

5002

**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 INFORMATIONNAME: YAMADA, Keiso*(Yamada)*HOME ADDRESS: Harris Rd. and Lougheed Highway, Pitt Meadows, B. C.REGISTRATION NUMBER 14451 SEX: Male AGE: 53OCCUPATION: 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: "Self"EXHIBIT No. 846-6MARRIED? Yes - WidowerDATE 15 April 1948

FILED BY

NAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: Nobu(M); Fumio(M); Toshiko(F).ADDRESS OF CHILDREN Harris Rd. and Lougheed Highway, Pitt Meadows, B.C.AGE OF CHILDREN: 26; 25 and 24 respectively.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

Corner of.

1. LOCATION AND DESCRIPTION: Harris Rd. & Lougheed Highway, PittMeadows, B. C. - Pitt Meadows Municipality (has no further information with him) --- 19 acres.2. BUILDINGS AND OTHER IMPROVEMENTS: 1-storey, 7-rooms, wooden frame house, 2-hot houses, woodshed, 1-garage.3. INSURANCE (Give particulars; state where policies are) \$1,000.00 North WestFire Insurance Co. - Vancouver, B. C. Policy No. unknown.4. TAXES (Amount and where payable) \$45.00 paid 1941. (land tax)\$22.60 paid 1942 (dyke tax)

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

\$300.00 balance of payment on above farm to theCanadian Financier Co., Vancouver, B.C.6. OCCUPANCY AND LEASES (If vacant so state) Owner. - Declarant hasleased above property to W. G. Park, Pitt Meadows, B.C. forone year at \$110.00.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Registrar Office New Westminster, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 1-acre strawberries, tomaton plants in the hot house.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Declarant declined to list goods i. e. he is leaving it in the hands of the lessor.

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~~ Declarant has insurance on property but it is being made over to Mr. W.J. Parks, the lessor of his farm.
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: 1000 ⁰⁰ Sun Life, beneficiary son, in own possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: ~~None~~

11. SAFETY DEPOSIT BOX: Bank of Montreal, Nancy

LIABILITIES:

1. PERSONAL DEBTS: ~~None~~

2. TRADE DEBTS: ~~None~~

REMARKS:

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.

[Signature]

Witness

(Signature)

Keigo Yamada

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date August 23, 1945

Full Name YAMADA, Keiso
(Surname in Block Letters)

Registration No. 14451

☒ Male - Female
(check)

Age Oct. 9, 1889

Former Address Pitt Meadows, B. C.

Date Evacuated April 16, 1942

☒ Naturalized - Canadian-Born - National
(check)

Present Address

VERMETTE P.O. 18/11/47
ONE STURT, Manitoba.

Widower
Married - Single
(check)

Name of Wife WATANABE, Shigino (Deceased)

Name of Husband

Name of Mother TANAKA, Koto (N/R)

Name of Father YAMADA, Asazo (N/R)

Names of Children under 16

Our File No. 5002

Registered with Custodian Yes
(yes or no)

Requested By

Additional Information Farmer. Owner of 33 acres & buildings at Pitt Meadows
Naturalisation Certificate was issued in the name of TAMADA, however should be
YAMADA.

OUTLINE OF INFORMATION REQUIRED TO COMPLETE THIS FILE: No. 5002

Name of Owner of Property YAMADA, Keiso (Mr.) Registration No. 14451
 Address: Police Registration Pitt Meadows, B. C.
 As declared Harris Rd. and Lougheed Highway, Pitt Meadows, B. C.
 To which evacuated SAFETY COMMISSION, WINNIPEG, MANITOBA
 Date of First Evac. 16/4/42
 Internec or enemy alien relationship _____
 Family relationships: ~~XXXXXXXX~~ wife Shigino Enemy File No. _____
 Children 16 or over Fumio (M) Nobuo (M) File No. Dec'd
 Father ANNO File No. 3014 File No. 2946
 Mother Koto File No. N/A
 Name of Original Investigator _____
 Bill received _____
 Bill paid _____ Copy sent to Accounting Department _____
 Date paid noted on bill _____

Name and address of Agent for Custodian _____
 Terms of agency _____

Name and address of Agent for Japanese _____
 Terms of agency _____

REAL PROPERTY (Real Estate):

Property address _____
 Legal description _____
 Search of Land Registry Office _____
 Search of Judgment Book _____
 Vesting order _____
 Certificate of encumbrance _____
 Tax Statement (and date for pre-payment) _____
 Water and other rates _____
 Encumbrances and particulars of each:
 Mortgage _____
 Agreement for Sale _____
 Liens _____
 Judgments _____
 Notice of Tax Sale _____
 Others _____
 Insurance—full particulars _____
 Leases or rental arrangements—full particulars _____
 Liquidated or otherwise disposed of—full particulars _____
 Summary of Real Property, as at a given date _____

PERSONAL PROPERTY:

Complete inventory showing various kinds of property:
 Stock-in-trade _____
 Equipment _____
 Household goods _____
 Farm implements and tools _____
 Bills receivable and accounts receivable _____
 Choses in action _____
 Interest in an Incorporated Company in any protected area in British Columbia _____
 Fishing vessels sold or undischarged of _____
 Motor vehicles _____
 Cameras _____
 Radios _____
 Firearms _____

IN EACH CASE:

Confirmation of ownership _____
 Encumbrances _____
 Where located _____
 In whose care and all particulars _____
 Insurance—full particulars _____
 Liquidated or otherwise disposed of _____
 Summary of Personal Property as at a given date _____

LIABILITIES:

Claims (Bills payable and accounts payable)
 Identified _____
 Supported by affidavit _____
 Confirmed _____
 Paid _____
 Dominion Income Tax _____
 Business Tax and Licences _____
 Workmen's Compensation _____
 Summary of Personal Liabilities, as at a given date _____

RECAPITULATION:

Statement of affairs _____

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B. (B.C. 512 P)

File #5002

Name: YAMADA, Keizo

Reg. No. 14551

Civic Address: 2305 Lougheed Hwy., Pitt Meadows, B. C.

Legal Description: Lot 1, N. pt. Block "A" of Lots 261 & 286,
Group 1, Map 6491, S & E pt. of Lot 1 shown
on Sk. 8653, Municipality of Pitt Meadows,
District of New Westminster

Classification: 19 acres mostly cultivated - 1½ storey seven
room house, cedar siding very good condition,
2 hothouses, garage, and woodshed in fair
condition.

Registered Owners: Geo. H. Dorrell & Albert F. Arnold (in trust)

State of Title:

Filing 81891C June 12/40 Agreement for Sale to Keizo Yamada
Balance owing \$1,500.00 plus interest-discharged May 22/44

Administration & Revenue:

Leased by Yamada April 6/42 to April 5/43 \$100.00
(excluding greenhouse crop - sold separately)

Leased by Custodian Feb. 28 to Dec. 31 - \$230.00
less \$50.00 proportion for Kamiya \$180.00
(Latter lease consideration accrued to V.L.A.)

Sold to The Director, Veterans' Land Act for \$2,947.00 (cash)
as at January 1, 1943

Title delivered July, 1945

Payment received and credited to account July 13th net amount
of \$1,273.75 after paying off encumbrance -
principal \$1,500.00 - Interest \$146.80 - Tax arrears \$24.95
- Reg. Fees \$1.50

Chattels: Not involved in sale of property excepting electric
pump as fixture.

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

Certified Correct

W. E. ...

REAL PROPERTY SUMMARY

JAPANESE NAME: Keiso YAMADA

Reg. No. 14451

File No. 5002.

CATALOGUE NO: Sold to The Director, The Veterans' Land Act.
First Offer BC/512-P.

PROPERTY ADDRESS: 2305 Lougheed Highway, Pitt Meadows, B.C.

LEGAL DESCRIPTION: Lot 1 of the North part of Block "A" of Lots 261 and 286, Group 1,
Map 6401, less 1 acre conveyed sketch 8653.

TITLE: In the names of George Henry Dorrell and Albert Frederick Arnold
(in trust filing 23094) and appointment of Dorrell and Arnold as
administrators of the will of F. V. Harris.

ENCUMBRANCES: Dyking Charge.

81891C - Right to Purchase dated 12th June 1940 to Keiso YAMADA for
\$2000.00, \$250.00 on 1st August each year.

Vesting No. 25306 in the name of Keiso YAMADA, filed 15th January 1942.

ASSESSED VALUE: 1942 - Land \$1500.00
Improvements \$1000.00 - \$2500.00. Taxes - \$52.50.

CLASSIFICATION: Lot 1 has an area of 20.28 acres, mostly cultivated. On it is a 7 room,
1½ storey house with cedar siding in very good condition, and 2 hot
houses, garage and woodshed in fair condition.

HISTORY OF

ADMINISTRATION: Keiso YAMADA leased the farm and dwelling thereon to W.J. Park of Pitt
Meadows, on 6th April 1942, for a term of one year for \$100.00 plus
taxes of 1942. These taxes were paid. YAMADA sold the crop of tomatoes
to Man Chong Gee at a price not reported. Mr. Park sub-let the house
to Dick W. Anderson. Entire lot and lot 3 (Jiro KAMIYA, Reg.No. 14340,
File 4218) was leased by the Custodian to Dick W. Anderson as from
28th February 1943 to end of the year at a rental of \$230.00, of which
\$50.00 represented the rental of lot 3, and the whole accruing to the
Veterans' Land Act.

The balance of principal, \$1500.00, owing on the Agreement of Sale of
Lots 1 and 3 to Keiso YAMADA was paid on 11th July 1944, with interest
to 15th July 1944, \$146.80; and a conveyance to Keiso YAMADA received
and sent to Crux & McMasters on 24th May 1944.

SOLD:

To The Director, The Veterans' Land Act for \$2947.00 as at 1st January
1943.

Approved by Advisory Committee - 1st June 1943.

FUNDS:

Released to the credit of Keiso YAMADA - sale price \$2947.00, plus
rental \$100.00, plus refund of insurance \$16.00, total \$3063.00; less
insurance \$16.00, taxes \$77.45, interest on Agreement of Sale \$146.80,
Certificate of Encumbrance \$1.00, Registration Fee \$1.50, Legal Fee \$15.
Total \$257.75. Net amount released \$2805.25.

PAGE 2.

File 5002.

TITLE: Issued to The Director, The Veterans' Land Act, No.173672-E and payment made to Custodian 5th July 1944.

OLD CERTIFICATE OF TITLE
No.141944-E: In Land Registry Office, New Westminster, B.C.

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

March 1st, 1947.

IM:JS


Ian Macpherson.

REAL PROPERTY SUMMARY

Name: YAMADA, Keizo

File No. 5002

Reg. No. 14551

Civic Address: Pitt Meadows, B. C.

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

Registered Owner: George H. Dorrell and Albert F. Arnold
(In Trust)

State of Title: Filing 81891C, June 12/40 Agreement of Sale
to Keizo YAMADA

Filing 84563C, Sept. 27/41 Agreement for Sale
from Keizo YAMADA to Jiro KAMIYA

Balance outstanding under Agreement to Kamiya
\$1,000.00 plus interest 5% from Sept. 27/41

Property sold to V.L.A. for \$1,005.00 under File #4218 Cash as
at Jan. 1/43 which netted \$977.68 after paying taxes
of \$25.82 and Reg. Fees \$1.50 and outstanding balance
under agreement transferred to Yamada.

