

5005

**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 YukioHOME ADDRESS: 2291 Advent Road, Pitt Meadows, B. C.REGISTRATION NUMBER 10687 SEX: M AGE: 21 yrs.OCCUPATION: Milland

(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: Fernridge Lumber Co., Haney, B. C.MARRIED? NoNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lot "A", Block 2, Lot 3 of Lot 12, of Section 36,
North Range one, East Mpa 6328. In the district of New Westminster, B. C.
(2291 Advent Rd., Pitt Meadows, B. C.)

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storeyed 5 roomed wooden frame
dwelling. 2 small shacks. 1 wood shed. 1 spring well.

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

4. TAXES (Amount and where payable) \$9.00 per year at Pitt Meadows Municipal Hall.
1941 paid up.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Family of 5--YAMADA

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.

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

9. IF FARM LAND STATE CROPS SOWN: Strawberries, 3 plum trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 2291 Advent Road, Pitt Meadows, B. C. 5 roomed
2 story storeyed wooden frame dwelling.

2. LANDLORD'S NAME AND ADDRESS: Himself.

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: Strawberries, 3 plum trees.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

At 2291 Advent Rd. Pitt Meadows,: 1 kitchen stove, 1 heater stove, 8 chairs,
1 sofa 3 cabinets, 2 tables, 3 beds, plates
and kitchen utensils, 1 axe, 1 hoe, 2 potatoe
diggers, 2 buck saws, 2 shovels, 3 spades,
1 cross cut saw, 1 wedge and hammer, 1 bicycle,
1 matic, 1 wheel barrow, 1 cord wood.

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

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS Bank of Montreal, Haney. Few dollars (2 or 3) #6997
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

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

REMARKS:

Goods as listed will be locked in house & Key given to custodian upon evacuation

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.

Wm McMur

Witness

(Signature)

Y. Yamada

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Sept. 20/42

File No.

5005

11 Name

YAMADA

(Surname in Block Letters)

Yukio

Registration No.

10687

Male - Female
(check)

Age

Feb. 6, 1921

Former Address

Pitt Meadows, B.C.

Date Evacuated

Apr. 16/42

Naturalized - Canadian-Born - National
(check)

Present Address

Lot 3 Chevrier Blvd
Fort Garry, Man. 28/11/47

Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother

(YOSHIDA) Shika

Name of Father

Yasujiro #14188

Names of Children under 16

(None)

Requested by

EJP

Registered with Custodian

(Yes or No)

Additional Information

Millard

REAL PROPERTY SUMMARY

JAPANESE NAME: Yukio YAMADA Reg. No. 10687 File No. 5005

CATALOGUE NO: First Offer, Director, Veterans' Land Act

PROPERTY ADDRESS: 2291 Advent Road, Pitt Meadows, B. C.

LEGAL DESCRIPTION: Lot "A", Block 2 of Lot 3 of Lot 12, Section 36, Block 6 North, Range 1 East, Map 6328, Municipality of Pitt Meadows, in the District of New Westminster.

TITLE: In name of Yukio Yamada. Certificate of Title No. 146413-E.

ENCUMBRANCES: Registered: Filing 24874, vesting in the Custodian, filed 3rd November 1942.
Unregistered: No indication of any.

ASSESSED VALUE: 1943
Land \$300.00
Improvements 600.00 - \$900.00 Taxes \$9.45

CLASSIFICATION: Property consists of two acres, of which 1/4 acre was in strawberry crop at date of inspection, 16th May 1942, premises not occupied at that date. On the land was a 1 1/2 storey frame house, 18 x 22 ft. with shingle roof, containing five rooms, in fair condition, a lean-to woodshed and a toolhouse. House boarded up.

HISTORY OF ADMINISTRATION: On 14th April 1942, Mr. Yamada advised the Custodian that he had rented the property to Fred D. Ming for the yearly tax of \$9.00 plus \$2.50 per month to be paid on an electric light contract. This information was confirmed by Fred D. Ming, by letter of same date, and also on 21st April 1942. On 25th September 1942, Mr. Ming made application to rent the property from 1st September 1942 to 31st August 1943, on the understanding that he would line the house, build a brick chimney, pay taxes and lighting, the whole representing a rental of approximately \$86.48. The Custodian granted a lease dated 11th December 1942 on these terms, and a memo on file, dated 27th January 1943, states that Ming exhibited to the Custodian, receipted bills for materials used in house improvements amounting to \$118.28. Other conditions of the lease were observed by the lessee. No cash rental revenue is to be credited to Yukio YAMADA.

SOLD: To: The Director, The Veterans' Land Act for \$413.00 as at 1st January 1943.
Approved by the Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Yukio Yamada, Sale price of property \$413.00, less Certificate of Encumbrance \$1.00, Registration fee \$3.00, Legal fee \$15.00, Total \$19.00. Net amount released \$394.00

TITLE: Included in Certificate of Title 166112-E and payment of consideration to Certificate included in cheque dated 12th January 1944.

OLD TITLE:

Certificate of Title No. 146413-E in owner's possession.
No record on file of request for same.

NOTE:

Mr. Yamada protested above sale by letter 15th August 1944, opposing any sale and stating that by this sale, the Custodian had not kept his trust, by holding it for his return. He also stated that he is a Canadian and wished to be treated as such, not like an enemy alien.

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

April 30th, 1947.


Ian Macpherson.

IM:ic

FIRE INSURANCE SUMMARY

2291 Advent Road, Fifth Meadows, B.C.
Yukio YAMADA Reg. No. 19447 File No. 3005

Yukio YAMADA carried no insurance on these premises. He was asked on 15th April 1943 if he wished insurance placed, and again on 7th June 1943. No instructions as to this were received from him. *None placed.*

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

J. H. [Signature]

DATED April 30th, 1947.

IM:ic

LIABILITY SUMMARY

File No. 5005

13th December, 1946.

Re: Yukio YAMADA - Reg. No. 10687

The above Japanese when registering with this office, declared he had no liabilities.

The only liability that appears on his file is a B.C. Electric Light Contract with an outstanding balance of \$68.31, payable monthly on the electric light account. These payments were made by the tenant on the property as they became due and have now been fully paid up.

This file reveals no other liabilities.

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

WBA:BA

W. L. ...

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 5005

MUNICIPALITY: Pitt Meadows.

Date: May 18th, 1942

NAME: YAMADA. Yukio,

REGISTRATION NO. 10687.

ADDRESS: 8291 Advent Road, Pitt Meadows, B.C.

PROPERTY:

ACREAGE: 2.

KIND OF CROPS: Strawberries.

APPROXIMATE ACREAGE OF EACH: $\frac{3}{4}$ ($\frac{1}{4}$)

HOUSE: VACANT: Yes. OCCUPIED

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

SIZE: 22 x 18. NO. OF ROOMS 5.

CONDITION: Fair.

