

7351

HAMMOND

FILE No. 7371

EXHIBIT No. 1181-5

OFFICE OF THE CUSTODIAN

DATE OCT 27 1948

JAPANESE SECTION

FILLED BY R. A. Christie

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: YAMAMOTO, KiyoshiHOME ADDRESS: R.R. #1, Hammond, B. C. (Powerline Rd.)REGISTRATION NUMBER 14378 SEX: male AGE: 23OCCUPATION: millhand

(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: Hammond Cedar Co. Port Hammond, B. C.MARRIED? noNAME OF WIFE OR HUSBAND: --ADDRESS OF WIFE OR HUSBAND: --NAMES OF ANY LIVING CHILDREN: --ADDRESS OF CHILDREN: --AGE OF CHILDREN: --

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

1. LOCATION AND DESCRIPTION: Roll #1297 - Sub-div. 1, sec-lot 250 twp.9
Roll #1298 sub-div. 2 of sec-lot 250 twp. 9 in the Dist. of Maple Ridge.

copy 140937E

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 shacks

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

4. TAXES (Amount and where payable) \$32.35 p.a. 1941 paid to Dist. of Maple Ridge.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Wishes to lease land: no details as yet.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, Haney, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN strawberry

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: R.R.#1, Port Hammond B.C. (Poweline Rd.)
living with family
2. LANDLORD'S NAME AND ADDRESS: father-same address
Father, Ryohei Yamamoto File 7370. This has been declared
Sept 4/42 28m
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:
none
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
none
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none8. BANK ACCOUNTS: none9. LIFE INSURANCE: none10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 2nd day of May 1942.(Signature) K. YamamotoM. Williams
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE June 12, 1943.

Our File No. 7371

Full Name YAMAMOTO, Kiyoshi (Mr.)
(Surname in Block Letters)

Registration No. 14378

☒ Male - Female
(Check)

Age April 12, 1919.

Former Address R. R. #1, Hammond, B. C.

Date Evacuated May 27, 1942.

Naturalized - ☒ Canadian-Born - National
(Check)

Present Address Essex Camp, Ontario.

Married - ☒ Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} (NAKAMURA) Masayo-Reg. #14061

Name of Father Rivohe - Reg. #14060

Names of Children under 16 _____

Requested by Pat Hodgson

Registered with Custodian Yes
(Yes or No)

Additional Information Millhand. Owns 10 acres on 2nd Ave., Hammond, B. C.

REAL PROPERTY SUMMARY

JAPANESE NAME: Kiyoshi YAMAMOTO Reg. No. 14378 File No. 7371.
CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/202-P. First Offer.
PROPERTY ADDRESS: R.R. No. 1, Hammond, B. C.
LEGAL DESCRIPTION: Lots 1 and 2 of the North half of Lot 250, Group 1, Map 3133,
Municipality of Maple Ridge, D. N. W.
TITLE: Registered in the name of Kiyoshi YAMAMOTO.
ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order No. 24875, dated November 3rd, 1942.
ASSESSED VALUE: Land - \$900.00 Taxes - \$35.24.
Improvements - \$550.00 - \$1450.00.
CLASSIFICATION: A 10 acre piece of bush-land with 1½ acres cleared.
This man states on his JP Form that there were some strawberries
planted and there were 3 shacks. There is also on file a memo which
states that the buildings in their present state are not liveable.
HISTORY OF ADMINISTRATION: This property was leased by The Secretary of State to Storey Sunderland
as from 5th March, 1942, for the term of 10 months, from 1st March,
1943, to 31st December, 1943. Consideration being 1943 taxes and \$1.00
payable on 15th July, 1943.
SOLD: To The Director, The Veterans' Land Act for \$98.00 as at January 1st,
1943.
Approval of Advisory Committee - 1st June 1943.
Funds released to the credit of Kiyoshi YAMAMOTO as at May 10th, 1944,
against which were charges for Registration Fees - \$3.00, Legal Fees
- \$15.00, leaving a net credit of \$80.00 from said transaction.
Certificate of Title No. 169882-E in the name of The Director,
The Veterans' Land Act.

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

November 14th, 1945.