Certified Correct

W.E. Hansen

[illegible]

WE Hanson

LIABILITY SUMMARY

File No. 3002

6th December, 1946.

Re: Keizo YAMADA - Reg. No. 14491

Keizo YAMADA declared no liabilities but the following were lodged against him at this office:-

1. Dr. G. Morse	\$267.00	O.K. 22/12/42	Pd. 28th Oct. '45	
2. R. Benson	460.00	Note plus interest	" "	\$543.00
3. L. Hoffman & Son	18.56	"	"	"
4. Bank of Montreal	76.22	Note plus interest	" "	\$43.81
5. H.J.E. Carbone & Son	605.13	"	"	"
6. S. Yamaguchi Co. Ltd.	15.00	"	"	"
7. Mr. J.P. Sparling	21.00	O.K. 10/7/43	" "	"
8. Pacific Co-operative Union	186.37	Settled by cancellation of shares		
9. Shokuro NAKAMURA	62.53	Disputed		
10. Hany Box Co.	126.60	Confirmed Oct 4/46 - pd. Oct 5/46		

The first seven claims were confirmed as being correct by Keizo YAMADA and were settled in full from YAMADA's account here together with interest that was owing.

Claim 4 was originally \$76.22 which plus interest at time of settlement totalled \$85.69. The bank sold 92 Fraser Valley Milk \$1.00 shares for the sum of \$41.88 which sum was applied on the account and the balance of \$43.81 was paid from this office.

Claim 8 was settled by the Pacific Co-operative Union cancelling YAMADA's shares at par for the amount of their debt.

Claim 9 was disputed by YAMADA as not being more than \$10.00. We wrote NAKAMURA several times but received no reply and therefore took no further cognizance of it.

Claim No. 10 has not been confirmed as yet. (Confirmed Oct 4/46 - pd. Oct 5/46)

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

W.E. Cameron

CLAIM

File No.

5702

DATE

November 12, 1942.

CREDITOR

Ladislav Hoffmann of Hoffmann & Son

DEBTOR

Keizo Yanade

AMOUNT OWING

\$18.56

AGENT

Nil.

ORIGINAL FILE

G-68

-813-

meadows
CLAIM

File No. 5802

DATE

April 30th, 1942

CREDITOR

Dr. G. Morse

DEBTOR

K. Yamada,
Pitt Meadows, B. C.

AMOUNT OWING

\$267.00 -

AGENT

ORIGINAL FILE

G/68

January, 1943

I.F.

E. Bidson

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. KEIZO YAMADA

File No. 5002

*c/o B.C. Security Commission
Summit Bldg
Winnipeg, Man*

Reg. No. 19957

Company SUN LIFE

Agency VANCOUVER

Policy No. 2191019

Premium - \$ 55.55

Payable: ^X Annually, Semi-annually or monthly

Month December Day 1st

REMARKS:

Letter sent 4/19/43

INSURANCE SUMMARY

File: 5022

August 23, 1945.

Re: Keizo YAMADA,

Box No. 14451

COMPANY: Sun Life Assurance Company of Canada

POLICY: No. 2191019

AMOUNT: \$1,000.00

BENEFICIARY: Son

No administration by this office.

W E Hudson

RECEIVED
APR 11 1942

Dominion of Canada

Province of
BRITISH COLUMBIA

In the Matter of

A PROMISSORY NOTE for \$460.00
from K. YAMADA of Pitt Meadows, B.C.,
dated October 4th, 1940, to
WILLIAM DEACON of Mayne Island, B.C.

To Wit:

I, WILLIAM DEACON of the MAYNE ISLAND

of in the Province of BRITISH COLUMBIA

- (1) Do Solemnly Declare that I am the holder of a PROMISSORY NOTE dated October 4th, 1940, in the SUM of FOUR HUNDRED AND SIXTY DOLLARS (\$460.00) together with interest at the rate of Five (5) per cent per annum, given me by one K. YAMADA of PITT MEADOWS in the Province of British Columbia, Farmer.
- (2) That the said K. YAMADA is a Japanese being evacuated from the coastal region of the Province of British Columbia.
- (3) That the said K. YAMADA has paid Thirty Dollars (\$30.00) into the Royal Bank of Canada at Mt. Pleasant, Vancouver, B.C., on account of part of interest due on the said Promissory Note.

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 Galiano Island

in the Province of British Columbia

this Twentyninth

day of

April

A.D. 1942

William Deacon

Cyril G. V. Morgan
A Notary Public in and for the Province of British Columbia,
A Commissioner for taking affidavits within British Columbia.

5002

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

JAPANESE EVACUEE SECTION

RECEIVED
APR 28 1942

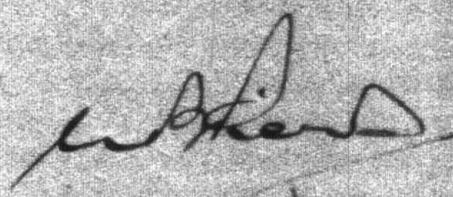
Proof of Claim against persons of the Japanese race.

1. Walter Barrington Piers residing at Haney in the Province of British Columbia, make oath and say as follows:-

1. That I am the Manager of the Haney, B. C. Branch of Bank of Montreal and am duly authorized to make this affidavit.
2. That Keizo Yamada of Pitt Meadows, B. C., is a person of the Japanese race.
3. That the said Keizo Yamada is indebted to the Bank of Montreal in the amount of \$76.22 (Seventy-Six dollars and Twenty Two cents) with interest at the rate of 6 $\frac{1}{2}$ per centum per annum from 2nd May/42.
4. That the said debt is represented by a promissory note for \$76.22 dated 29th January 1942, payable three months after date and signed by K. Yamada and that this note is held by Bank of Montreal.
5. That as security for repayment of the debt K. Yamada has hypothecated certificates for 92 shares, with a par value of \$1 each, issued to the said K. Yamada by Fraser Valley Milk Producers' Association, the said shares having a present market value of approximately \$69.00.

SUBSCRIBED to and sworn before me at
Haney in the County of Westminister
this 27th day of April, 1942.


A Notary Public in and for the
Province of British Columbia.



This Agreement, made in duplicate this 12th

day of June in the year of Our Lord one thousand nine hundred and forty

BETWEEN

FRANK VIGGARS HARRIS, of Pitt Meadows, Province of
British Columbia, Farmer

Name,
Address, and
Occupation
of Parties

hereinafter called the "Vendor" of the one part

AND

KEIZO YAMADA, of Pitt Meadows, Province of British
Columbia, Farmer.

hereinafter called the "Purchaser" of the other part.

*Sold by Yamada to KAMIYA
27/9/41*

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Pitt Meadows, Province of British Columbia and being in particular: Lots One (1) and Three (3) of Subdivision of Lot "A", of Lot Two Hundred and Eighty-six (286) and part of Lot "A" of Lot Two Hundred and Sixty-one (261), Group One (1), New Westminster District, Map Six Thousand Four Hundred and One (6401)

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of Two Thousand (\$2000.00) Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of One (\$1.00) Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

An annuity payment of Two Hundred and Fifty (\$250.00) dollars until the purchase price shall be fully paid. The first of these payments to be made on the first (1st) day of August, 1941, and thereafter on the same date in each year.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of Five (5%) per cent. per annum, payable on the first (1st) day of August in each year the first of these payments to be made on the first (1st) day of August 1940.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows

Keizo Yamada,
Pitt Meadows, B.C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness		"Frank V. Harris"
Street Address	Park Rd.	
City	Pitt Meadows, B.C.	"Keizo Yamada"
Occupation	Municipal Clerk	

FOR ATTORNEY

I hereby Certify that on the _____ day of _____, 19____, in the Province of British Columbia
at _____ (whose identity has been proven by the evidence on oath
of _____) who is personally known to me, appeared before me
and acknowledged to me that he is the person who subscribed the name of _____
to the annexed instrument as the maker thereof, that the said
the maker thereof, and is still alive to the best of his belief, and that he, the said _____ is the same person mentioned in the said instrument as
knows the contents of the said instrument and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said
under authority of a power of attorney which has not been revoked.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at _____ in the Province of British Columbia, this _____ day
of _____ in the year of our Lord one thousand
nine hundred and _____

A Notary Public in and for the Province of British Columbia.

THE ATTACHED IS A TRUE COPY OF THE AGREEMENT FOR SALE OF LAND
BETWEEN F.V. HARRIS AND K. YAMADA DATED JUNE 12th, 1940.

JANUARY 7, 1943.

"D.A. Cramer" (Seal)
A Notary Public in and for the
Province of British Columbia.

who subscribed his name to the annexed instrument as _____ of the said _____
and affixed the seal of the _____
to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to
the said instrument, and that such corporation is legally entitled to carry on business in the Province of British
Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, _____
at _____ in the Province of
British Columbia, this _____ day of _____
in the year of our Lord one thousand nine hundred and _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

OC-512-P

BO/512-P

Form No. 41

DATE 15. 1. 1948

(Sheet 1)

5002 Farm Appraisal Report

File No. 92677

Land Description Lot 1 of North Part of Block "A" of Lots 261 & 286, Qp. 1, Map 6401.
(No number on house)

Containing 20.284 Acres

Owner's Name YAMADA, Keiso

Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows, B.C. - C.P.R.

Distance less than 1/2 mile

Market Town New Westminister-15 miles (good local delivery)

Distance

Church (give denomination) Church of England & United

Distance 1/2 mile.

Nearest School Pitt Meadows

Distance 1/2 "

State how property was identified: Posts, road, and map.

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

Yes. It fronts on Highway and Harris road - good.

Is this district a good one? Fair and improving every year as water table is lowered.

Employment opportunity Local peat plant; brickyard & 2 mills - 4-6 miles.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: All but North line, line fenced. Value \$ Fair.

Water supply: Excellent dug well in water bearing sand.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 40	Frame	12'	Shgl.	2	Concrete	Very good	1700.00
Packing Hse	20 x 40	"	10'	Shke.	3	Wood	Good	50.00
BARN	x							
Wood shed	22 x 24	" & Pole	8'	"	3-4	"	"	40.00
BARN	x							
Greenhouse	15 x 30	Sash & Glass	6'	Glass	5-6	"	Fair	85.00
Greenhouse	20 x 120	" " "	6'	"	5-6	"	"	450.00
	x							
	x							
	x							

Electric light installed.

Total present day value \$ 2325.00

Total Value Buildings add to farm \$ 1800.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? In very good shape; interior lined entirely shiplap only.

To line inside wall, board or like material \$ 300.00

Describe the basement and chimneys: Full concrete basement; brick chimney to ground.

No. rooms downstairs? 6 Upstairs? attic How finished Shiplap

Are buildings painted? House only. Condition of paint Good.

Distance from nearest bush All clear.

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

ACRES	LEVEL, UNBULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
12.000	Level	Clay loam, 10"-1'	Clay	Oats and grass;	50.00	640.00
7.484	"			Small patch corn & Garden	75.00	561.30
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNBULATING, 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, UNBULATING, 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	

Total value of Land \$1201.30

Total added by buildings to value of farm \$1800.00

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

Total value of farm \$3001.30

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

Owner away; farm rented; land to one party, and house to another.