OTHER BUILDINGS: Lean to Woodshed. . Toolhouse.

NAME OF LESSEE OR RENTOR: ~~Name~~. (F.D. King)

TERMS:

WATER: "Well" ON: OFF:
LIGHT: ON: OFF: Yes.

REMARKS: Boarded up.

INVENTORY OF CHATTELS LEFT ON PROPERTY
Stored in the house.

Buddasan.

Wash stand.

8 Kitchen chairs.

Heater.

Kitchen stove.

Kitchen cabinet.

Up Stairs.

2 Wooden boxes, (Contents unknown)

Bdl. Garden tools.

Signed:

I. U. Bardwell.

Extract from Lease No. 38.

File No. 5005.

Lessor: Yukio YAMADA.

Lessee: Frederick D. MING.

Date: 11th December, 1942.

Term: 1 year from 1st Sept. 1942 to 31st August, 1943.

Consideration: \$75.00 payable 1st August, 1943. Taxes.

Property:

Land: Lot "A", Block 2 of Lot 3 of Lot 12 of Section 36, Block 6,
N.R. 1 E, Map 6328 (2291 Advent Road), Municipality of Pitt
Meadows.

Buildings: Included.

Chattels: Not included.

Lease handed to S.S.B. 22/7/43.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

APR 25 1942

Pitt Meadows B.C.

April 14/42

Post Office Secretary of State

Custodian

Japanese Evacuee Section.

Dear Sir:-

I her by wish to make
application for the rental of the
Property of Mr Yukio
Yamada. Situated on the
Advent Road in the
Municipality of Pitt Meadows
B. C.

Which property contains
2 rows and 5 Room un-
finished house and out house
he having a Chan Title to
same.

Terms to be as he has
stated.

Payment of Taxes which are
approximately \$9.00 per year
and.

B.C. Electric Light Contract
which is \$250. per month.

Mr Richardson of your
office for information on file
Regarding this transaction.

as I. with Mr Yukin
Yoneda. interviewed Mr.
Richardson. This a.m.
Tuesday April 14th.

Hoping you will give
this your immediate attention
and that I will hear from you
soon.

I remain
Yours truly
Fred S. Maing
Harris Rd.
Pitt Meadows.

B.C.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

RECEIVED
APR 22 1942

Pett Meadows B.C.

Apr 21st 1942

Director of the Secretary of State.
Office of the Custodian.
Panama B.C.

Dear Sir:

In reply to your letter of the
17th Inst. I wish to confirm
the terms made by Mr. Yashio
Yomada to me for the rental
of his property:

Said terms are as follows.
Taxes on property which are
approximately Nine Dollars
(\$9.00) per year plus

B. C. Electric Light Contract
of Two Dollars Fifty Cents
(\$2.50) per month, payable
by the month.

In regard to Mr. Yashio
Yomada's Police Registration
number as you asked for.

II

I am sorry to say I have
been unable to get this for you.

I have been informed that
some would come from the
R. C. M. Police at Vancouver.

Hoping you find the
confirmation of terms to your
satisfaction and that I hear
favourably from you.

I remain
Yours truly

Hubert D. Ming
Harris Rd
Kitt Meadows.

15 Apr 1948

S.M. Cherniack

File No. 5005

Name: Tokio YAMADA

Reg. No. 10687

Address: 2291 Advent Road, Pitt Meadows

INVENTORY OF CHATTELS LEFT ON PROPERTYIn the house downstairs

2 kitchen chairs
1 door mat (rubber)
1 kitchen cabinet
1 wash stand
2 1 gal wine jugs
1 lge candy jar
2 metal towel racks
2 window blinds

In the house upstairs

1 sml settee
1 sml bench
1 lge shrine cabinet (empty)
2 sml tables (hm)
1 foot stool (hm)
3 Jap boxes (hm 1 tied up)
1 box (cont. 2 1 pt sealers,
and 1 jar)
1 sml wall cabinet (hm)
3 shallow boxes (tied up)
1 box (cont. 1 5 gal. stone crock)
and 1 2 gal. stone crock.
1 lge bdl of Jap papers (tied up)
1 lge box (cont misc books, magazines)
1 roll tar paper (tied up)
1 4 paned window (loose)
1 box (cont. 3 lge platters)
1 desk lamp (hm)
1 box containing:
Glass flower vase
1 Jap plane
1 sml carton bottle caps
1 bottle capper
1 Fly-Tox sprayer
1 flour sifter

1 desk lamp (glass)
1 tin tray
1 wooden tray
sm1 box cont. Ewas decorations
misc articles

1 mattress (tied up)
1 box marked dishes tied up
1 screen door (loose)

In the house downstairs (continued)

3 curtain rods
1 good heater
1 baseball bat
1 sm1 box nailed up
1 ctn containing:
wall scale
1 tin containing #2 tar paper
tacks
1 bicycle generator
1 hand sickle
1 trowel
1 lge wrench
1 desk lamp
1 kalsomine brush
1 file
1 water tap
2 sm1 paint brushes
1 chisel, misc articles
3 sm1 tables (hm)
1 broom
1 4 gal. stone crock
1 water pail
1 pump pulley
3 burlap sacks
1 cook stove 2 lid lifters
2 straw hats
3 extension cords and 4 globes
1 bench

October 28, 1942

File No. 5005
Name: Yukio YAMADA
Reg No. 10687

Inventory of chattels continuedIn the packing shed

2 tables (hm)
1 bdl shingles
1 water pail
4 3' lengths of $\frac{1}{2}$ " pipe
1 garden trowel
1 box (cont. 1-1 qt sealer
and 16 misc btles)
2 cupboards (loose H.M) containing:
1 aluminum pot
1 mixing bowl
1 wooden pail
1 h.m. cobbler
1 clothes dryer
1 bench

In the bath house (boarded)

1 wheelbarrow
1 bedsteads
1 bamboo rake
5 Jap tubs
1 water pail
6 lge biscuit tins
3 bent shovels
2 potato forks
5' $\frac{1}{2}$ " galv pipe
1 bucksaw
1 enam. wash tub
1 wet mop
1 baseball bat
4' $\frac{1}{2}$ " pipe (rusty)
2 Jap boxes (h.m.)
1 spade

In toilet house

5 kitchen chairs
1 arm chair
1 bicycle innertube
8 lengths stove pipe and 1 elbow
2 bicycle tires
22 berry trays
5 berry crates

This represents all my chattels remaining in any protected area of British Columbia, and articles informed missing was all in the bath house at the time of departing.

DATE: Nov. 16 1942

SIGNED

"Yukio Yamada"

Please sign and return one copy to the Custodian.

I hereby certify that the foregoing words (2 pages) are a true copy of the original whereof they purport to be a copy.