D. A. Cramer
D. A. CRAMER.

PERSONAL PROPERTY SUMMARY

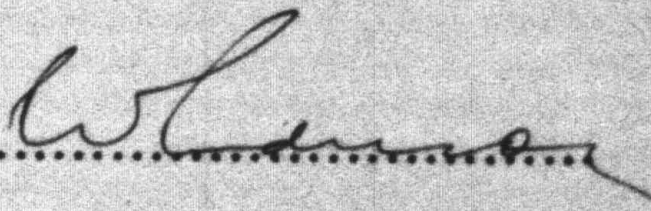
File No. 7371

26th June, 1947.

Re: Kiyoshi YAMAMOTO - Reg. No. 14378

The above Japanese declared no personal property assets, and
his file reveals none.

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


.....

HA

Farm Appraisal Report

File No. JL-44

EXHIBIT No. 1181-3

DATE 11/27/48

FILED BY L.A. Christie Acres

Land Description Lot 1 of E $\frac{1}{2}$ of Lot 250, Op.1, Map 3133.

Containing

Owner's Name YAMAMOTO, Kiyoshi

Post Office Address

Hammond, B.C.

Nearest Rail Point Hammond, B.C.

Distance 1 mile

Market Town New Westminster, B.C.

Distance 16 "

Church (give denomination) Hammond - all denominations

Distance 1 "

Nearest School Hammond (Bus to High School-4 miles)

Distance 4 "

State how property was identified: Map location & corner posts.

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

Has direct access to 2 good gravel roads.

Is this district a good one? Yes, good locality.

Employment opportunity 2 Sawmills, 1 Brick plant, 1 peat plant.

Predominating Nationality and religion: Japanese predominate.

Describe Fencing and its condition: No fences.

Value \$

Water supply: No water, but could be easily obtained.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X	(NO BUILDINGS)						
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Electric light available on property frontage.

Total present day value \$ NIL

Total Value Buildings add to farm

\$ NIL

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable?

\$

Describe the basement and chimneys:

No. rooms downstairs? - Upstairs? - How finished -

Are buildings painted? - Condition of paint -

Distance from nearest bush -

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

AREA	LEVEL, UNDULATING, SLOPED OR GRAY	SOIL (See Book)	SOIL TYPE	TREE AND QUALITY OF CROPS	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
					VALUE PER ACRE	
					EXHIBIT NO.	
					DATE	
					FILED BY	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, SLOPED OR GRAY	SOIL (See Book)	SOIL TYPE	NATURE OF DECLARATION NECESSARY	DECLARATION COST PER ACRE	VALUE PER ACRE
2	Slightly undulating	Sandy loam	clay	Clearing & stumping	175.00 to 200.00	10.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. WET, SWAMPY, ROCKY.				NATURE OF TREES IF ANY AND WHETHER HARMFUL	VALUE OF LAND PER ACRE	

Total value of Land \$ 50.00

Total added by buildings to value of farm \$ nil

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

Total value of farm \$ 50.00

Describe condition of farm concerning its tillage, length of time unoccupied or partly occupied:

Bush lot with no improvements.

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

Suitable for small fruits if cleared.

Design work:

Give approximate detail and
amount of all annual taxes and
name of taxing Authority:Maple Ridge Municipal Assessment
1942 - \$20.47Date: New Westminster, B.C.
Place:I certify that the above report is based on a personal examination
of the whole farm made on the 8th day of May 1942

Inspector's Signature

"D. Dodding"

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

JL-44 - YAMAMOTO, K. Farm Appraisal Report

Remarks: This is an undeveloped bush holding of limited acreage.

It is located in a successful small fruit area, and it is situated in the corner of two main roads.

This holding is too small to make a satisfactory unit in itself. If it were combined with Lot 2 of the same Lot, which is also an undeveloped bush lot, a very suitable 10 acre holding could be acquired, which could be developed into a satisfactory small fruit and poultry unit.

CASHIER No.

DATE

FILED BY

(FOR ORCHARD LANDS ONLY)

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

NIL

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

NIL

ORCHARDS, SMALL FRUITS, ETC.

