought from this man Harris. Subsequently, the Highway was put through here (indicating) and I sold this to the Municipality, which was about three acres. Subsequently, I sold a small portion here (indicating) as a gas station, and also a little piece here (indicating). My subsequent arrangement with Harris I returned this lower portion of the land to Harris and got this top portion.

Q In other words, the Highway was put through the property and it divided the 96 acres that you purchased in 1924? A Yes.

Q The 96 acres originally purchased in 1924 was divided by a Highway. Mr. Kambe returned to the original vendor all the land lying to the south of the Loughheed Highway? A Yes.

Q And you retained the land lying north of the Loughheed Highway? A Yes.

Q And that land lying north was composed of Lots 1 and 3, being the north part of Block "A"? A I do not remember the numbers.

K. Yamada,
Gr. Exam.

- Q At any rate, you made a new deal with Harris in 1940 to purchase land north of the Loughheed Highway for \$2,000.00, that is what the agreement says; do you remember that? A That wasn't the price. I started to buy the place in 1924 and I paid every year but didn't get clear.
- Q While the agreement was a re-adjustment between Harris and yourself, and the balance you were to pay Harris was \$2,000.00? A Yes.
- 10 Q And that involved your previous transaction with him? A Yes.
- Q How much land did you have left after you sold lot 3 to Kamiya? A About 19 acres, all the rest was sold.
- Q And you sold Kamiya about 13? A Yes, that is right at the corner there (indicating).
- Q Well, you had the remainder of the land north of the Loughheed Highway? A Yes.
- Q So that the \$2,000.00 you were to pay Harris didn't represent the actual purchase price of the land? 20 A Yes, that is correct.
- Q You worked up your previous deal and settled with him and this \$2,000.00 was the balance you owed him? A Yes.
- Q Did you sell your land yourself or what happened to your land after evacuation? A I sold one acre before evacuation near the highway for \$300.00.
- Q Was it improved? A Yes, he wanted to build a house there.
- 30 Q Was it cleared? A No, half cleared.

K. Yamada,
Cr. Exam.

Q And what happened to the rest of your land, have you still got it, did the Soldier Settlement Board get it?

A I have a claim for mine.

Q You didn't sell it yourself? A No.

Q Did you ever get an offer for it? A No. Before I came here a fellow wanted to buy the property but I didn't want to sell it.

Q And no price was set or anything? A No.

Q Was Kaniya anxious to buy this property from you?

10 A Yes.

Q Did he mention the figure of \$1,500.00?

A I sold it to Mr. Kaniya for \$1,500.00 and I wanted to put down the payment on the \$2,000.00.

Q You wanted to pay Harris your \$2,000.00? A Yes.

Q Who set the price of \$1,500.00, you or Kaniya?

A I set my price.

Q He was anxious to buy it? A He says all right.

MR. FERG: That is all.

MR. CHERNIACK: I note on the Custodian's file a memo as
20 to the 1942 Assessment. I would like my learned friend to put it on record, especially since his memo is wrong.

MR. FERG: The assessment in 1942 is land \$1,300.00 and fifty per cent improvements \$300.00, that is for Lot 3, Block "A".

MR. CHERNIACK: So the total assessment would be 2 x \$, 600 for improvements, 1,000 for land, or a total of \$1,600.00.

MR. FERG: That is the case.

Certified to be a true and accurate transcript.

Mark H. Pender

MARK H. PENDER, SR.,
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner hereby certify that the foregoing 14 pages of typewritten matter contain a true and accurate record of the Sub-Commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

J. G. Pender

SUB-COMMISSIONER

DEFENCE BRIEF

Winnipeg, Manitoba.
27th September 1948.Jiro KAMIYA

File No. 4218

Case No. 949

REAL PROPERTY CLAIMS
(All claims shown are Gross)Keizo YAMADA appearing on behalf of Jiro KAMIYA.Amended Claim (1)Lot 3 of the N. part of Blk. "A"
of Lots 261 and 286, Gp. 1,
Map 6401, Mun. of Pitt Meadows.

\$2300.00 (Transcript P.8, Lines 1-12)

Appraised at
\$1024.60Sold for
\$1005.00

Witness: T. Godfrey, Appraiser.

PERSONAL PROPERTY CLAIMS
(All claims shown are Gross)Chattel Claim (2)

\$205.00

- (a) Goods valued by claimant
-
- at \$20.00

Declared not found.

Witness: I.C. Bardwell - to prove report.

- (b) Goods valued by claimant
-
- at \$85.00

No record at any time.

- (c) Goods valued by claimant
-
- at \$100.00

Not accounted for, theft, etc.

Witness: W.E. Anderson, Staff.

Submission:- Transcript P.11, lines 8-14:

"It is submitted, your honour, that the real property was sold at its fair market value and with regard to the other articles of chattels we submit that the prices claimed are unfair and unreasonable and would like it noted that the claimant has not appeared and the Custodian reserves his defence as to the chattels and any evidence in connection with it".

Summary of Defence
WitnessesWhere RequiredSummary of Documents
to be filedWitness
Proving same.

T. Godfrey	(1)
I. C. Bardwell	(2)a
W. E. Anderson	(2)c

Name of Claimant **KAMIYA, Jiro**Custodian File **4228**Case **249**

<u>REAL PROPERTY</u>											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices		
						% of Total	Amount		% of Total	Amount	
					1005.		982.65				982.65
<u>PERSONAL PROPERTY</u>											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded & Now Missing	45% of amount in next preceding column				
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
			46%	170.00	75.20		75.20				
TOTAL RECOMMENDATION										1060.85	