June 3rd 1948Mr. M. Sealy

5005.

sent to Coffey
% R. H. C. Ab

Department of the Secretary of State
Office of the Custodian
Shan Lu:-

Adm. Staff. Honolulu

Nov. 15, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 15 1942

Received your letter ~~quite some~~
time ago. but I was very busy with
the topping of hats and was unable to
answer answer.

I have being informed that following articles
are missing. 1 bed, 1 axe, 1 hoe, 1 bush saw, 1
iron cut saw, 1 spade, 1 wedge, 1 hammer, 1 mattock.

These articles were left in the bath house
and ~~the door~~ ^{the} door was nail up. I have
not brought with me any such articles
and I have never disposed them. Therefore
maybe someone ~~still~~ ^{still} stole them.
Maybe be you should see Mr. King
of Little Peadow cause I have rented
the house to him. he may know what
happen to them. Because in the
toilet we had nothing there but.

but your field man reports that articles
were in the toilet house.

I would like to know if Mr. Knight
made in laws are now occupying the
house. & ~~etc~~ etc.

Sorry for such delay in answering
you letter before.

P.S.

We never had
any berry crate at all.
See Mr. King about
them and the missing
articles.

Yours. Truly.
G. Zornada.

Thank.

Pitt Meadows, B.C.

Dec 12/42

The Custodians Office
Dept of the Secretary of State

Dear Sir

RECEIVED
OFFICE OF THE SECRETARY OF STATE
JAN 11 1943
In regard to your letter of
Nov 25th. File No 5005
Re Yukio Yamada.

I wish to inform you that
I have located the following.

3 Iron Chisels. 1 Small Axe.

1 Large Axe. 1 Hal.

2 Bucksaurs. 1 - 7ft Cross

Cut Saw. 3 spades.

1 Wedge 1 Hammer.

1 Mattock or grub Hal.

I am sorry I have neglected to
do this for you. But
hope you find this OK.
Yours truly.

Fred. D. Ming
Pitt Meadows.

5005

December 25th, 1942.

Mr. Yukio YAMADA,
Reg. No. 10687,
C/o E and H. Erb,
Oak Bluff, Manitoba.

Dear Sir:

Further to our letter dated November 23rd, we have recently communicated with Mr. Fred D. Ming, present tenant on your property, inquiring whether the articles you listed in your communication dated November 16th may be found.

We must advise that Mr. Ming has confirmed having all the items in his possession. We are, therefore, assuming that this now meets with your approval and that our inventory dated October 28th together with these chattels now represents all your belongings left in the protected area.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

File No. 5005

January 27th, 1943.

MEMORANDUM FOR FILE

Re: Yukio YAMADA

Mr. Frederick G. Ming, the tenant on the above Japanese property at Pitt Meadows, called at this office bringing with him receipts for materials purchased for the improvement of the dwelling house on this property.

Mr. Ming had an agreement with the subject Japanese to look after this property for the payment of the electric light contract and the yearly taxes but as there was no actual lease in effect, entered into an agreement with this office through the Soldier Settlement of Canada to rent the property for the coming year for payment of taxes and electric light contract and also to do approximately \$75.00 worth of work on this house. He has brought in receipted bills for materials amounting to \$115.23 which is far in excess of his agreement and is not including his own labor which would run approximately between \$100.00 and \$125.00.

TEA/EM

Whitman

5005

15th April, 1943.

Mr. Yukio YAMADA,
Registration No. 10687,
c/o E. and H. Erb,
Oak Bluff, MANITOBA.

Dear Sir:-

Re: Fire Insurance

When arranging to lease your property described as Lot "A", Block 2 of Lot 3 of Lot 12 of Section 36, Block 6 North, Range 1 East, being 2291 Advent Road, in the Municipality of Pitt Meadows, you apparently made no arrangement with Mr. King, the Lessee, in connection with carrying fire insurance on the buildings.

I wish to be advised if you want fire insurance placed and if so, for how much on each building.

I believe there is only an amount of \$1.92 standing to your credit in this office now, so it would be necessary for you to be able to remit the premium for the fire insurance. What it will cost you, I do not know, until we are advised as to the amount you wish to carry, following which I will be able to get the rate and advise you as to the cost.

Kindly let me hear from you in regard to this matter by return mail.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

EVACUATION SECTION

Rec'd JUN 5 1943

File No.

Ans.

Referred

Gibson

June 1, 1943

Oak Bluff.

Dear Sir.

Referring to your letter of the
15th of April. file no. 5005

I would like to know how much
I ^{perman} would have to pay for thousand dollar
policy. You would like to know full
particulars.

As you know I rented my house
to Mr. Ming of Pitt Meadows
for \$2.50 a month light bill & taxes.

I think the light contract with
the B.C. electric company should be paid
up now so. I was thinking maybe
I could get a little more rent from Mr.
Ming to cover increase. if I insured
my property.

I wonder if you can suggest some
way or other. for we in Nanaimo.
sugar bush contract are having pretty tight
right now.

I figured that if the light contract
is paid up. that means that

The thing does not have to pay \$750.
but only for what amount he uses.
and taxes per year is only about ten
dollars. which is pretty cheap rental for you.
Therefore if I charged him a little more rent.
maybe I could insure the house.

If you can ^{suggest} ~~suggest~~ something please
let me know. and also about the ^{permission} ~~to make~~
Hopeing to hear from you soon.
so that I can make up my mind.

Yours truly
Guthrie Gornada

5005

June 7th, 1943.

Mr. Yukio YAMADA,
Registration No. 10687,
c/o E. and H. Erb,
Oak Bluff, Man.

Dear Sir:

Re: Fire Insurance.

I wish to acknowledge yours of June 1st asking about the fire insurance rate that would apply to cover your property located at 2291 Advent Road in the Municipality of Pitt Meadows and also suggesting to us that in order to meet the cost of fire insurance, the rent on your property should be raised.

First as to the Fire Insurance Rate -- if your dwelling is of ordinary frame construction with a brick chimney, the rate would be \$20.00 per thousand for three years.

I discussed the matter of rent with our Fara Department this morning and also checked over your file. It appears that you made your own arrangement with Mr. King which included leasing your property to him and in return he was to do certain repairs up to an approximate cost of \$75.00, pay the taxes and the B. C. Electric Contract. I understand he has carried out his end of the contract and instead of only spending \$75.00 has made repairs to your dwelling, the bill of material alone amounting to \$118.28, adding his labour to that of at least \$100.00 means that he has actually spent \$218.28 in repairing your dwelling instead of the \$75.00 that he agreed upon in the first place.

From the foregoing it would hardly seem fair to ask Mr. King to consider increasing the amount of rental payable to you.

Should you wish fire insurance placed, kindly advise how much you wish carried and remit sufficient money to take care of the premium and we will look after the details of placing the coverage for you.

Yours truly,

S. W. Gibson,
Insurance Department.

SSG:AI.