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

Mixed farming. I would prefer this to small fruits.

Noxious weeds:

Not in evidence apart from couch grass.

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

Pitt Meadows Municipal; Land, School & Library-\$52.50.

Maple Ridge Dyking and Drainage:

Dyking-\$39.10; Drainage-\$8.80.

Total all taxes-\$100.40.

Date: July 8, 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 3 day of July 19 42.

Inspector's Signature

"T. GODFREY"

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

K. YAMADA

Farm Appraisal Report

Remarks This property is at the main crossroads
of Pitt Meadows Village.

The 12.8 acres is typical clay of the area, while the 7.484 acres on the South is a light sandy soil, the line of demarkation being clearly defined. This formation allows for the buildings being erected on a slight eminence, ideal spot. Mr. and Mrs. D. Andersen and family are renting the house for \$10.00 per month from Mr. Park, the Reeve. Andersen tells me Mr. Park has the whole farm rented from the Japanese, but did not know the terms and Mr. Park was not home at time of my call. Mr. Park put in the oats. The greenhouses are quite simple affairs; no paint, all wood foundations. Both houses heated by wood firing in home-made drum furnaces. Tomatoes have been grown. The 650 foot frontage on the Loughheed Highway would make nice small home sites to a depth of 277 feet without interfering with the heavier land.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

See Taxes. Much rhubarb was formerly grown on the North half, now seeded to oats.

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

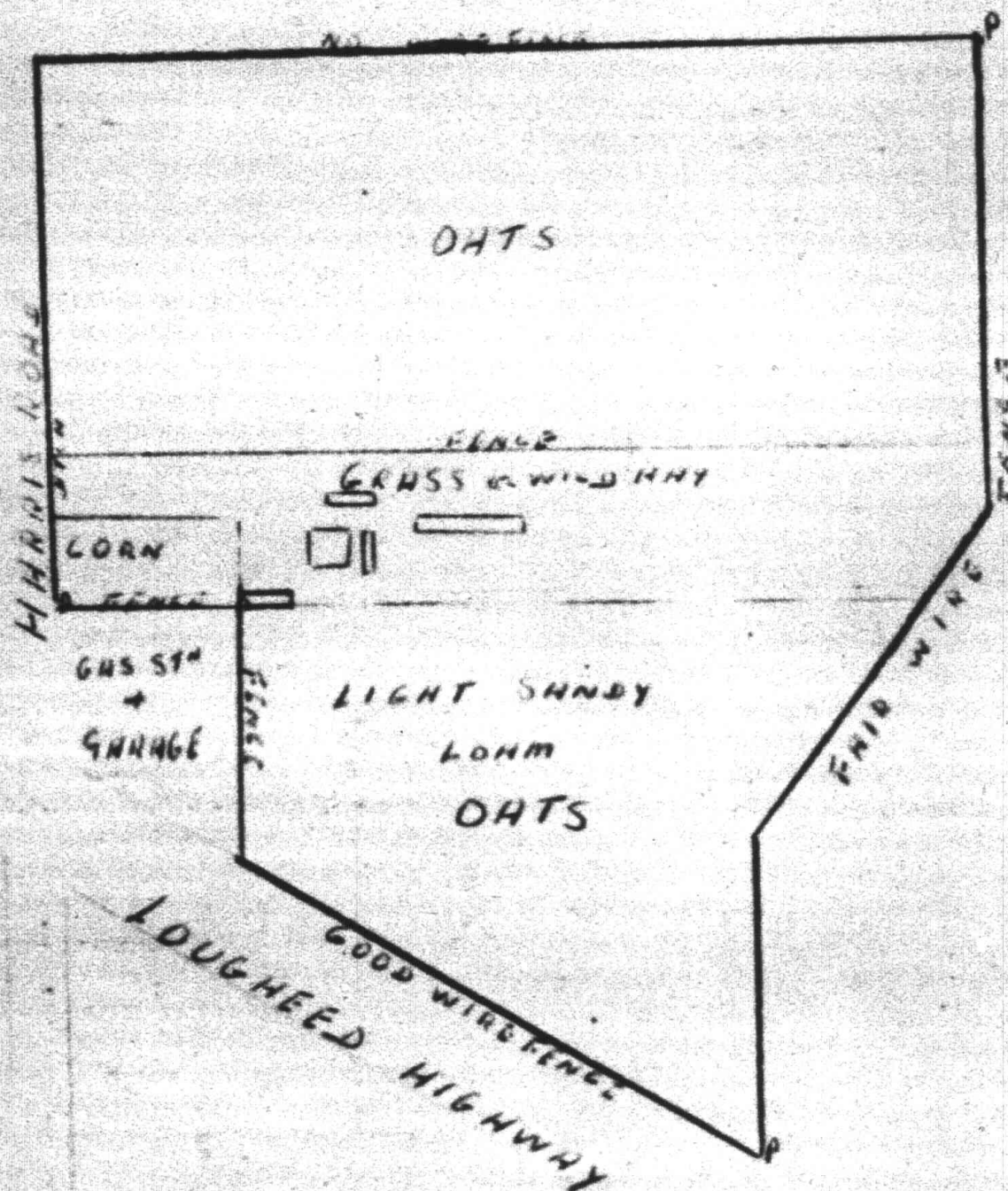
I have not attempted to record a small patch of burned up strawberries which remain in the centre of the oats, south of the buildings; these are finished.

Total \$

Amount fruit trees add to value of farm:

Diagram of Property

EXHIBIT NO. 10th 8th 2
 DATE 10th 8th 2
 FILED BY



Scale 200' = 1"

Following careful review of this appraisal report, it is my opinion that the present value is \$ 3000

Date 30th July 19 62.

"I.T. BARNET"
 District Superintendent.

File No. 5002
4218

NATURE OF ENCUMBRANCE Agreement for Sale (registered) or (unregistered)

Name of Owner of Property YAMADA, Keizo Reg. No. 14451

Address Pitt Meadows, B. C.

Occupation Farmer Age 53

Registered Owner of Property George Henry Dorrell and Albert Frederick Arnold C.T.No. 141944 E

Property: 'In Trust' Filing No. 23094

Property Address Mun. Pitt Meadows

Legal Description Lots 1 and 3 of the N. Part of Blk. A of Lots 261 and 286

Sp. 1, Map 6401 save and except part of Lot 1 shown on Sketch as 8653. L.R.O. 81891'G' & 84563'G'

Nature of interest Owner under Agreement for Sale

Particulars of Encumbrance:

Date 12th June 1940

See Parties to document:
Reverse Side.

Name Frank Viccars Harris

Address Pitt Meadows, B. C.

Name Keizo YAMADA

Address Pitt Meadows, B. C.

Principal Amount \$2,000.00

Terms of Payment Cash \$1.00 - balance an annual payment of \$250. until purchase price has been paid in full. 1st payment to be made 1st August 1941 Rate of Interest 5%

Arrears, if any: Principal 1250.00 Interest 27.55 1st Nov. 1943

Balance owing as at this date 1527.55 as at 1st Nov. 1943

Standing of Taxes: Arrears Current

Insurance:

(1) Agent Company

Policy No. Amt. Prem Exp. Date

(2) Agent Company

Policy No. Amt. Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at Vancouver this 8th day of October, A.D. 1943

CERTIFIED CORRECT:

G. H. Dorrell

(Signature)

Ex. J. V. Harris dec 4

Extract from Lease.

File #5002.

Lessor: Keizo YAMADA.

Lessee: William James PARK.

Date: 6th April, 1942.

Term: 1 year from 6th April, 1942, with option to extend lease from month to month.

Consideration: \$100.00 payable 30th September, 1942. ✓
Taxes to be paid. ✓

Property:

Land: 20 acres of N.W. corner of subdivision A of D.L. 261 Township 9, N.W.D. Municipality of Pitt Meadows.
(Tomato crop in greenhouse not included)

House: Included, also buildings. ✓

Chattels: Not included.

Replaces lease to Dick W Anderson
#207. Feb 28 - Dec 31/43
230.00 - 23.00 Monthly.
Lease W Park - Lease #207 given
to SSI July 22/43

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 hereunto annexed) of Frank Viscars Harris (Sometimes known as Franklin Viscars 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 dissolves 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 _____

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

File No. BC/512P
(J.L. 677)

Vancouver, B.C.

July 5th, 1944.

A. G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B. C.

VANADIA, Kelgo

Dear Sir:-

Re: Lot 1 of the N. Part of Blk. "A" of
Lots 261 and 286 Gp. 1, Map 6401,
Save & except Part 1 ac. m. or l. as
shown outlined red on Sk. 8658 N.W.D.
Subject to Maple Ridge dyking or drainage
chg. MUNICIPALITY OF PITT MEADOWS.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 173672-B of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque
for \$ 2922.05 , in favour of The Secretary of State,
dated July 5th, 1944 , being the amount of the purchase
price in full of the above land arrived at as follows:-

Purchase Price - \$ 2947.00 ✓

Less arrears of taxes to
January 1st, 1942, - \$ 24.95 ✓

Amount paid to Secretary
of State: - \$ 2922.05

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

T. Todrick
T. Todrick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase price in
full of the land above described.

JUL - 5 1944

Date

Solicitor for The Secretary
of State.

File No. 5002

PERSONAL PROPERTY SUMMARY

6th December, 1946.

Re: Keizo YAMADA - Registration No. 14451

CHATELAIN: When registering with the Custodian on the 10th April, 1942, YAMADA declared he was leaving an unspecified quantity of chattels in the hands of the lessees of his property. He was evicted on the 16th April, 1942. On the 16th May, 1942, our fieldmen inspected the property and inventoried the chattels there. They also inventoried a quantity of chattels belonging to Matsuji SHINYEI, File 1886, son-in-law of YAMADA's. The chattels were left on the property in the care of the tenants until removed for auction and sold. The net proceeds from the sale was \$80.09. A small quantity was abandoned on the property and a number were considered as being missing until it was found that they were sold by auction on the 22nd February, 1943 for the net sum of \$148.61 and credited to the son-in-law's account No. 1886.

SPECIFIED ARTICLES: YAMADA did not declare any Specified articles and none came under the control of the Custodian, although \$100.00 was paid into this office on the 22nd December, 1942, and \$90.00 on the 8th May, 1943, being the balance owing YAMADA from the sale of his truck to W.J. Park. These amounts were credited to YAMADA as received.

ACCOUNTS RECEIVABLE: The B.C. Electric paid into this office the sum of \$3.20 being the refund of his security deposit with them.

BONDS & INVESTMENTS: YAMADA declared no investments.

The Bank of Montreal, Haney informed us however that they held 92 Fraser Valley Milk Producers Association \$1.00 shares. These were sold by the bank for \$43.8 and applied against his loan there. The Association also redeemed ten at par for \$10.00 in September, 1944 which sum was credited to his account here.