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

NIL

Present Value

\$

\$

\$

\$

\$

\$

\$

\$

\$

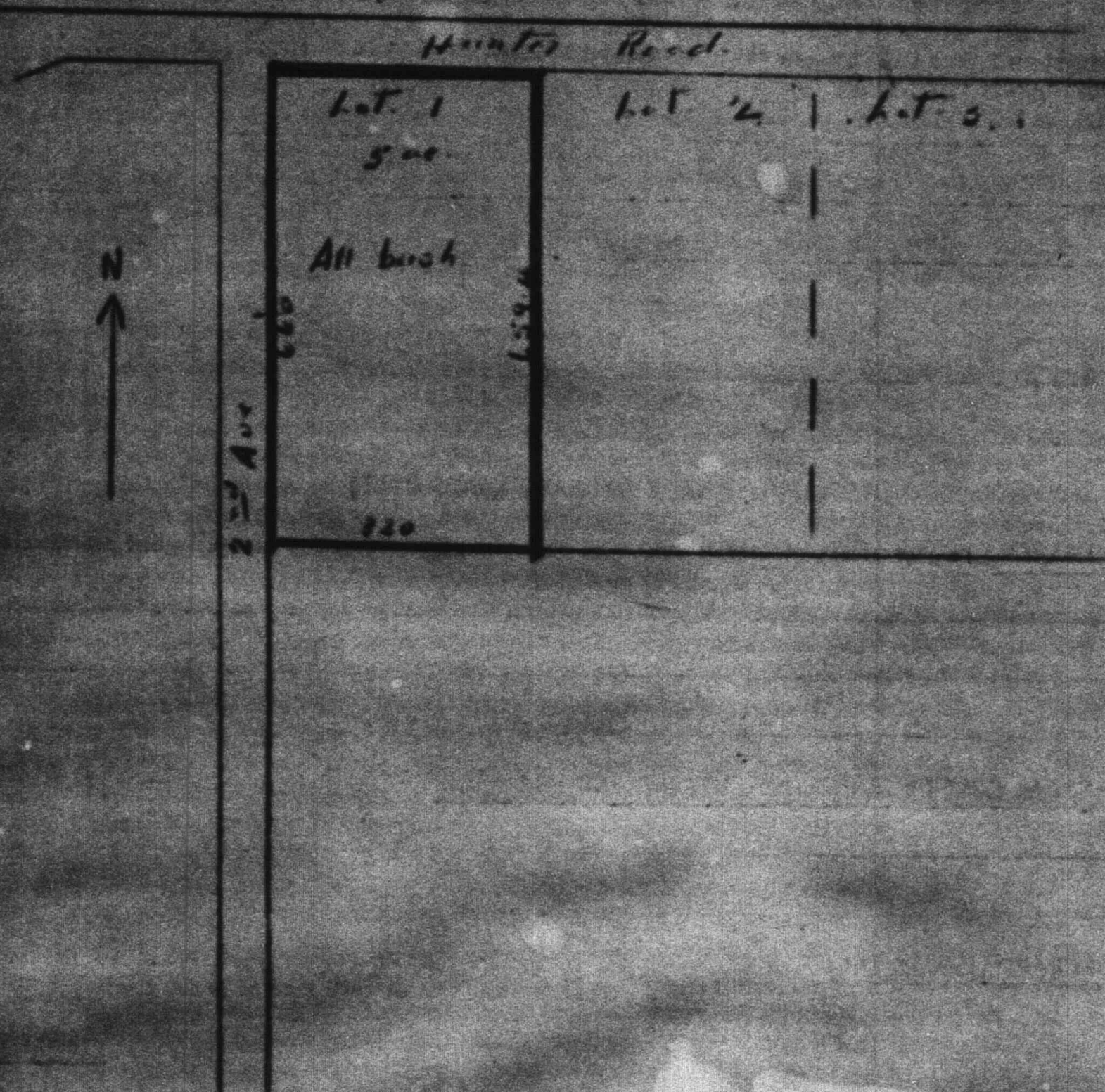
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Hiyoshi Yomomoto.
 Lot 1 of N $\frac{1}{2}$ of Lot 250, G $\frac{1}{4}$ 1. Map 3123.
 200' x 100'

Will 1181-3



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

value is \$ 100,00

Date 15th May 1948

"I. F. BARNET"

District Superintendent.

BC/202-P Page 5
Farm Appraisal Report

B.S. Form No. 42
 (Sheet 1)

File No. JL-44

Land Description Lot 2 of N $\frac{1}{2}$ of Lot 250, Op. 1, Map 3133.