SOLDIER SETTLEMENT OF CANADA

YOUR FILE NUMBER 5005

PLEASE QUOTE FILE JL 456

EV C
Rec'd SEP 14 1943
File No.
Ans.
Referred Good

518 Rogers Building,
VANCOUVER, B. C.,
September 13, 1943.

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

Re: Y. Yamada

Mr. F. D. Ming, Lessee of the above property, is contesting statement of rent and has in his possession a letter from your office indicating that the cost of improvements he has effected on the property will be offset against the rental. The same more than covers the amount shown as still unpaid, under the lease, and I believe it has been agreed by your office that the same will be taken into consideration when arrangements are made for the further operation of the holding next year.

Handwritten: #118 38

Will you please confirm in order that we may adjust our records accordingly.

I. T. Barnet
District Superintendent
Per - *[Signature]*

JK:MN

V.L.A. written to 14 Sept. (copy in file)

September 14th, 1943

Director, Veterans' Land Act,
518 Rogers Building,
Vancouver, B. C.

Attention: Mr. J. E. Horton

Dear Sir:

File 5095, YAMADA, Tokio

Re: Lease Number 38, Municipality of Pitt
Meadows to Frederick D. Ming.

Our Lease Assignment shows balance owing by
Mr. Ming to be \$75.00. It was agreed that in lieu of this
amount being paid in cash certain work was to be done on
improving the house. We have on file here receipted material
bills for \$118.38 paid by Mr. Ming in addition to labour
expended by him. The balance owing shown on the Lease Assign-
ment should, therefore, read Nil. Will you please correct
your copies.

Yours very truly,


H. Good
Comptroller

BG:BR

Dept. of Secretary of State
Office of Custodian

5005

Cal. Bluff. Pp.
Oct. 18 1943
EVACUATION SECTION
Rec'd OCT 19 1943
File No. 2221
A.S. 12
Referred [Signature]

Dear Sir

Referring to your letter of Oct. 7. which I received to-day. File no. 2221, stating that there is a claim of \$08.31 (Eighty-eight dollars and thirty one cents.) charged against Yarnjua Yomada.

I believe there must be some mistake. This claim lodged by the B.C. Electric Railway Co. Ltd. is evidently of a contract we made with them when we installed electric lights on my house on Yelverton Road, Pitt Meadows B.C.

The contract was called for, monthly payment of \$2.48 (Two dollars and forty-eight cents) for I think it was 3 years.

This length of time I am not very certain cause I can't find the contract paper, must have mislaid it some place when we were leaving B.C. . . . May be you could get me a duplicate copy of same.

Just before we evacuated from B.C. I made arrangement with Mr. F. H. King of Pitt Meadows. that I would lease my house & property. It was agreed that Mr. King would undertake the paying

of the B.C. Electric Railway. Bill of \$2.50
monthly and taxes for the same property.

It was also understood that he would
undertake these taxes and pay the B.C.E.R.
Bill & taxes & in turn I would lease
him my house without any monthly
rent charges. And any improvement on
the house must be done by Mr. Ming
at his own cost.

Therefore if Mr. Ming has carried out
his part of the bargain there should be
no such claim by B.C.E.R. Company.

This balance of B.C.E.R. Co. Bill should
now be all paid up by now.

As I said before that Mr. Ming was
to pay the B.C.E.R. Co. on monthly payment
of two dollar & fifty-eight cents \$2.58. for
which in turn he would get so many
watt of electric without further paying.
that if he doesn't use more than the amount
allowed.

Please make complete check over and
let me know. Cause I always thought
that this bill was paid by now.

I made the following arrangement at your
Office of Custodian in Vancouver.

That he would pay B.C.E.R. Co. balance
of Contract Bill & also taxes on my ^{property}
and if any improvement is made it must
be done by Mr. Ming at his own cost.
I turn. I would lease my property & house.

to him and no monthly payment
charges. But rent-free
and this was agreed.

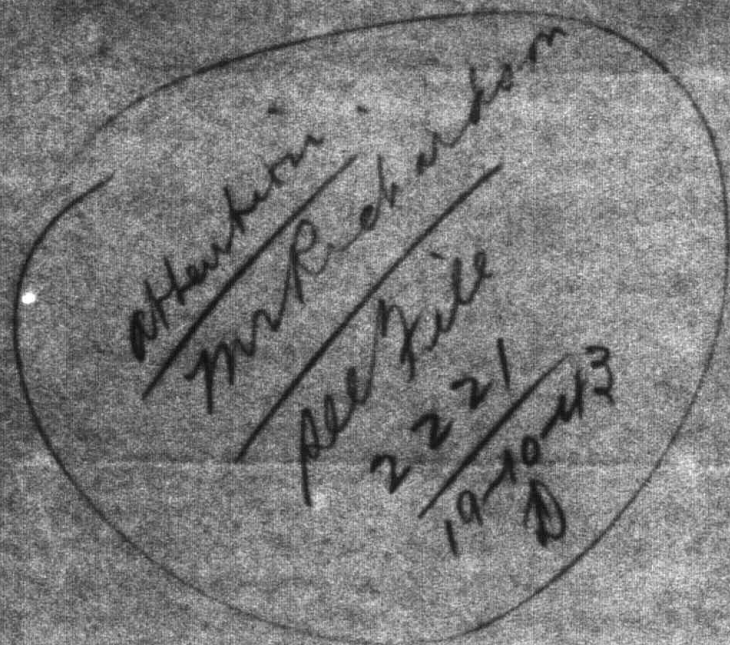
Please make complete check & let
me know at your earliest convenience

P.S.

This contract was made
by my father with the
C. C. Electric Railway Co.
on my behalf. Because
I was out working at
that time and was not
home.

Yours truly,

Julius Gamado.
Registration No. 10637.



File No.

5005

Name

YAMADA, Yukio

Address

2291 Advent Rd., P. O. Box 96,
Pitt Meadows

Amount

\$2.92

Reg. No.

10687

Refund of 1% Wage deductions for first six months
of 1941 from Provincial Collector Vancouver.

6

BC-592-P
BC-2673-B

BC/592-P
BC/2673-B

Page 1

S.S. Form No. 41
(Sheet 1)

Farm Appraisal Report

File No. JL 456

Land Description Lot "A", Bk. 2, of Lot 3 of Lot 12, Sec. 36, Twp. 632B.

House No. 2291 Advent Rd.

Containing

2

Acres

Owner's Name YAMADA, Yukio

Post Office Address

Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows, B.C.

Distance 1 mile

Market Town New Westminster

Distance 12 miles

Church (give denomination) Pitt Meadows, Protestant

Distance 1 mile

Nearest School Pitt Meadows

Distance 1 mile

State how property was identified: Map location and corner post.

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

Has direct access to Advent Road.

Is this district a good one? Fair.

Employment opportunity Fair, 2 sawmills, mill yard, post plant.

Predominating Nationality and religion: Mixed.