The Pacific Co-operative Union also advised us that YAMADA owned a number of their shares amounting to \$360.00 in non-redeemable shares and \$180.00 worth of redeemable shares. These latter shares with the exception of \$1.33 were cancelled by the Co-operative to satisfy YAMADA's debit balance there. This balance should be received early in 1947. Interest on his share holding totalling \$4.34 was paid into this office by the Co-operative and credited to his account here.

LIFE INSURANCE: YAMADA declared having a Sun Life Insurance policy but this was not brought under control by the Custodian.

SAFETY DEPOSIT BOX: YAMADA declared having a box at Haney. This was not brought under control by the Custodian.

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

WEA:HA

[Signature]

File No. 5003

Date May 10, 1945

SUMMARY

Name: YAMADA

Address: Pitt Meadows, B.C.

(1) - We have today moved to auction room at Harvey B.C. effects as per enclosed list at a total cost of \$16.25 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Home where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$20.00 for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

no L.R.

The tenant gave us the following explanation:

Tenant says this is all

845.7

APR 1943

NAME KANADA, Edna

FILED BY

2.2.2.2.2.2

REGISTRATION NO. 1448

FILE NO. 222

The following chattels were sold by public

auction at Essex B.C. on 7/1/43 and 10/1/43

Beds, platters, plates	2.00
3 Chans	1.00
Electric lamp	10.00
Wagon	1.00
Flank stand	1.00
Bedroom	0.50
Table	1.00
Living table	1.00
Bed table	1.00
10 chairs	2.00
Tables	10.00
Table	0.50
Two Tray	0.50
Bedroom	1.00
Chair	1.00
Two table	1.00
Small chest	0.50
2 pictures	1.00
Shelves	0.50
Chest of drawers	2.00
Shelves	1.00
Desk	0.50
Reading lamp	0.50
Gasoline tank	1.00
Table	0.50
Lantern	0.50
Cross cut saw	2.00
Coal oil can and jar	0.50

Total Carried forward 73.00

Less Expenses: 0

Net Proceeds Credited: 0

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks:

NAME EMMA MOISE

REGISTRATION NO. 11131 FILE NO. 302

The following chattels were sold by public

auction at Emery, D.C. on 7/4/48 and 10/9/48

	Brought forward	
Barrels		75.00
Barrels		1.50
Barrels		1.00
Barrelless wheel		1.50
Barrel		2.50
Tools		4.50
Calculator		7.50
Flough		6.00
2 Section harrow		6.00
piece of electric wire		0.50
Table		2.00

Total			
Less Expenses:	Auctioneer's fee:	\$10.00	\$10.00
	Advertising	1.00	
	Moving	14.50	\$25.50
Net Proceeds Credited:			\$ 80.00

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Emery 15.

Remarks:

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

June 3rd 1948

M. Scoby

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 4202

MUNICIPALITY: Pitt Meadows.

Date: May 19th. 1942.

NAME: YAMADA. Keizo.

REGISTRATION NO. 14451.

ADDRESS: 2305 Lougheed Highway, Pitt Meadows, B.C.

PROPERTY:

ACREAGE: 19.

KIND OF CROPS: Strawberries.

APPROXIMATE ACREAGE OF EACH: 1.

HOUSE: VACANT: OCCUPIED Yes. Dick Anderson.

DESCRIPTION $1\frac{1}{2}$ Story wooden frame house. ROOF: Shingle.

SIZE: 30 x 26. NO. OF ROOMS 7.

CONDITION: Excellant, almost new.

OTHER BUILDINGS: 2 Hot houses Garage, Woodshed.

NAME OF LESSEE OR RENTOR: W. J. Park. Pitt Meadows, B.C. (The whole property.)

TERMS: \$110.00 a year.

WATER: "Well" ON: OFF:

LIGHT: ON: Yes. OFF:

REMARKS: Mr. Park has leased the house to Mr. Dick Anderson. Above address.
" " " " " 2 Hot houses to Fred Gee, Pitt Meadows.
" " " " " Land to Sam Willey, Pitt Meadows.

INVENTORY OF CHATTELS LEFT ON PROPERTY by YAMADA.

Stored in the house.

~~Tea-saggar~~ }
~~Floor-lamp~~ }
Congo-leum rug.
~~Small-table~~ }
2 Carpets.
~~Square-dining-table~~ }
~~7-Chairs~~ }
Kitchen range
Heater.
Electric Pump.
Wardrobe }
6 Chairs.
~~Desk~~ }
3 Boxes.
5 Cartons.
~~2-Chest-drawers~~ }
~~Oak-chest~~ }

In basement.

Pipe threader.
3 Pipe wrenches.
4 Beds complete.

In shed & garage.

~~Flower~~ }
~~Harrow~~ }

Gasoline engine. (For irrigating land) (In two pieces.)

*40.
C.C. Don & Co.*

*Sold by auction 1/4/45 and 11/5/45
Haney 15.*

Signed:

I. C. Bardwell.

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

CABLE ADDRESS "ROYALBANK"

The Royal Bank of Canada

INCORPORATED 1869

Mt. Pleasant Branch
Vancouver B.C.
March 25th, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAR 26 1942

The Custodian of Enemy Alien Property,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

At the request of Mr. W. Deacon of Mayno Island, B.C., we wish to advise you that we are holding for collection, on his behalf, a note signed by a Japanese, K. Yamada of Pitt Meadows, B.C. on which the balance on the principal owing is \$460. and on which there will be past-due interest due if and when the note is paid.

We wish to file this claim with you on behalf of Mr. Deacon, and will appreciate it if you will acknowledge receipt.

Yours truly,



Manager.

2152
5002

5002

22nd June, 1942.

Reeve W. J. Parks,
Pitt Meadows, B.C.

Dear Sir:

re: Keizo Yamada.

We are informed that you have leased
the property of K. Yamada, Lougheed Highway, Pitt
Meadows, B.C. If this is so, would you kindly
favour us with a copy of the lease.

Thanking you in anticipation, we are,

Yours truly,

Manager,
Farm Department.

RDR:OF

Richardson

G. H. DORRELL

Barrister-at-Law
and of the
Bar of England325 HOWE STREET
VANCOUVER, BRITISH COLUMBIA

23rd June 1942

To the Custodian of
Property of Japanese,
506 Royal Bank Building,
685 West Hastings Street,
Vancouver, B. C.OFFICE OF THE CUSTODIAN
JAPANESE SECTIONRECEIVED
JUN 24 1942

Dear Sir:

Re Estate of F. V. Harris, deceased

I beg to inform you that the Executors of the above Estate are the registered holders of certain lands in the Municipality of Pitt Meadows, which are under agreement for sale as follows:

- (a) 5062 Lots 1 and 3 of Subdivision of Lot A. of Lot 286 and part of Lot A. of Lot 261, Group 1, N. W. D. Map 6401. Agreement dated 12th June 1940. Purchaser, Keino Yamada, described as of Pitt Meadows p Farmer. Purchase Money \$2,000, payable \$250 per annum on the 1st August in each year until paid. The purchaser is in good standing as regards payments, etc.
- (b) 3783 Lot 2 of Subdivision of Lot A., D. L. 261, Plan 6115 and Lot 2 of Subdivision of Lot A. of D. L. 286, and part of D. L. 261, Plan 6401, Group 1, N. W. D. Agreement dated 17th December 1940. Purchaser Hyogoro Fujii, described as of Pitt Meadows - Farmer. Purchase money \$2500, payable \$250 on the 1st day of August in each year until paid. The purchaser is in good standing as regards payments, etc.

There are substantial buildings on both properties and it is understood that part or the whole of both properties is leased to Mr. W. J. Park, Reeve of the Municipality of Pitt Meadows, B. C.

The Executors of Mr. Harris's Estate have apparently no right to interfere in the matter unless default is made in the payments. It is understood that both Yamada and Fujii have been evacuated and are in the East. Will you please advise me if you require any further information.

Yours faithfully,

G. H. Dorrell.

227-Kiefer St.
Vancouver B.C.
July 14, 1942,

Mr. R.D. Richardson,
Office of the Custodian,
226 Royal Bank Building,
Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 16 1942

Dear Sir,

Re; Keizo Yamada \$500 ✓
I have bought his tomatoes crop, but
I have not leased his hothouse for next year.
I don't think I will lease for next year, because
there is enough for me to handle. Did he pay for
the hothouse?

I hear somebody saying, the Government are
going to sell the Japanese land. If they do, I will
ask you to let me know about the Fujii hothouse
that I may purchase, if the price is reasonable.

I thank you.

Yours Truly,
Man Chong See

5002
Re: Mrs. Keiso Yamada, Reg. No. 14451

Mr. C. W. McPherson,
Authorized Deputy for Secretary of State of Canada
and / or Custodian,
Royal Bank Building,
Corner Hastings & Granville St.,
Vancouver, B. C.

August 15, 1942.
Bridge River, B. C.

Dear Sir:-

This is to advise you that the above named is indebted
to us to the sum of \$ 15.00 for merchandise supplied
prior to evacuation and during the year

We have an acknowledgement from him to the effect that
he has received these goods and we also have note dated

We would appreciate if you would file these claims
against the estate and if further proof is necessary, we
would gladly furnish same.

We understand that the above named is now located at
c/o Mr. E. & H. Erb, Oak Bluff, Manitoba.

Yours truly,

M. NISHIGUCHI, LTD.

Per *Nishiguchi*

Bridge River, B. C.
Formerly of 837-839 Columbia
New Westminster, B. C.

1-738

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 3 1942

5002
Richardson
Bank of Montreal.

Haney, B.C.

2nd September, 1942.

Office of the Custodian,
Japanese Evacuee Section,
Royal Bank Building,
Vancouver, B. C.

Dear Sir,

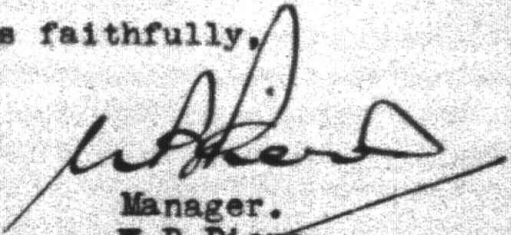
Keizo Yamada-Pitt Meadows, B.C.

We refer you to proof of claim against the above
named, whose note for \$76.26 fell due on 5th August.

Pending such time as arrangements can be made
for payment of this debt we should like to send a renewal
note to Mr. Yamada for his signature.

For this purpose will you please inform us of
his present address.

Yours faithfully,


Manager.
W.B. Piers.

Oak Bluff, Iowa,
Sept. 2, 1942.

Dear Mr. Park,

I am sorry I did not reply to you earlier than this about the lease on our place. With the one hundred dollars per year covering the house rent and the land will you please pay the two taxes for me. (the municipality tax and the dyke tax). I on September the payment of our truck ^(\$100) was to be made to you. If you receive this sum will you please deposit it in the Wane bank for me instead of mailing it to me. I thank you very much for all this trouble.

We are all getting along quite nicely and getting quite used to the place. It seems very strange that we came to Oak Bluff, a place where you once worked 40 years ago. Do you remember Mr. James Hustle? He says he has lived here for 50 years now. The

BANK OF MONTREAL
COPY

HANEY, B.C.

Oak Bluff, Man.,

September 16, 1942.

Mr. Piers,

Bank of Montreal,

Haney, B. C.