Containing 5

DATE With 1181-5

Acres

Owner's Name YAMAMOTO, Kiyoshi

Post Office Address

Hammond, B.C.

Nearest Rail Point Hammond, B.C.

Distance 1 mile

Market Town New Westminster, B.C.

Distance 16 miles

Church (give denomination) Hammond-all denominations

Distance 1 mile

Nearest School Hammond - Bus to High School-4 miles

Distance 1-4

State how property was identified: Corner posts & map location

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

Has direct access to Hunter Road. Gravel, good.

Is this district a good one? Yes.

Employment opportunity 2 Saw mills & brick yard.

Predominating Nationality and religion: Mixed, Japanese predominating.

Describe Fencing and its condition: No fences.

Value \$

Water supply: Creek runs thru property.

Value \$

Electric power available from Power Line.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NO BUILDINGS						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ nil

Total Value Buildings add to farm

\$ nil

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Not applicable.

\$

Describe the basement and chimneys: Not applicable.

No. rooms downstairs?

Upstairs?

How finished

N.A.

Are buildings painted?

Condition of paint

N.A.

Distance from nearest bush N.A.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
5	Undulating	sandy loam	clay 12 to 24"	Clearing, stump- ing & levelling	175. to 200.00	10. 50.00
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 \$ 50.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 50.00

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

Bush property - no improvements.

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

Suitable for small fruit & poultry, when cleared.

Noxious weeds:

Nil

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

Maple Ridge - \$14.77.

Date:

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 8th day of May 19 42

Inspector's Signature

"H.L. SINCLAIR"

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

Farm Appraisal Report

EXHIBIT NO. (Sheet 2)

DATE

With 1187-3

FI-14 - YAMAMOTO, K.

Remarks This property is a 5 acre bush lot located in a well developed small fruit district.

The holding has not sufficient acreage to make a satisfactory unit, but combined with Lot 1 of the same lot, which is also an undeveloped 5 acre property, a compact 10 ac. tract could be acquired.

It strikes me as rather odd that this acreage, situated in the heart of a small fruits area, with a creek that runs the year round cutting thru the holding, should be left in its present undeveloped state.

Electric light would be available from road line.

(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

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

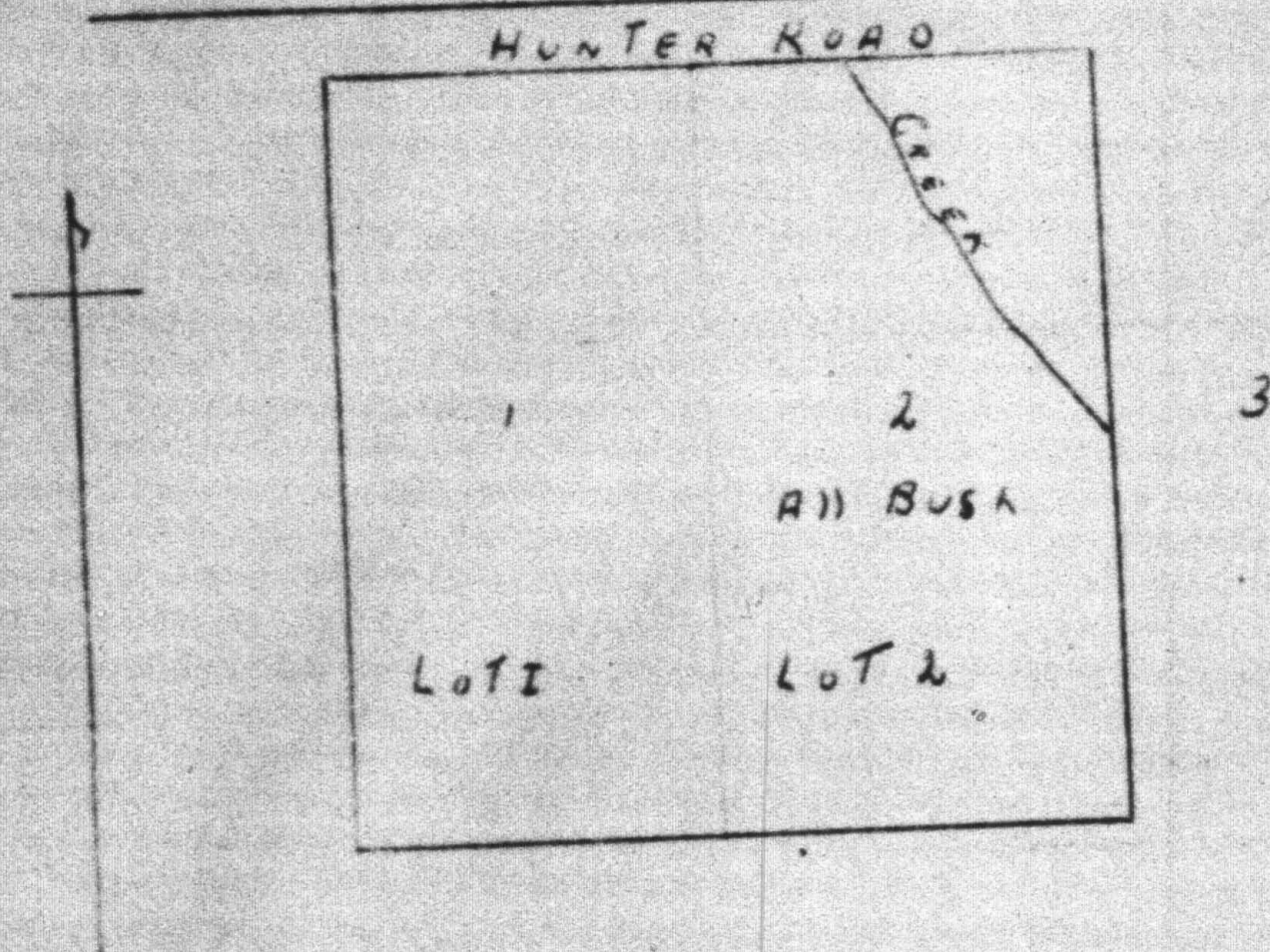
Amount fruit trees add to value of farm \$