Describe Fencing and its condition: Fenced on north only.

Value \$

Water supply: From shallow well.

Value \$

Electricity:- Power available, light installed.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 24	frame	1 1/2	shgl.	15	conc. blocks	fair	550.00
Shed	12 x 16	fr. & posts	1	patent	15	wood	poor	30.00
BARN	X							
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 580.00

Total Value Buildings add to farm

\$ 350.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

Describe the basement and chimneys: No basement, chimney - stove pipe.

No. rooms downstairs? 2 Upstairs? 2 How finished Wood.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Adjacent to bush.

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
.69	level <i>.69 acres</i>	sandy lm. 12"-18"	gravelly	mixed	75.00	51.75
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
1.31	level <i>1.31 acres</i>	sd. lm. 12"-18"	gravelly	clearing, stumping, breaking	175.00 to 200.00	15.00 19.65
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. BILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 71.40

Total added by buildings to value of farm \$350.00

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

Total value of farm \$421.40

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

Property vacant. Land is in fair condition but appears to be lacking in fertility.

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

Not suitable for agriculture.

Noxious weeds: No serious weed condition.

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

Fitt Meadows Municipality.

Ass'd. Improvements \$600.00
Land 300.00
\$900.00 - Taxes, 1942 - \$9.45

Date: July 6th, 1942.

Place: New Westminister, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 3rd day of July, 1942.

Inspector's Signature

"D. DODDING"

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

BC/2675-B
Farm Appraisal Report

(Sheet 2)

Remarks: This is a small holding of little or no agricultural value, it appears to have been the home of an industrial worker.

The house is small and only a fair structure, it is poorly finished and generally speaking is little more than a shack.

Land area is limited and the soil is light and sandy.

"D. DODDING"

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

Farm Appraisal Report

(Sheet 2)

Remarks: This is a small holding of little or no agricultural value, it appears to have been the home of an industrial worker.

The house is small and only a fair structure, it is poorly finished and generally speaking is little more than a shack.

Land area is limited and the soil is light and sandy.

(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.

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

Strawberries and garden - .69 aca.

3

Bush

- 1.31 -

3

2.00 冊

3

S

3

\$

\$

3

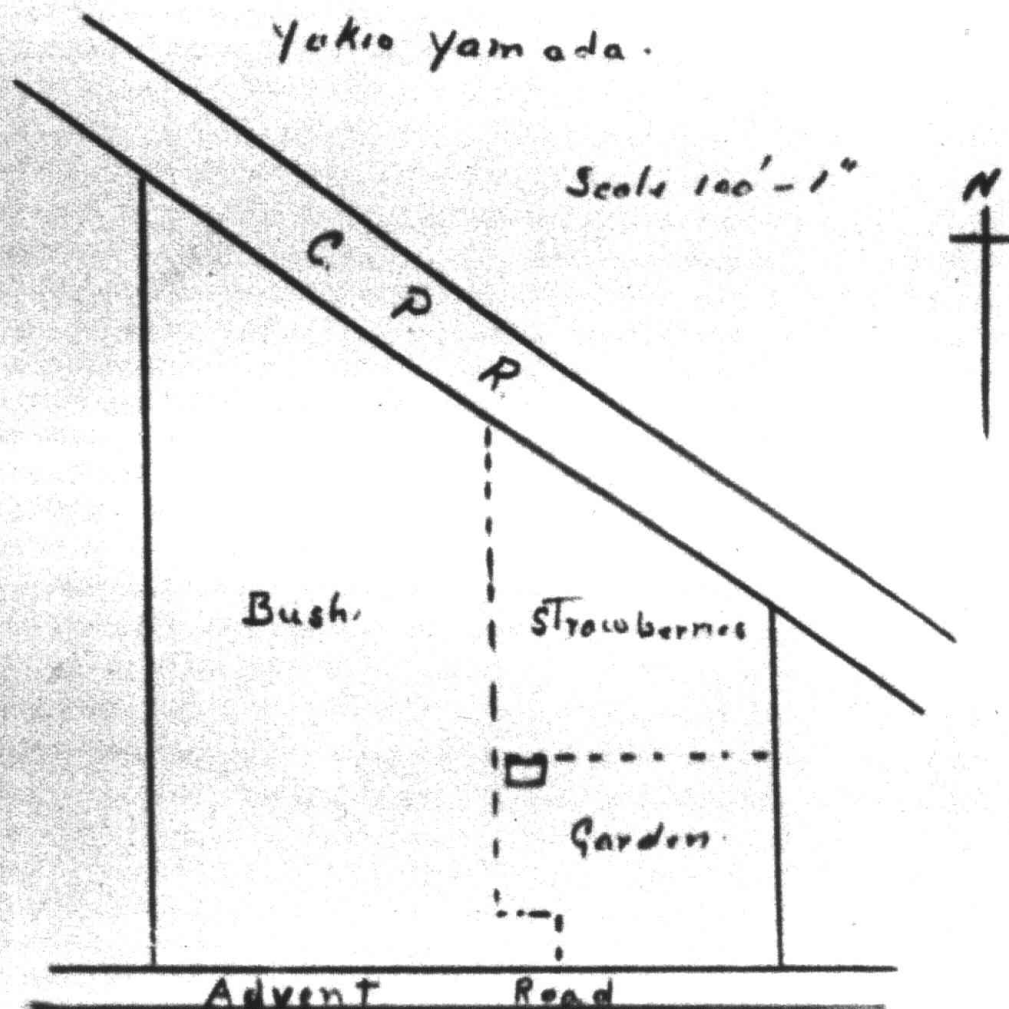
3

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Lot "A" Blk 2 of Lot 3 of Lot 12
Sec 36 Blk 6 Map 6325 - 2nd
Yukio Yamada.



Following careful review of this appraisal report, it is my opinion that the present
value is \$ 400.00

Date 6th July. 1942.

"I.T. BARNETT"
District Superintendent.

Canada

J.L. No. 454

RP
4

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 5015

Reg. No. 10647

506 Royal Bank Building,
Vancouver, B. C.

APR 14 1944

Mr. Yukio YAMADA,
Oak Bluff, Manitoba.

Dear Sir:

Re: 2291 Advent Road, Pitt Meadows.
Lot "A" Block 2 of Lot 3 of Lot 12 of Section 36, Block
6 North, Range 1 East, Map 6328, District of New West-
minster, C. of B. 50409.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 413.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 413.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	\$ 3.00
Encumbrance—Principal	
—Interest	\$ 3.00
Net proceeds of sale	\$ 410.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1943

	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1 Balance brought forward (15 wage refund)	\$	\$ 2.92	\$ 2.92 Cr.
Credit re Sale of Property		410.00	
Land Registry Office C. of E.	<u>1.00</u> \$ 1.00	<u>412.92</u>	

\$411.92 Cr.