Dear Sir:-

In September, Mr. W. J. Park of Pitt Meadows was to receive for me a cheque of one hundred dollars (\$100.), a payment for my truck which I sold before coming here. Some weeks ago I wrote asking him to put this cheque in the Haney bank for me. So if you receive this sum from him, will you please cash the note for me. I am enclosing the signed note with this. Thanking you for the trouble, I remain,

Yours very truly,

(Signed) K. Yamada.

5002

23rd September, 1942.

Mr. W. J. Parks,
Pitt Meadows, B.C.

Dear Sir:

re: Keizo YAMADA.

According to your lease on the above Japanese property you are required to pay the sum of \$100.00 on 30th September and taxes amounting to \$52.50.

As all monies due the Japanese are to be sent to this office, cheques to be made payable to the Custodian of Enemy Property, we would appreciate it if you would let us have your cheque for the above amount.

We wish to thank you for your past courtesies, and trust you will find this satisfactory.

Yours truly,

R.D. Richardson,
Farm Department.

WEA:GF

500?

Alexander

X

Oak Bluff, Man.,
Oct. 9, 1942.

R.T. Alexander Esq.,
The Custodian's office,
Nanaimo, B.C.
Dear Sir:

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 15 1942

The names of the
"Mutual Aid Group" are listed
as follows:

- 8679 1. K. Mori - Pitt Meadows.
- 4208 2. T. Kubota - " "
- 8273 3. S. Saito - " "
- 8684 4. G. Nagamatsu - " "
- 4200 5. T. Nishizaki - " "
- 3783 6. H. Fujii - " "
- 3262 7. K. Ninatsu - " "
- 5702 8. K. Yamada - " "
- 17209 9. S. Osato - Harey.
- 6964 10. S. Machizuki - " "
- ntw 11. J. " " "

Will you please let
me know where the money is
to be sent and how the balance
has been arranged. Thanking you
Yours very truly,
Teizo Yamada

5002

15th October, 1942.

Mr. W. J. Parks,
Pitt Meadows, B.C.

Dear Sir:

re: Keiso YAMADA.

We thank you for your cheque for \$100.00 to cover the lease on subject Japanese property, and enclose herewith receipt for same.

We note in the letter from K. Yamada, which you sent us, that he states "In September the payment of our truck (\$100) was to be made. If you receive this sum will you please deposit it in the Haney Bank for me instead of mailing it to me." Kindly advise us if this has been attended to and if payment has been made.

We would point out that all monies due the Japanese are to be sent to this office, cheques to be made payable to the Custodian of Enemy Property.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

5002 & 12935

27th October, 1942.

Mr. Keiso YAMADA,
Registration No. 14451,
Oak Bluff, Manitoba.

Dear Sir:

Thank you very much for your letter dated October 9th kindly providing us with the names of the eleven individuals presumed to be members of the Mutual Aid Group mentioned by you.

We have been able to identify all of the individuals concerned except Mr. J. Machisaki, Haney. Please provide us with particulars of his full name by return mail.

We would also appreciate your informing us who is holding the money belonging to the Mutual Aid Group, what disposition the Mutual Aid Group desires to be made of such funds and what claims, if any, those individuals who have not received any payments have against the three individuals who have received payments.

Yours truly,

R. P. Alexander
Manager

RPA:LF

1-738

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 27 1942

5742

Bank of Montreal.

Realistic
out to Anderson

Hancy B. 26th November, 1942.

Dep't of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

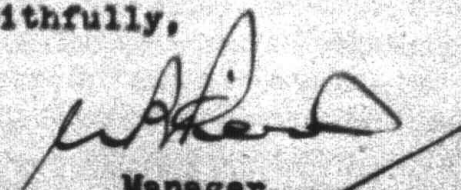
Dear Sirs,

File G-68 - Claims

We refer you to our claim against Keizo Yamada
and enclose herewith a copy of a letter dated 16th
September from this Japanese.

We have been in communication with Mr. W.J. Park
who advises that he will be bringing to you, during the
next week, the cheque referred to. When this comes into
your possession we shall be glad if you will remit to us
\$76.28 to retire the note of K. Yamada which matured on
9th November.

Yours faithfully,


Manager.
W.B. Piers.

5002

December 7, 1942.

Mr. Keizo YAMADA,
Registration No. 14451,
Oak Bluff, Manitoba.

*Further correspondence direct
to Dawson, Bank letter 12-1-43*

Dear Sir:

This office has the following claims lodged against you. Please inform us if these claims are in order, and if so, how you propose to make settlement.

<i>admitted</i>	\$267.00	Dr. G. Morse, Haney, B. C.
<i>admitted</i>	436.35	Pacific Co-operative Union, Hammond.
<i>admitted</i>	460.00	Royal Bank (for W. Deacon, Mayne Island, B.C.)
	18.56	Balance due to L. Hoffman & Son, Machine Shop, Pitt Meadows.
"	76.28	Promissory Note to Bank of Montreal, Haney, B.C. with interest @ 6% per annum from May 2/42.
"	685.13	S. W. Corbett & Son, Pender Island, B. C.
"	15.00	M. Nishiguchi Ltd., for misc. prior to evacuation.

In addition to the above there would appear to be a balance of \$300.00 payable to the Canadian Financier Co., Vancouver, B. C., on an Agreement of Sale, also \$250.00 payable to the Estate of F. V. Harris, under Agreement of Sale. Kindly inform us if these two claims refer to the same party or are they separate claims?

Thanking you in advance for an early reply.

Yours truly,

*Separate claims
letter 2-2-42*

A. McAlister,
Claims Department.

AMCA:ND

File No 5002

Ch. Bala 14750

181113

Oak Bluff, Manx,
Dec. 22, 1942.

Mr. A. McAlister,
Dept. of Sec. of the State Office of
Manxman, Bl.

DEC 29 1942
A. M. A.
Referral to Alister

Dear Sir:

In reply to the letter of Dec. 7th., I wish to inform you that the claims against me are correct except the one from the Pacific Co. operative Union, Hammond. Last spring we had purchased fertilizer from them and as we did not use it, I returned it. I do not think they deducted this sum for us. What there is in balance could easily be cleared up by the shares I hold in the Union.

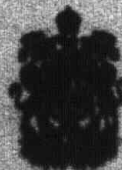
Very soon, I shall send the payments to L. Haffman & Son of \$8.56 and to the Bank of Montreal of \$6.28 from here.

Last winter I was over at Pender Island and I made arrangements of the balance with Mr. Carbutt so I shall pay him when I am able.

"The balance for St. Dixon of Mayne Island, I shall pay also if I am able but cannot just at present."

To Dr. H. Morse of Manx, I shall start making monthly payments next year, whenever I can. I hope to clear up all these debts but living as I am on very little income I cannot do very much now but if we should go back to our previous living I hope to clear them all.

The two claims payable to the Canadian Financier Co. are two separate claims. The one of \$250 is of Mr. J. Haffman. He has already registered at the Land Office. Yours very truly
K. J. Jarnada (No. 14451)



YOUR FILE NUMBER

PLEASE QUOTE FILE **JL 677**

SOLDIER SETTLEMENT OF CANADA

*Leased to
Anderson*

518 Rogers Bldg.,
Vancouver, B.C.,
February 8, 1948.

MEMORANDUM FOR THE CUSTODIAN:

Re: Keiso YAMADA

We enclose a letter addressed to you by W.J. Park with regard to relinquishing his lease of the above property. This letter was brought in by Mr. Willey Jr., on behalf of his father, who would like to have an opportunity of leasing the land only. From our conversation with Mr. Willey, however, it developed that they are not prepared to pay an equitable rental.

The house appears to have been sublet by Park on a monthly tenancy basis, and it might be advisable to consider finding a tenant who will operate the farm and would wish to live in the house. R. Anderson is a truck driver, and presumably is not in a position to handle the whole property. We are writing to him with regard to this matter.

JK:HJ
Encl.

I.T. BARNET,
District Superintendent.
Per: *[Signature]*

File 500 ✓

*Please file
[Signature]*

for file > 5002
4-2-18

The Custodian of Japanese

Evacuation Section Vancouver

Oak Bluff
Manitoba
Feb 15th 1943.
File No. 5002. R. No. 14451.

EVACUATION SECTION	
Rec'd	FEB 20 1943
File No.	5002
Ans'd	
Referred	Branch

Sirs —

Replying your letter of 18th
day, Jan 1943 asking for the agreement of Sale
between Mr J. Hamiya & me, that agreement
the Canadian Financier Ltd held in their office.
Please call that officer and get that.

The Payment stand my property is
about \$300- and 5% interest for 1942 yet.
But I will send some money for interest
next April or May.

The another letter of Jan 23rd asking
The balance of Payment of my Truck, that is
Mr G. Port Pitt Meadows he held the note.
I believe he will collect the money and
send to you again when due comes.

I think that is all with thanks

Yours truly

K. Yamada

Oak Bluffs, Iran.

Aug. 12, 1943.

Dept. of the Sec. of State Office of Consular
506 Royal Bank Bldg,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 16 1943
File No.	5002
Ans.	BRD
Referred	Theclerk

Dear Sir:-

In reply to your letter of July 12th, I wish to say that the claim of Shotaro Nakamura of \$62.53 is incorrect. I am certain to say that I do not owe him all that sum. If I do I may owe him not more than ten (\$10) dollars so perhaps it's an error. Will you please tell him to check over again.

The claim of Mr. Sparling is correct.

Hoping the reply is satisfactory, I remain

Yours Truly,
R. Yamada.
Reg. No. 14451

5002

August 19th, 1943.

Mr. Keizo YAMADA,
Registration No. 14451,
Oak Bluff, Man.

Dear Sir:

re: Claims

We wish to acknowledge receipt of yours of the 12th inst. regarding the NAKAMURA and Dr. Sparling claims.

It is noted that you disagree with the amount of \$42.53 of the NAKAMURA claim, and we are so advising him, quoting what you say in that connection. We shall advise you of his reply.

The claim of Dr. Sparling for \$21.00 you agree is correct.

Referring to claims lodged with us against you generally, and submitted to you by this office, we shall be obliged if you will now advise us when you can begin to pay on these claims. In your letter of the 22nd December last you indicated that you would make payments from time to time on some of them but so far we have not received any remittance. If you have made any direct payments please advise this office.

An early reply is requested.

Yours truly,

A. McAllister,
Claims Department.

~~MADE~~

G. H. DORRELL

Barrister-at-Law
and of the
Bar of England

225 HOWE STREET

VANCOUVER, BRITISH COLUMBIA

Feb. 29th 1944.

Your File No. 5002

EVACUATION SECTION	
Rec'd.	MAR 3 1944
File No.	5002
Ans.	
Referred	Macpherson

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Attention Ian Macpherson

Dear Sir:-

Estate of F. V. Harris Deceased and
Agreement for Sale with Keizo Yamada.

In reply to your letter dated 28th February, 1944,
with enclosures, I return herewith the form regarding purchase
money completed as requested.

The Executors will be glad either to have the
purchase completed, or to receive payment of the overdue in-
stalments of purchase money and interest.

You are, no doubt aware that Keizo Yamada entered
into a sub-agreement for sale to Jiro Kamiya (dated 27th Septem-
ber, 1941) for a portion of the acreage.