Diagram of Property

EXHIBIT 100
DATE
FILED BY *W.A. 1181-3*

Kiyoshi Yamamoto

LOT 2 of N 1/2 of LOT 250 GAP-I MAP 3133



200' = 1-INCH

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

value is \$ 100.00

Date 18th May 1942.

"I.T. BARNET"

District Superintendent.

File No. 7371.

November 14th, 1945.

MEMORANDUM

TO: Mr. W. E. Anderson

FROM: Mr. D. A. Gruener

Kiyoshi YAMAMOTO - Reg. No. 14378
Lots 1 & 2 of W. $\frac{1}{2}$ of Lot 250, Gp. 1,
Map 3133, Twp. of Maple Ridge, D.M.W.

With reference to the sale of the above property to
The Director, Veterans' Land Act, for the sum of \$98.00.
There appears to be quite a discrepancy between the purchase
price, viz., \$98.00 and the assessed value, viz., Land - \$900.00
Improvements - \$550.00
- \$1,450.00. While the property is, with the exception of $\frac{1}{4}$ acres
of clearing, bush-land, still it is exceptionally well situated
between the two main highways.

Another item I would like to call to your attention is that
while the property was registered in the Land Registry Office under
one name and as one piece, there has been charged to Kiyoshi
YAMAMOTO'S account two separate Legal Fees of \$15.00 each.

D. A. Gruener

DAG:JB

Extract of Assessment Notice

EXHIBIT No. 1181 - 4
 DATE Oct 27 1948
 FILED BY K.A. Christie

7371

NOTICE OF ASSESSMENT, 1943.

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	Value of Land Improved
1331	1		250	9	3133	5	500	450	
1332	2		"		"	5	50	450	

Take Notice that the above property is assessed as above for the year 1943. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.00 am. Section 234 of the Municipal Act reads as follows: etc.

L.W. Hawkins, Assessor, Haney, B. C.

I certify the above statements to be correct.

Date: January 31, 1949.

E. L. Lasse

This Indenture

Made the 27th day of December in the
year of our Lord one thousand nine hundred and forty.

In Pursuance of the "Short Form of Deeds Act"
Between

UNITED FARMERS LIMITED, a Body Corporate having its Head
Office at the town of Haney, in the
Province of British Columbia,

Insert full Name,
Street Address and
Occupation of
Grantor and of
Grantee.