Complaint letter
what happened to Chapter on property?
Department of Secretary of
Affairs of the Custodian

EVACUATION SECTION
REC'D AUG 21 1944
FILE NO. 5005
RECEIVED

Aug. 13, 1944

Dear Sir:-

Referring to your letter of April 15, 1944
T.L. no. 456, File no 5005. Stating that you have
sold my property at 2291 Admont Road, Pitt
Meadows, B.C.

It has been quite some time since I received
your letter, but just the same, I am writing
you this protest.

I have written you before when you asked
me if I wanted to sell my place but you
I have written you back and told you ^{difficult} that
I had no intention of selling at anytime.

When we were evacuated from the ~~prohibited~~ area
I handed my property to the custodian, in
trust, saying that they would hold it for safe-
keeping until we were able to return to our
homes again after the war.

But in stead of keeping your trust the
custodian have sold my property for nearly four
hundred and ten dollars which is far less than
the actual value of my property and further-
more selling the same without the consent
of the owner. I think the custodian is
unworthy of the trust which was left in
your hands. What do the custodian think we
are?

I think that selling my property is unjust
and digression of Canadian fair play, which you
have talked so much of.

I am saying again that I don't want my
property sold for such a price. In fact I don't
consider it sold, as a Canadian and wish to
be that as some not like an enemy nation.
Further more I would like to know what
become of the thing I left behind at home
when we left the coast?

Yours truly
J. Canada

5005

August 28, 1944.

Mr. Yukio YAMADA,
Registration No. 10687,
Oak Bluff, Manitoba.

Dear Sir:

We are in receipt of your letter of August 13,
1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property is a matter which will give you personal concern. However, the sale of properties to the Director, The Veterans' Land Act, was carried out as part of a policy of liquidation outlined by the Canadian Government and the prices obtained were on the basis of appraised valuations.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record, but we can only advise you that the sale has been completed and that we are not in a position to consider any alternative in regard to this matter.

With reference to your enquiry about the chattels left on the property, these are not sold yet but it is likely a public auction of these goods will be held in the near future in accordance with the policy of liquidation adhered to by this office.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

EVACUATION SECTION	
Rec'd	JUL 27 1945
File No.	5005
Ans.	W.D.S.
Referred	Jarm

ad Cliff. Mon.
July 23, 1945.

Office of the Custodian
Dear Sir:-

It has been quite a while now since ~~at~~ the sale of my property in Piatt Meadows B.C. and I have been wondering what become of the chattels that was left there. Were the chattels sold? or otherwise kept in storage.

Will you kindly let me know what become of them, my file no is 5005.

Yours truly
J. Yamada.

5005

August 1, 1945.

Mr. Yukio YAMADA,
Registration No. 10687,
Oak Bluff, Manitoba.

Dear Sir:

In reply to your letter of July 23, 1945, please be advised that your chattels have not as yet been sold but will be very soon as we are attempting to complete liquidation before the end of this summer.

All articles saleable will be sold except those of a very personal nature or pertaining to religion. You will be fully advised at the time.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/HMS

Oak Bluff Man.

June 18/1946

Department of the Forestry of State
Office of the Custodian

Dear Sir:-

EVACUATION SECTION	
Rec'd	JUN 21 1946
File No.	5005
Ans.	
Referred	As per

Coming to the fact that I am in financial difficulty, I am requesting you to send to me my balance in your account. The money which has been credited to me from the sale of my property. Asking you to send the money to Oak Bluff Man.

You would like to inquire about the things which were left on the property if they are sold or not.

If the china ware such as dishes Japanese missing bowl, etc. in the line of china are not yet sold I would like you to send them to me, also to some address.

Hoping that you will look in this matter at your earliest convenience.

My file no. is. # 5005

My Reg. no. is. # 10687.

Q.S. dishes are packed in some made boxes.

Yours truly
Yukio Yamada

Oak Bluff, Man.,

June 18, 1946.

The Custodians Office.

506 Royal Bank Bldg.

Hastings St., Van., B.C.

Dear Sir:-

EVACUATION SECTION	
Rec'd	JUN 22 1946
File No.	5005
Referred	Anderson

out to you

I have written several times before about my property in Pitt Meadows, B.C. and have not yet received an answer. Will you please check over and let me know in clear statement of the price of the sale of furniture that was in the house. From the last letter received from you, I understand I have a certain sum coming to me. Will you please forward me the sum also and the statement of how the various goods were sold. Hoping to hear from you soon. Yours Truly,
K. Yamada.

MEMORANDUM

File No. 5005

24th July, 1947.

TO: W.E. Anderson

Re: Yukio YAMADA - Reg. No. 10687
2291 Advent Road, Pitt Meadows

On the 17th October, 1946, we wrote to Mr. D.A. Patterson of Haney, asking him to pick up chattels left in the care of F.D. Ming 124 Harris Road, for sale by auction, but nothing further appears to have been done in this connection.

The following is a list of his chattels left at 2291 Advent Road:-

2 kitchen chairs	1 Heater (good)
1 door mat	1 Baseball bat
1 kitchen cabinet	Cook stove
1 Wash stand	Garden tools
2 - 1 gal. Wine jugs	
1 lge candy jar	
2 Metal towel racks	
2 Window blinds	
1 sal. settee	
1 sal. bench	
1 lge. shrine cabinet (empty)	
2 sal. tables	
1 Footstool	
lge. No. of boxes containing Misc. crookery, papers etc.	
1 sal. wall cabinet	
1 desk lamp	
1 Mattress	
1 Screen door	
2 tables	
Bdl. shingles	
Water pail	
4 - 3' lengths of $\frac{1}{2}$ " pipe	
1 garden trowel	
2 Cupboards	
1 cooler	
1 Clothes dryer	
1 bench	

HA

January 23rd, 1948

Mr. W. E. Anderson,
R. R. 1,
Honey, B. C.

Dear Bill:

Re: Yukio YAMADA, Reg. # 10687

In October, 1942 there was an inventory taken of the chattels left by the above. This inventory was signed for as taken over by Fred D. Wing, and witnessed by J. Moryson.

On 24th June, 1946 you wrote to Yamada in reply to a letter of his asking for some dishes to be shipped "We understand that your chattels were sold at our last auction and details of same have not as yet been received at this office. Full details will be sent to you upon completion of the review of your file."

On 17th October, 1946 -- 4 months later, you wrote to D. A. Patterson "We are attaching hereto a list of chattels left at 2291 Advent Rd., Pitt Meadows, in the care of F. D. Wing, 124 Harris Rd. Would you please arrange to have these chattels picked up for sale by auction as soon as possible."

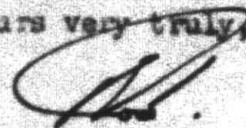
We now have a claim filed by this man for \$150.00 for "Chattels as per inventory of October 1942".