Yours faithfully,

G. H. Dorrell

REGISTERED MAIL.

5002 & 4218

March 13th, 1944.

Mr. G.H. Dorrell,
Barrister-at-Law
and of the Bar of England,
325 Howe Street,
Vancouver, B. C.

Dear Sir:

RE: Lots 1 & 3 of the N. part of Blk. "A"
of Lots 261 & 286, Gp. 1, Map 6401,
less 1 acre conveyed Sketch No. 8653,
Municipality of Pitt Meadows, B.C.

I beg to acknowledge receipt of yours of February 29th, with enclosed signed statement of your claim as Executor of the Estate of F.B. Harris, deceased. This statement sets forth an unpaid balance of Purchase Price of \$1500.00, and interest on that amount from the 1st of August, 1943, to the 29th of February, 1944, at 5% as amounting to \$118.65. There appears to be an error in the computation of the interest, as we calculate the amount of interest for that period to be \$49.93. Will you please check your calculation and advise which amount is correct.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML

G. H. DORRELL

Barrister-at-Law
and of the
Bar of England

325 HOWE STREET

VANCOUVER, BRITISH COLUMBIA

EVACUATION SECTION	
Rec'd	MAR 15 1944
File No.	5002, 4218
Ans.	
Referred	<i>McPherson</i>

March 14th 1944.

Ian Macpherson, Esqre,
Title Examiner,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Your Ref. 5002 & 4218

Dear Sir:-

Re Lots 1 & 3 of the No. part of Blk"A"
of Lots 261 & 286, Op. 1, Map 6401,
less 1 acre conveyed Sketch No. 8653,
Municipality of Pitt Meadows, N.W.D.

I have to thank you for your letter of the
13th March and have referred to the duplicate copy of
the signed statement you mentioned.

The interest should be on \$1,500.00 at 5% from
1st August, 1942 to 29th February, 1944, and not 1943, as
stated. The amount was arrived at by taking 19 months
interest at \$6.25 per month. This works out at \$118.75, and
there again an error seems to have crept in, as the amount
on the statement is \$118.65. I do not quite understand how
the amount you mention of \$49.93 is arrived at, but that
under the circumstances does not enter into the question.

Thanks for giving your attention to this matter.

Yours faithfully,

G. H. Dorrell.

GHD/L.

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,
Op. 1, Map 6/01, 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 Febru-
ary 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

118.65
24.15
142.80

CRUX & McMASTER

*Brokers and Solicitors*G. F. McMASTER
A. S. DUNNAN CRUX

806 RANDALL BUILDING

555 WEST GEORGIA ST.

VANCOUVER, B. C.

File No. 5012.

May 9, 1944.

Department of the Secretary
of State,
Office of the Custodian,
Royal Bank Bldg.,
City.

Attention Mr. Richardson:-

Dear Sir:-

Re: G.H.Dorrell and A.F.Arnold "In Trust"
and Yamada.

Please find enclosed herewith deed for signature by G. H. Dorrell and A. F. Arnold "In Trust" in favour of Keizo Yamada, and to be duly acknowledged to satisfy the Land Registry Act.

Although we have the original purchase price in this matter, it is to be noted that Yamada subsequently by a registered agreement undertook to sell lot 3 to Jiro Kamiya.

We have considered whether there should be two deeds in this case and have concluded that there should not be as the conveyance provided here completes the title in the Director, and then as a matter of bookkeeping the Department can take care of the agreement covering lot 3 in favour of Kamiya. The course of action proposed avoids several difficulties.

Yours truly,

CRUX & McMASTER

PER


G. F. McMASTER

GFM/LT.

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, Gp. 1, Map 6401, ex. pt.
of Lot 1 shown on Sk. 8653, Municipi-
pality 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.

Mr. Anderson's signature:

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

5002
4218

July 11, 1944.

Messrs. George H. Dorrell and
Albert F. 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,
Municipality of Pitt Meadows.

Pursuant to our letter of May 11th, we enclose
herewith a cheque in the amount of \$1646.80, represent-
ing payment of the balance owing by subject Japanese
under Agreement for Sale of the above described property,
made up as follows:

Balance Principal under Agreement for Sale	\$1500.00
Interest at 5% from Aug. 1/42 to July 15/44	<u>146.80</u>
	\$1646.80

Thank you for your co-operation in this matter.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

8-8-44

EVACUATION SECTION	
Rec'd	JUL 16 1944
File No.	502 and 4218
Ans.	
Referred	Richardson

G. H. DORRELL
Barrister-at-Law
and of the
Bar of England

EVACUATION SECTION	
Rec'd	
File No.	
Ans.	
Referred	

325 HOWE STREET

VANCOUVER, BRITISH COLUMBIA

July 14th, 1944.

Department of the Secretary of State,
Japanese Evacuation Section,
Farm Department,
506 Royal Bank Building,
VANCOUVER, B. C.

Your Files
502 and 4218

Attention R.D. Richardson, Esq.

Dear Sirs:-

Re Keizo Yamada and Jiro Kamiya
Lots 1 & 3 of N. pt. of Blk. "A" of
Lots 261 & 286, W.P.1, Map 6401, ex.
pt. of Lot 1 shown on Sk. 8653,
Municipality of Pitt Meadows.

We thank you for your letter of the 11th July
enclosing cheque on Royal Bank of Canada for \$1646.80 in
respect of the above completing the payment owing by
subject Japanese under Agreement for Sale.

Yours faithfully,

G. H. Dorrell

GHD/L.

For self and Co-executor.

R. S. W. CORBETT & SON

GENERAL MERCHANTS
AND
WHOLESALE PRODUCE DEALERS

PENDER ISLAND, B.C. February 16th 1945

Mr. A. McAllister,
Office of Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Mr. McAllister:

This will acknowledge receipt of your cheque for \$1.55 in payment of account of S. Saga, formerly of Mayne Island.

In January 1943 we wrote you regarding an account against K. Yamada, registration #14451, and you replied, your File 5002, that Yamada had made arrangements to pay us direct. Might say this account is in the form of a note dated 1942 and which is now past due, can you inform me if Yamada has still an equity in the property at Pitt Meadows or has he any immediate prospects of receiving any cash for this property, as apparently we are not having much success in collecting the account otherwise.

Yours faithfully,
R.S.W. CORBETT & SON

Per. *R. S. W. Corbett*

EVACUATION SECTION	
Rec'd	FEB 19 1945
File No.	5002 & 13789
Ass.	<i>McAllister</i>
Refer.	

File 13789

*Copy of letter
Pender File 13789*

Oak Bluffs, Man.

April 25, 1946.

The Custodians of Japanese Property
Vancouver, B.C.

Dear Sir:-

EVACUATION SECTION	
Rec'd	APR 28 1946
File No.	
Ans.	
Referred	

I received a statement
some time ago of the sale of the
property less the debts and find
that I still have some balance
coming to me. Before I wish to
draw the sum, I would like to
receive in detail just how the
different building, greenhouses &
furniture were disposed of. Will
you kindly check & send me a
fuller statement.

I was told that the
furniture, namely, one 3 piece
bedroom suite, one 6 piece kitchenette,
one 3 piece chesterfield and one
linoleum were sold at auction sale.
If these were sold, will you please
send price of each and the sum
of money as these belonged to
another party and I shall have

To forward the money to them.

If the sum from the
furniture could be sent to me
by return mail I shall appreciate
very much,

Yours truly,
K. Yamada.

5002

30th April, 1946.

Mr. W.J. Park,
Pitt Meadows,
B.C.

Dear Sir:

Re: Keizo YAMADA - Reg. No. 14451

The above Japanese has written to this office enquiring about certain furniture that apparently was left in your care, namely:-

3-piece bedroom suite
3-piece chesterfield suite
6-piece kitchenette suite
Some linoleum

Would you please advise us if these goods are still in your possession and if so, please let us know when it would be convenient to have them removed for sale by public auction.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

EVACUATION SECTION	
Rec'd	MAY 15 1946
File No.	5002
Ans.	
Referred	Anderson

Mr Meadows
PC

10 May 46

Mr W E Anderson
606 Royal Bank Bldg
Vancouver

File No 5002

Dear Sir

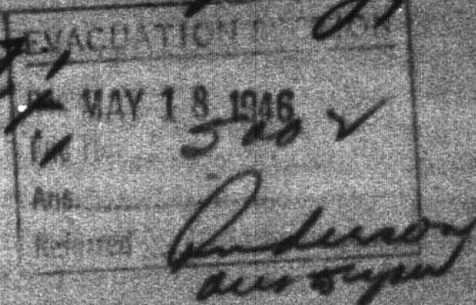
In reply to your letter of recent date (Re Keizo Yamada Reg No 14451) Mr Yamada left nothing in my care, his daughter had considerable furniture stored in the house including the articles you mention in your letter, there I understand were sold quite awhile ago by your people, what Mr Yamada has stored in the house I do not know, at one time there was considerable stuff but whether you have sold it or not I do not know. Mr Anderson has had the house rented since Yamada left & should be able to give you information.

Yours Truly

W. J. Park

Oak Bluff, Man.,
May 15, 1946.

Custodian of enemy Alien Property,
506 Royal Bank Bldg,
675 W. Hastings St.
Vancouver, B.C.

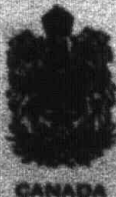


Dear Sir:-

I wrote to you about
three weeks ago asking you about
the statement concerning the sale
of my property in Pitt Meadows.
and have not yet received an
answer. Will you please check up
this matter and mail to me the
sum at which the mentioned
furniture were disposed of.

Hoping to hear from you very
soon. Thank you

Yours truly,
Keigo Yamada.



CANADA

DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 Homer Street,
VANCOUVER, B.C.

13th August 1946

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

EVACUATION SECTION

Rec'd AUG 14 1946

File No. 5002

Notes - 150

Referred Anderson

sent to you

Dear Sirs,

Re: Keizo YAMADA
Reg. No. 1451

We enclose herewith for your attention
Custodian Release Form submitted to this office by the
above-named. You will note that he asks that any
claims against his account be settled and he requests
that a statement of the sale of his articles, also that
a cheque for the balance of his credit, be sent to him.

As Mr. YAMADA is self-supporting in Manitoba
we have no objections to your releasing the balance of
his credit to him.

Yours truly,

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

IN/GM

DEPARTMENT OF LABOUR - JAPANESE DIVISION

G-165-B

Address: Oak Bluffs
Man.

Date: Aug. 2, 1946

The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

Keizo Yamada Police Registration No. 14451

Whereby request you to release to me the under-noted articles
stored at

in possession of

and I release you from any claim whatsoever with respect to such
articles, and ship same through the
DEPARTMENT OF LABOUR - JAPANESE DIVISION.

DESCRIPTION OF ARTICLES WANTED

The sum at which my property was
sold less the claims (debts) against
me and also a statement at
which the different articles were
disposed of, namely, property,
house & furniture.

Original Address: Pitt Meadows, B.C.

Date Recurred to Present Address: April 23, 1942

TOTAL NUMBER of family 6

GUARANTEE

I agree to pay all charges as required by the
Department of Labour - Japanese Division.