(hereinafter called the "Grantor")

AND

KIYOSHI YAMAMOTO, of the town of Port Hammond, in the
Province of British Columbia,
Farmer,

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of the sum of Eight Hundred (\$800.00)

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor
(the receipt whereof is hereby by him acknowledged) he, the said Grantor DOETH GRANT
unto the said Grantee, his heirs and assigns FOREVER

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge and consisting of Lots One (1) and Two (2) of the North-half of Lot Two Hundred and Fifty (250), Group One (1), Map Three Thousand One Hundred and Thirty-three (3133), in the District of New Westminster,

TOGETHER with all buildings, fixtures, commons, ways, profit, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever: SUBJECT NEVERTHELESS to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

FOR ATTORNEY

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____ in the Province of British Columbia (whose identity _____, who is) has been proved by the evidence on oath of 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 _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of 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.
A Commissioner for taking affidavits within British Columbia.

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

BAL WENZES,
HANEY, B.C.

*Original registered
No. 14937*

Deed of Land

KIYOSHITAMOTO

UNITED FARMERS LIMITED
EXHIBIT NO. 1161-A
DATE OCT 22 1940
FILED 90
F. A. (Seventy)

Dated December 27th 1940

FOR THE SECRETARY (OR OTHER OFFICER) OF A CORPORATION

I hereby Certify that, on the 27th day of December, A.D. 1940, at Haney, in the Province of British Columbia, who is personally known to me, appeared before me and acknowledged to me that he is the _____ of UNITED FARMERS LIMITED, and that he is the person who subscribed his name to the annexed instrument as _____ of the said UNITED FARMERS LIMITED and affixed the seal of the United Farmers Limited 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 hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at HANEY, in the Province of British Columbia, this 27th day of December, A.D. 1940.

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

Province of _____
To Wit:

I, _____ of the _____, in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by _____ the part _____ thereto, for the purposes named therein.
2. The said instrument was executed at _____
3. I know the said part _____, and that _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____ in the Province of British Columbia, this _____ day of _____ 19____

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

Statement of Account

KENNETH T. WARD

File No. 7571
Reg. No. 14576

Date	Particulars	Debit	Credit	Balance
1943 January 1	Credit re Sale of Property	\$	\$ 46.00	
1945 April 23	Certificate of Incorporation Legal Fees	1.00 15.00	49.00	
1947 June 27	Charge to you	79.00		
1948 March 1	Redemption Maple Ridge Co-Op. (28 shares)		35.77	
		<u>\$95.00</u>	<u>\$130.77</u>	<u>\$35.77 CR</u>

August 12/48.
/ms

7371

26th June, 1947.

REGISTERED

Mr. Kiyoshi YAMAMOTO,
Registration No. 14378,
c/o Ryohei YAMAMOTO,
R.R. No. 2,
Ruthven, Ontario.

Dear Sirs:

We enclose herewith Custodian cheque in the amount of \$79.00, representing your full remaining credit balance at this office.

The sum of \$15.00 was charged to your account for legal fees in connection with the conveyance of your property, and this is the only entry made in your account since details of your property sale, were sent to you 30th May, 1944.

We note you still have the Title document of this property in your possession, and would request that you send it to this office as soon as possible as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encl. 2 (cheque)

File 1771

MEMORANDUM

Re: Kiyoshi YAMAMOTO

Investigating the subject Japanese property between September 9th and 15th, 1942, our field men report they found the dwelling house and adjoining buildings securely locked and boarded up by the owner prior to his evacuation.

HRC/EM

AKG

LIABILITY SUMMARY

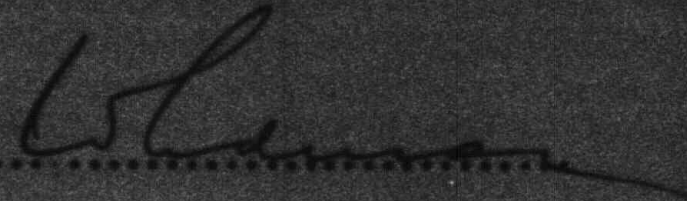
26th June, 1947.