Will you, please, immediately take the time to let me know anything you can about this case. Nothing has been credited to his account for sale of chattels--the file only shows the contradictions mentioned above--If the goods were sold where would they be likely to have been credited?--If they were all abandoned as valueless can we have some document for the file to show this?

A very early reply will be looked for, and you may rest assured that same will be appreciated as we have a very real job of work ahead to keep pace with these claims and endeavour to have all evidence in order before they come up for hearing.

Kindest regards.

Yours very truly,



S. Wood
Comptroller

BG:RK

EVACUATION SECTION	
Rec'd	SEP 10 1948
File No.	5005
Ans.	
Referred	

Let's Cheverie Blvd.
 Fort Gary, Hon.
 Sept. 8, 1948.

Dear Sir.

Referring to file number 5005,
 on the 24th of June 1946 I received a cheque
 for \$50 which was from the funds credited
 to me but held by the custodian. At that
 time I asked for the full amount which
 is due to me. But so the letter stated
 that after a brief summary of the administration
 of my affairs and upon completion
 of this, the full amount of my funds
 was to be forwarded to me.

Up to today I have not yet received
 the balance of funds. Therefore I am
 writing you and asking you to send
 me the balance of the money which
 is held by the ~~Custodian~~ Custodian.

Hope that you will clear this
 matter up and send me the balance
 which is due to me at your earliest
 convenience.

O.S.
 old address
 Oak Bluff, Hon.

Yours truly
 Yukio Yamada
 Reg. # 10687.

EVACUATION SECTION	
Rec'd	SEP 24 1948
File No.	
Ans.	
Referred	

#3. Dennis Blad,
Fort Barry, Kan.
Sept 21, 1948.

Dear Sir:-

Received your registered letter today including check for forty six dollars & ninety two cents. \$46.92. Thanks to you.

I have been checking over some of the correspondence for which I have received from the Custodian and noted that I had about four hundred eleven dollar and ninety two cents. \$411.92 full credit in hands of the Custodian. From 1963. for three hundred fifty dollars. \$350 from the ~~Custodian~~ Custodian. and today I received a cheque for forty six ninety two cents. \$46.92. making the total \$396.92. Therefore I must still have little due to me. It would be appreciated if you will check this.

It was stated in your letter that the cheque for \$46.92 was the full credit balance. at your office. Also I would like to know what become of the chattels left in the custodian care.

whether they were sold or not.
if sold, how much value was received.

P.S.

File #. 3005.

Yours truly,
Guthrie Gamade.

5005

24th September, 1948.

Mr. Yukio YAMADA,
Regn. No. 10687,
Lot No. 3, Chevrier Blvd.,
Fort Garry, Manitoba.

Dear Sir:

We acknowledge receipt of your letter of the
21st September, and enclose herewith a detailed statement
of your account.

We confirm no chattels were removed or sold
from your property, and in this connection we note you
have filed a claim in the amount of \$150.00 with the
Commission.

Yours truly,

Office of the Custodian.

HA
Encl.

NOV 28 1947

JA 456

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

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

BC 9226738

5105 2nd, 37

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

- (1) NAME YAMADA Yukio (RCMP) Reg. No. 10687
(Print) Surname Given Name
- (2) Pre-Evacuation Address 2291 Advent Rd., Pitt Meadows, B.C.
- (3) Present Address Lot 3, Chevrier Blvd., Fort Garry, Manitoba
- (4) REAL ESTATE
- (a) Street Address (if any) 2291 Advent Rd., Pitt Meadows, B.C.
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)
Lot "A" Block Two (2) of Lot Three (3) of Lot Twelve (12) of Section Thirty-six (36)
Block Six (6) North Range One (1) East Map Six Thousand Three Hundred and Twenty-
eight (1528) in the District of New Westminster.
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- | | | |
|---|----|----------------|
| (i) Land | \$ | <u>450.00</u> |
| (ii) Buildings | \$ | <u>900.00</u> |
| (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) | \$ | |
| (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) | \$ | <u>1350.00</u> |
| (v) Amount at which Custodian sold property and credited your account | \$ | <u>413.00</u> |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) | \$ | <u>937.00</u> |
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
2291 Advent Rd., Pitt Meadows, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
In House, in shed
- (c) How stored or packed at time of evacuation crated

(over)

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

In care of Custodian

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

1.	<u>Chattels per inventory date Oct. 28, 1942. File # 5005</u>	Estimated Value \$	<u>150.00</u>
2.		Estimated Value \$	
3.		Estimated Value \$	
4.		Estimated Value \$	
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 150.00

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

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ 150.00

- (6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)
- (b) Do you require the services of an interpreter
at the hearing? Yes or no no

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

DOMINION OF CANADA,
Province of Manitoba
TO WIT:

I, Yukio Yamada
of Fort Garry

of the Municipality
in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City
of Winnipeg

in the Province of Manitoba

this 18th day of November

A.D. 1947.

Y. Yamada

A Commissioner &c.
A BARRISTER AT LAW ENTITLED TO PRACTICE

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

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Winnipeg, Manitoba,
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF
YUKIO KAWADA.

PROCEEDINGS AT HEARING.

20 APPEARANCES

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter (acting
as check Interpreter).

H. SHIGAKU, Esq.,

Interpreter.

H.M. LANGFIELD, Esq.,

Official Reporter.

30

2
Y. Yamada,
In Chief.
Discussion.

MR. CHERNIACK: No. 25, my lord, Yukio Yamada.

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

DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: No amendment, my lord.

Q Witness, I show you a typewritten statement. Was
this prepared in accordance with your instructions?

A Yes.

10 Q Is that your signature? A: Yes.

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

A Yes.

MR. CHERNIACK: I will file this as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

Q On behalf of my learned friend, I will file the
S.B.B. appraisal, as Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2).

20 MR. CHERNIACK: I have in my possession, my lord, and
will show to my learned friend a deed to land
from Halbert Mennies to Yukio Yamada covering
this property which your Lordship will note consists
of two acres for the sum of \$250.00. It is dated
October, 1941. The date is not inserted. This
property was uncleared at the time of purchase in
1940, was purchased as the statement says at
\$125.00 per acre. The appraisal, Exhibit 2, values
this land uncleared at \$15.00 per acre. It was
cleared at \$75.00 an acre and shows the cost of
clearing \$175.00 to \$200.00.

30

THE COMMISSIONER: What was the purchase price in 1940?

MR. GHERNIACK: \$250.00, my lord, for the acre of un-
cleared land. The claimant shows that he cleared
and cultivated about three-quarters of an acre
which checks fairly closely with the appraiser's
estimate and he says that he had one-half acre in
strawberries, dug a well, constructed about 100
feet of gravel road to the house at an estimated cost
of \$50.00, dug about 175 feet of open ditching,
and planted six plum trees. The house and shed, my
lord, were built in 1940 at a total estimated cost
of \$1250.00. Our stenographer, my lord, omitted
the item for value of own labour. She did write in
the value of the owner's and his father's labour
but she did not put in the \$100.00 and that item
\$100.00 should be put under "paid for labour".
She has moved over one column all the way across.