Deposit Received: \$ None

Approved: Department of Labour - Japanese Division,

[Signature]

x K. Yamada
(Claimant signs here)

5002

27th November, 1946.

Matsuyi Shin'ei,
1286

Mr. Richard W. Anderson,
Pitt Meadows, B.C.

Dear Sir:

Re: Keiso YAMADA - Reg. No. 1A451

It has been drawn to our attention by the above Japanese that he apparently left in your care, the following items:-

3-piece bedroom suite
3-piece chesterfield suite
6-piece kitchenette suite
Some linoleum.

Would you please advise us if these goods are still in your possession, and if so, please let us know if you are desirous of purchasing them by appraisal. If not it will be necessary that they be removed for sale by public auction.

Yours truly,

R.E. Anderson,
Office of the Custodian.

WEA:HA

Pitt Meadows B.C.,
Dec. 3, 1946

The Custodian's Office,
Dept. of Ling. of State of Canada,
Dear Sir,

EVACUATION SECTION	
Rec'd	DEC 4 1946
File No.	7007
Ans.	William
Delivered	

In answer to your letter of the 27th of November with regard to the items listed there. They were all taken to Henry to the public auction of Japanese possessions and sold. We bought the 6-piece kitchen suite at the auction and the date on our receipt from the auction is Feb. 23, 1945. As the Japanese possessions have all been sold quite some time ago and are no longer in our care.

Yours sincerely,
Mrs. Dick Anderson.

Correct

Sold & credited to
file 1866

Matsuzi Shunyei

9th December, 1946.

Mr. Keizo YAMADA,
Registration No. 14451,
Oak Bluff, Manitoba.

Dear Sir:

We regret having overlooked answering your letters. However in accordance with your request for funds, we are attaching hereto Custodian cheque in the amount of \$500.00 from funds held to your credit here.

According to your file, settlement has been made of all your acknowledged liabilities, with the exception of a claim filed by the Honey Box Company in the amount of \$126.60. Upon hearing from you in connection with this claim, the balance of your funds will be remitted to you if desired.

All saleable chattels that could be found on your property belonging to you, were removed and sold by public auction for the net sum of \$80.09, which sum has been credited to your account here. It was also found that a dinette suite, bedroom suite, arm chair, chesterfield and one chair, and a clock belonging to your son-in-law, Matsuji SHINYEI, were stored on your property. These were also sold by auction for the net sum of \$148.61 and this amount was credited to his account at this office and is available to him upon request.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA
Encl. (cheque)

PACIFIC PACIFIC 9181

PLEASE REFER TO

FILE NO. 5002

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

808 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

Registered Mail

December 18th, 1948.

Mr. Keisei YAMADA,
Reg. No. 14451,
543 St. Ann's Road,
Guthrie, Manitoba.

EVACUATION SECTION	
Rec'd	DEC 29 1948
File No.	5002
App.	
Referred	<i>E. Robertson</i>

sent by mail

Dear Sir:

The shares of the Maple Ridge Co-Operative Produce Exchange have now been redeemed and we enclose herewith Custodian cheque in the sum of \$15.33, representing your proportion of the distribution of the proceeds.

Upon receipt of this cheque kindly forward to us your Maple Ridge Co-Operative Produce Exchange share certificates. In the event, however, that these certificates are not now in your possession, please sign the attached copy of this letter and return it to us in the enclosed stamped and addressed envelope.

Kindly acknowledge receipt of the enclosed cheque which represents the balance of funds standing to your credit in this office.

Yours truly,

E. Robertson

E. Robertson,
Office of the Custodian.

Enc. - Custodian cheque \$15.33
- cc of this letter
- return envelope

SIGNED:

Keisei Yamada
Keisei YAMADA, Reg. #14451

5002

November 6, 1930.

Mr. Keise YAMADA,
21 Kingswood Ave.,
St. Vital, Man.

Dear Sir:

Referring to your letter of September 27th. We
enclose herein cheque in your favour in the sum of \$101.32.
This amount is arrived at on the following basis:

Agreement of Sale	\$1,000.00
Interest - Sept. 27/41 to Dec. 31/42	<u>61.00</u>
	1,061.00
From sale of property	<u>959.68</u>
	<u>\$ 101.32</u>

Yours truly,

F. G. Shears,
Director.

FGB/ON
Encl. cheque.

21 Kingwood Ave,
St. Vital, Man.,
Sept. 27, 1950.

Office of the Custodian
Royal Bank Bldg,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 28 1950
File No.	4218/1-717
Ans.	
Replied	Ked

Dear Sir:

Regarding the sale of ^{part of} my property to Mr. Jiro Kameya, I paid to Mr. E. H. Darrell (Mr. Harris' estate) the sum of one thousand dollars and also the interest for a certain number of years at a certain per. cent. (You will have the exact statement at your office) But I received from Mr. Kameya only \$61.63. Should the government pay any sum in the final settlement now to Mr. Kameya, Will you please forward to me the difference I paid to Mr. Darrell.

Thanking you for immediate attention.

Yours truly,
K. Yamada.

Case
110949

\$101.32

will be withheld from Jiro Kameya's
Real prop award.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 3. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

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

20
Winnipeg, Manitoba,
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF
MISS YAMADA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHENRIACK, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter, (acting
as check Interpreter).

HIRAYAMA SHIGARU, Esq.,

Interpreter.

H.M. LANFORD, Esq.,

Official Reporter.

K. Yamada,
In Chief.
Discussion.

MR. CHERNIACK: I ask leave to amend, my lord.

THE COMMISSIONER: Yes.

MR. CHERNIACK: The total value of the property, \$6800.00.
The sale price, \$2947.00, and the loss \$3853.00.
The chattels, my lord, \$525.00; the sale, \$60.00.
And the loss \$445.00.

THE COMMISSIONER: That is a slight increase.

MR. CHERNIACK: I think it is exactly the same, my lord.
I am just checking for that. I think the gross
10 should be \$550.00, my lord.

THE COMMISSIONER: The gross should be \$550.00 and
that would mean --

MR. CHERNIACK: \$550.00, yes, my lord, which would bring
it to exactly the same as it was.

THE COMMISSIONER: \$475.00.

MR. CHERNIACK: \$470.00, which was the way it was
originally, my lord. There is just a mistake in
the addition.

20

KEIZO YAMADA, the claimant herein, being
first duly sworn, testified through
the interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Witness, I show you two typewritten statements:
Were these prepared in accordance with your
instructions? At Yes.

Q Is this your signature? At Yes.

Q Do you swear the contents to be true to the best
of your knowledge and recollection?

A Yes.

30 Q My lord, I file the real estate statement as

Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. GERRYLACK: And on behalf of my learned friend I
file the S.B.R. appraisal as Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2).

Q Witness, I show you a snapshot: Can you identify
that building?

A: Yes,

Q That lady house.

Q When was the photograph taken?

10 A 1941.

MR. GERRYLACK: I will tender this as Exhibit 3, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. GERRYLACK: My lord, Exhibit 1 sets out that the
claimant purchased some 96 acres of land in 1921
from one Frank Harris at \$156.00 per acre. In this
connection your Lordship will notice that in the
appraisal, Exhibit 2, there are two types of land
described. 12 acres, more or less, and 7
acres more or less. My information is that the
20 12 acres are lowland and the 7 plus acres are
high land, and as the appraiser has shown the high
land is more valuable. Exhibit 1, my lord, points
out that when he purchased the 19 acres -- the
96 acres, my lord, 30 acres were high land and
that was the more valuable. And the balance
or 66 acres were low land, and that the proportion
of low land in the 96 is the same proportion as the
remaining 19 acres which the claimant owned at the
date of evacuation, so that the price for the 19
30 acres was at the same price as the original price

E. Yanda,
In Chief.

for the 96 acres,—at \$156.00, making a total of \$2900.00 as the purchase price for these 19 acres. At the time he purchased it the land was uncleared, and no improvements, and he cleared all the land and cultivated it, estimating the cost at \$150.00 per acre, constructed about 300 feet of tile ditching, and about 4000 feet of cedar covered ditching.

10 In addition he dug two wells. The buildings are quite well described in Exhibit 1, showing the estimated costs of material as well as the labour of himself and his son and giving the total estimated costs of these buildings. All buildings were built in 1940. The house was completed in 1941 and Exhibit 3 is a photograph of that house. So that when the appraiser sets out the ages of the buildings as two and three, three to four and five to six years old, he is very much in error. The appraisal, my lord, sets out that the property is half a mile from Pitt Meadows and the important part here is the location in regard to highways. The property fronts 20 on a highway and Harris Road, and your Lordship will note on the diagram on page 4 of Exhibit 2 that there are these two highways which intersect at the claimant's property except for the fact there is a gasoline station and garage right on the corner.

Q Did you at one time own this corner section where there is now a gasoline station and garage?

THE WITNESS: A: Yes.

Q When did you sell it and how much did you get for it?

30 A About 1935 or 1936 for \$900.00.

5
E. Yanda,
In Chief.

Q Did you at one time own the property on which
the Loughoff Highway is now?

A Yes.

Q Approximately when did you sell it or dispose of it?
and how much were you paid? A: About
a year before I sold the corner lot.

Q About a year or so after. About a year before I sold
the corner lot where the gas station is.

Q How much did you get for it? A: \$750.00.

10 Q Can you tell us approximately what acreage was pur-
chased for that sum of \$750.00?

A I think it was a little over three acres.

Q I think I should point out that this portion about
which we are speaking is the high land section
that is the more valuable section.

THE COMMISSIONER: Yes.

MR. CHERNIACK: I think I should point out that the
evaluator has valued the buildings at \$325.00,
added \$1800.00 for that to the farm and shows a
20 total of \$3000.00 for the farm and buildings. I
should also like to bring to your attention the
final sentence in the comment on the appraisal,
"The 650 foot frontage on the Loughoff Highway
would make nice small homesites to a depth of
277 feet without interfering with the heavier land."
The comment on Exhibit I is, "The buildings were all
built in 1940 with the exception of the house which
was finished in 1941. The appraiser is in error
when he estimates the ages of the buildings. When
30 I was evacuated in April, 1942, all buildings were

L. Tynada,
Esq. Chief.

in very good condition. I agree that the land is suitable for mixed farming." Then he speaks of the location which no doubt is familiar to your Lordship. At this point may I ask my learned friend for the assessed values.

MR. HUNTER: Lot 1, 1942, \$1500.00 for the land, and improvements \$2000.00. Lot 3; I don't seem to have 1942. 1941 is \$900.00 and \$200.00.

10 MR. CHERRIACK: I don't see Lot 3 here. Lot 3 must be the other case. I will tender now, my Lord, as an exhibit the personal chattels statement which has already been identified by the claimant.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. HUNTER: My Lord, the tax bill for 1942 which is marked "paid" says, "Land \$1500.00 and 50% of the improvements, \$1000.00." So I presume the total assessment would be \$3500.00 for the year 1942.

THE COMMISSIONER: That is the way I have it here, \$1500.00 and \$2000.00.

20 MR. CHERRIACK: Would you like the analysis filed?

MR. HUNTER: Yes. Did you file the personal property statement?

MR. CHERRIACK: Yes, just now.

THE SECRETARY: This will be Exhibit 5.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. CHERRIACK: Your Lordship will note in the personal chattels claimed, Exhibit 4, a number of items totalling \$400.00. The analysis shows that that was sold as part of the property.

30 THE COMMISSIONER: Which was sold as part of the property,

the gas pump?

MR. CHERNIACK: Yes, gas pump, piping, disc and plough.

MR. HENDER: Not the disc and plough.

THE COMMISSIONER: Well as the fact of it, that irrigation equipment was excepted.

MR. CHERNIACK: I will go into that. The chattel statement goes on to say, "Additional items sold by Custodian which should include the following:" Then we have specific mention of a one and a one-half horsepower gas engine. And his comments are, "I left the above goods with W.G. Park who was the Reeve of Pitt Meadows and he wrote me that they were taken over by the Custodian. I have never received a list of chattels inventoried by the Custodian." And there is a letter which my learned friend might have, December 9th, 1946, where the Custodian says he sold whatever chattels he could find for \$80.09. That is the credit that is shown. Is that correct?

MR. HENDER: \$108.60, I think.

MR. CHERNIACK: Oh, well it says "net sum". That may be it. In any event, the claimant says he has never received a list of those chattels.

Q Now, witness, there is mentioned here of a gas engine for an irrigation pump for which you are claiming \$75.00. For what purpose was that used?

A It was for irrigation purposes.

Q That would be along with a thousand feet of piping?

A Yes.

Q And was the Bently automatic pressure pump used

along with the same?
different.

As No, that was

Q What was the purpose of that?

A The Beatty Pump was one I formerly used and it was replaced by the other pump just mentioned. I was intending to give the Beatty pump to my father who lived on the adjacent property and I did not. It was still on my property when I left.

Q It was not attached to any part of the land or buildings?

10

As The Beatty pump

was not attached to anything. It was left in the basement.

Q And the gas engine?

THE COMMISSIONER: That is the 6 horsepower gas engine you are referring to now, is it?

MR. CHURCHLACK: Yes, my lord, the 6 horsepower gas engine.

A That was attached to the irrigation pump. The Beatty was an electric pump and an automatic pump, so it did not need an engine.

20 Q These 1000 feet of piping, fittings and sprinklers, were they laid on the ground?

A No, it was not laid on the ground, I just used it when necessary during the season.

Q And the Exhibit 4 sets out that it was in the shed, is that correct?

At Yes.

Q In the shed?

At Yes, they were

left in the shed.

MR. CHURCHLACK: I don't see much point in quarreling

whether this is real or personal property. I

30 just mentioned the fact that the appraiser did not

E. Yamada,
In Chief.

make any mention of those whatever. If it was attached to the land, it should be included in the value of the land in the first part, and I don't see any object in arguing.

THE COMMISSIONER: There is one question. I understand the witness' explanation of this pump or rather the gas engine piping, fittings, and sprinkler, means this: that it was a portable irrigation system and could be carried about and set in use in various parts of the Province?

A Yes, that is so, my lord.

Q All right. Mr. Hunter, I think you are going to have some difficulty in convincing us that that was part of the reality. On the face of it, it looks as though that was the same kind of thing that we all have in our houses and that is a hose with a sprinkler and whatnot else which could be used to water the gardens.

MR. HUNTER: My lord, I will withdraw the contention that it was affixed to the land and was therefore real property.

THE COMMISSIONER: You withdrew it?

MR. HUNTER: Yes.

THE COMMISSIONER: So that means it is unaccounted for by the Custodian, is that it?

MR. HUNTER: Yes, my lord, but I will have a further contention to make in that regard.

MR. CHENEY: My lord, as I have already pointed out, we have not been furnished with an itemised statement of the sale of chattels, and since the witness

H. Yamada,
In Chief.

Discussion; Cross-Ex.

did not recollect the particular items, he has lumped them together with this gas engine which he does specifically mention at \$150.00.

THE COMMISSIONER: You may be in this difficulty with regard to the gas engine that the claimant refused to make any declaration of chattels.

MR. CHERNIACK: Yes, I realize this may be a matter for Mr. Park to help straighten out at the right time.

THE COMMISSIONER: Very good.

10 MR. CHERNIACK: Thank you, my lord.

MR. HUNTER: It is submitted that the real property was sold for its fair market value. It is submitted that the personal property was left in the custody, or control, of some person other than the Custodian appointed by the owner and that accordingly only those goods that came under the custody, control or management of the Custodian are within the terms of reference. It is submitted that those which came within the terms of reference were sold for their fair market value.

20

CROSS-EXAMINATION BY MR. HUNTER:

Q Is that your signature, Mr. Yamada?

A Yes.

Q And the information in this form was information placed there from information furnished by you?

A Yes.

Q Mr. Interpreter, I want this interpreted to him and I want him to say whether that was in accordance with his instructions.

30

A Yes, that is so. Mr. Park had said that he would
look after the goods, so it was not necessary to give
the details at that time.

MR. HUNTER: On the statement of personal property it
says, "I left the above goods with W.G. Park who
was the Reeve of Pitt Meadows and he wrote me that
they were taken over by the Custodian. I had never
received a list of chattels inventoried by the
Custodian."

10 And it says on the J.P. form, Exhibit -- which
I will offer as Exhibit 6 -- "Declarant declined to
list the goods i.e. he is leaving it in the hands
of the lessor."

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

Of the items claimed in Exhibit 4, the personal
property statement, the disc and plough was not
declared and not found. The motor and pump were
found and sold for \$20.00.

THE COMMISSIONER: What is that, the $2\frac{1}{2}$ horsepower gas
engine?

20 MR. HUNTER: I would not think so, my lord, it says
"motor and pump". I would think it would be the
high pressure pump.

THE COMMISSIONER: Wait a minute, we have three?

MR. HUNTER: Yes, my lord, but the appraiser has only
one electric one, that is the Beatty one.

THE COMMISSIONER: That was sold for \$30.00?

MR. HUNTER: \$20.00, if that is the same thing.

THE COMMISSIONER: Is that by tender or by auction?

30 MR. HUNTER: I am pretty sure that was by auction,

K. Yamada,
Counselman.

although I cannot see it here.

MR. CHERNIACK: I was just wondering whether it was sold to the tenant in view of --

MR. HUNTER: I found it last night, but I don't know where. The other things which were found, my lord, were sold at auction for a total of \$108.60.

THE COMMISSIONER: Well, do you know what was sold?

MR. HUNTER: Miscellaneous furniture and other items.

THE COMMISSIONER: Have you any objection to putting in the auction sheets to show what was sold?

MR. HUNTER: No.

MR. CHERNIACK: Could my learned friend estimate or at least provide us with a copy in due course?

MR. HUNTER: I will ask the Custodian to do so.

THE COMMISSIONER: Well the Custodian would have another copy.

MR. HUNTER: I think these copies are made from the originals, my lord.

THE COMMISSIONER: I see.

(AUCTION SHEETS MARKED EXHIBIT NO. 7).

THE COMMISSIONER: I might tell you, Mr. Cherniack, that the Custodian is taking the exhibits from the Secretary's office in Vancouver when the transcript is completed for the purpose of copying exhibits there, so it might be wise to write the Custodian's office and ask him for a copy of Exhibit 7. When he has a copy completed -- it is a big job of copying -- so it may be as well to have your request in now.

MR. CHERNIACK: Yes, that may be the way to do it. The

K. Yamada,
Cross-Exam.
Discussion.

claimant says he has never received it at all.

MR. HUNTER: Q: Mr. Yamada, did you at any time ever furnish the Custodian's Office or the Custodian with a list of your chattels?

A No.

Q I may say, my lord, that the Custodian -- when the Custodian went to remove the chattels to sell them on behalf of the claimant, the claimant's tenant advised him that all these things which were removed and sold were everything that belonged to the claimant on the property.

MR. CHERNIACK: May I ask if that was Mr. Clarke?

MR. HUNTER: I don't see it. It has a memorandum in handwriting made in the Custodian's office, probably, saying, "Tenant says that's all".

MR. CHERNIACK: The item, "Disc and plough" which my learned friend says there is no record of, may have been included in the items, I believe. There is mention of a plough sold for \$6.00, and a two-section harrow.

THE COMMISSIONER: Well, why not bring out from the witness if he had more than one disc and harrow if you are concerned with those items.

MR. CHERNIACK: Q: Witness, did you have one or more discs or harrows?

A Yes. There was one disc and three sets of harrows.

Q Three sets of harrows.

THE COMMISSIONER: Not much help to you there.

MR. CHERNIACK: No. Well, my lord, I don't know how you will want to treat that. The way it stands

now is that the claimant has estimated his total goods at \$150.00. Your Lordship has a record of sales totalling \$108.60.

THE COMMISSIONER: That is right.

MR. CHENYACK: And apparently there was \$20.00 in addition, to which the claimant had not right.

THE COMMISSIONER: Well, under those conditions he is not losing a great deal.

MR. CHENYACK: Well I would not like him to lose anymore than he has to.

THE COMMISSIONER: No further re-examination?
All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

H. M. Langfield

"H. M. LANGFIELD"
Official Reporter.

DEFENCE BRIEF

Keizo YAMADA

File No. 5002

Case No. 846

REAL PROPERTY CLAIMS

1. Real Property - Lot 1 of N. Pt. of Blk. A. of Lots 261 & 266,
Group 1, Map 6401. 20.284 ac.

<u>Claim</u>	<u>Appraised</u>	<u>Assessed</u>	<u>Sold</u>
\$6800	\$4125	\$3900	\$2947

Witness: - Appraiser, T. Godfrey

Submitted that Real Estate sold
for its fair market value.

PERSONAL PROPERTY CLAIMS

2. Claim for miscellaneous chattels.

Claims \$150 for goods sold at auction for \$108.60.

Note that on the auction sheets is
listed a plough which realized \$6.00.
It was revealed at the hearing that
the claimant had 3 sets of harrows
but there is nothing to show that this
was not the plough for which a separate
claim is being made (\$25.00). Custodian
representative at auction was J. Moryson.

3. Claim - \$400.

This amount is unaccounted for by the
Custodian, but the submission is that
it was left in the custody, control etc.
of some person (W.G. Park, Reeve of Pitt
Meadows) other than the Custodian. This
claimant would not give a detailed list
of chattels at evacuation and when the
Custodian reported to the premises and
removed certain chattels to auction, the
tenant said that what had been removed
"is all".

Witness:- Moryson, c/o Maple Ridge Motors, Haney,
B. C. - moved chattels to auction and
attended auction.

Name of Claimant **YAMADA, Reiso**Case **246**

Custodian File

5002

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					2947.	2750.55				2750.55
<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			
125.00	100.00	3.00	86.54%	400.00	347.50		300.10			
TOTAL RECOMMENDATION										3151.05

5002

October 24th, 1950.

Mr. Keizo YAMADA,
Vermont, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 846

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... **\$3,131.03.**

Cheque in your favour is enclosed for **\$2,949.91** and we have paid the Co-Operative Committee .. **\$ 181.12** for legal fees as authorized by you.

Yours truly,

FOS/js
1 encl.

F.G. Shears
Director