THE COMMISSIONER: Yes.

MR. GHERNIACK: She should have put it in the other
column. She has it \$100.00 for own and father's
labour. It should be "paid for labour, \$100.00",
and \$250.00 for own labour and father's. And
estimated cost, \$1250.00, and he adds, "I was
advised by my tenant, Fred King, that during 1942
in return for free rent and strawberry crop, he
repaired the house and put in a bathroom in the
upper part of the house at a total cost of about
\$250.00." The appraiser estimated the age of
these buildings at 15 years.

THE COMMISSIONER: I noticed that.

MR. CHERNIACK: It occurred to me to check the legal description.

MR. HUNTER: Which is the same?

MR. CHERNIACK: Which is the same. And age, 15 years. Shows valuation of \$550.00. That the buildings add \$350.00 to the land and the total valuation of the land is appraised at \$71.40, and the sales price, my lord, is \$413.00.

THE COMMISSIONER: Have you got the Soldier Settlement Board appraisal report, Mr. Secretary?

THE SECRETARY: Yes, my lord.

MR. CHERNIACK: As to the value of the land, the claimant says he paid \$125.00 per acre for it uncleared, in 1940, and he considers he did not overpay, and I am sure that Mr. Mennies will be proved an expert, and will state his own opinion. The claimant comments on the appraiser's report. "I consider the soil good for berries and market gardening. I think that the appraisal and the sale price are much too low and that the fair market value at date of sale was at least \$1350.00." My lord, I have asked my learned friend to produce an inventory of chattels dated October 28th, 1942. He advises me that the same is not on his file and that I am therefore producing this inventory, consisting of three and a fraction columns in length.

Q Witness, did you receive this from the Custodian?

A Yes.

Q Is that an inventory of the chattels on your property to the best of your recollection?

Y. Yamada,
In Chief.
Discussion.

A Yes.

Q Have you estimated the total value of the items
set out here? A: Yes.

Q In your claim for it, you have claimed \$150.00?
Is that for these items? A: Yes.

MR. CHERNIACK: I will tender and file this, my lord.

THE COMMISSIONER: Will you bring out at what time he
received that inventory from the Custodian?

10 MR. CHERNIACK: Q: I show you a signature: Is that your
signature? A: Yes, that is
mine.

Q Opposite the date is written in ink, November 16th,
1942, "This represents all my chattels remaining in
any protected area in British Columbia and articles
informed missing was all in the bathhouse at the
time of departing". Is this your handwriting?

A Yes.

Q Is that the date you signed it?

A Yes.

20 MR. CHERNIACK: I tender that inventory.

THE COMMISSIONER: November 16th, 1942?

MR. CHERNIACK: November 16, 1942. If your Lordship will
permit me, I would like it noted for my learned
friend to provide me with a copy of that as well.

(INVENTORY MARKED EXHIBIT NO. 3).

THE COMMISSIONER: Very well.

MR. CHERNIACK: What is this case number, Mr. Secretary?

MR. HUNTER: No. 847.

30 THE COMMISSIONER: You have not got a photograph of this
house?

MR. CHERNIACK: No, my lord.

Q Do you have a photograph of your house?

A Not here.

MR. CHERNIACK: I will file, my lord, one letter received from the Custodian's office by the claimant, dated August 1st, 1945. The letter reads, "In reply to your letter of July 23rd, 1945, please be advised that your chattels have not as yet been sold but will very soon be as we are attempting to complete liquidation before the end of this summer."

THE COMMISSIONER: November 1st, 1945, is it?

MR. CHERNIACK: Yes, my lord. Sorry, it is August 1st, 1945.
(LETTER MARKED EXHIBIT NO. 4).

MR. CHERNIACK: May I request my learned friend to state the assessment?

THE COMMISSIONER: It is shown in the Soldier Settlement appraisal, \$600.00 land, and \$300.00 buildings, in 1942.

MR. HUNTER: It is submitted the real property was sold for its fair market value. It is submitted that the claims made for personal property are exorbitant. This appears to be a case where the property was inventoried and left in the possession of the tenant. Due to some carelessness or negligence of some kind, the property was never removed and never sold. I am not suggesting that the Government is spared because there is no difference between sale price and market value. I do suggest, however, that the articles be considered as lost, destroyed or stolen. That is, it was endeavoured to locate these or to see what happened

to them but no trace could be found of them.

THE COMMISSIONER: And this tenant was a tenant of the
Custodian, was he?

MR. HUNTER: No, my lord, it was a tenant of the claimant
by the name of Fred D. King.

THE COMMISSIONER: It is not suggested that the claimant
left the chattels with the tenant?

MR. HUNTER: No, my lord, they were left there but I
don't think we are in a position where we could
sustain an argument that they were left in the
control of the tenant, under the management and con-
trol. They were left in his possession and I think
that is as far as we can go.

THE COMMISSIONER: I think that is a fair attitude to take.
Now the only thing for me to do is figure out the
valuation. I presume there is a valuation put upon
the chattels by the claimant? What is it?

MR. CHERNIACK: Not a detailed one, my lord. Just \$150.00,
as a total.

(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

Yukio YAMADA

File No. 5008

Case No. 847

REAL PROPERTY CLAIMS

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$1350.00	\$421.40 (V.L.A.)	\$413.00

Witness - Dodding (V.L.A. appraiser)
Question of value only.

Property consists of two acres which cost \$250.00 (uncleared) in 1940. Claimant cleared 1/2 acre and built house etc.

Hal Menzies, a real estate agent who sold the property to claimant, should be called to state his opinion as an expert (see line 14 page 4, request of Japanese counsel)

(b) Property wholly owned by claimant.

PERSONAL PROPERTY CLAIMS

2. (a) Goods valued at \$150.00	No account, theft, lost, destroyed etc.
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Witness - Some one from Custodian staff who has seen chattels. (if any person has seen them)
Tenant - Fred.D. Wing
Valuation only question.
See line 15 page 7.

NO QUESTION OF AGENCY — SUPP 7

SUMMARY - DEFENCE WITNESSES -

WITNESS

WHERE REQUIRED

DODDING

JLG/ma

Name of Claimant **YAMADA, Tokio**
 Custodian File **3009**

Case **647**

<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			
					63.00	470.40					470.40
<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 & Not Found & 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 CHATELS</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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
			40%	150.00	69.00				69.00		
TOTAL RECOMMENDATION											539.40

October 5th, 1950.

Mr. Yukio YAMADA,
P. O. Box 175,
North Kildonan, Man.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 847

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$539.40.

Cheque for \$518.57 is enclosed herein, and the sum of \$20.83 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.