File No. 7371

Re: Kiyoshi YAMAMOTO - Reg. No. 14378

The above Japanese declared no liabilities when registering
with this office, and this file reveals none.

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

A handwritten signature in dark ink, appearing to be 'Whelan', written over a dotted line.

HA

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 7371

Reg. No. 14378

506 Royal Bank Building,
Vancouver, B. C.Mr. Kiyoshi YAMAMOTO,
Essex Camp, Ontario.

MAY 30 1944

Dear Sir:

Re: Municipality of Maple Ridge, Lot 1 of the E. $\frac{1}{4}$ of Lot 250,
Sp. 1, Map 3133, Dis. of New Westminster, C. of E. 50410.

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	\$ 49.00
Add:	
Unexpired insurance premium as at January 1st, 1943	49.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 46.00

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.

R

Balance	Credit	Debit
	\$46.00	79.00
	\$1.00	
	\$95.00	
	CR \$94.00	

Land Registry Office C/E

Ditto

Credit to Sale of Property

Jan. 1

1973

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 7371

Reg. No. 14378

506 Royal Bank Building,
Vancouver, B. C.

Mr. Kiyoshi YAMAMOTO,
Essex Camp, Ontario.

MAY 30 1944

Dear Sir:

Re: Mun. of Maple Ridge, Lot 2 of the N. $\frac{1}{2}$ of Lot 250,
Group 1, Map 3133, Dis. of New Westminster,
C. of E. 50410.

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	\$ 49.00
Add:	
Unexpired insurance premium as at January 1st, 1943	49.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	
Encumbrance—Principal	
—Interest	
Net proceeds of sale	\$ 49.00

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.

R

P

DEC - 2 1947

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.

82 44
RC 202 P.
200 19

7371

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

- (1) NAME YAMAMOTO Kiyoshi (RCMP) Reg. No. 14378
(Print) Surname Given Name
- (2) Pre-Evacuation Address PORT HAMMOND
- (3) Present Address RUTHVEN ONTARIO
- (4) REAL ESTATE
- (a) Street Address (if any) POWERLINE + 2ND AVE. MUNICIPALITY OF MAPLE RIDGE BRITISH COLUMBIA
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)
LOTS ONE (1) AND TWO (2) OF THE NORTH HALF OF
LOT TWO HUNDRED AND FIFTY (250) GROUP ONE
MAP THREE THOUSAND ONE HUNDRED AND
THIRTY-THREE (3133) 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 - - - - - \$ 1,500.
(ii) Buildings - - - - - \$ 150.
(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) - - - - - \$ 1,650.
(v) Amount at which Custodian sold property and credited your account - - - \$ 79.
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,571.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
PORT HAMMOND
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____
- (c) How stored or packed at time of evacuation _____

(over)

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

CUSTODIAN OF ALIEN PROPERTY

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$

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

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

(6) (a) Place at which claimant prefers to be heard.
(b) Do you require the services of an interpreter at the hearing? Yes or no no

(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

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
County of Alberni
TO WIT:

I, Kyle G. Gaudin
of the County of Alberni
in the Province of British Columbia

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

DECLARED before me at the County of Alberni

of British Columbia
in the County of Alberni
this 25th day of November

A.D. 1947.

A Commissioner etc.

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.

1
2 IN THE MATTER OF THE "INQUIRIES ACT"
3 PART 1. REVISED STATUTES OF CANADA 1957. CHAPTER 22.

4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 BEFORE

7 HIS HONOUR, JOHN M.A. MILLER, JUDGE-CHIEF.

8
9
10 Toronto, Ontario,

11 October 27, 1948.

12
13
14 IN THE MATTER OF THE CLAIM OF

15 RYOMA YAMAGUCHI

16
17 PROCEEDINGS AT HEARING

18
19
20 APPEARANCES:

21 K.A. CHRISTIE, ESQ., K.C.,

appearing for the
Dominion Government,

22
23 F.A. BROWN, ESQ.,

appearing for the
Claimant.

24
25 A. SMITH, ESQ.,

Secretary,

26 B.J. HANFORD, ESQ.,

Official Interpreter,

27 A.G. VINTAGE, ESQ.,

Official Reporter.

E. Yamamoto,
MR. CL.

ETHEL YAMAMOTO, the claimant herein, being
first duly sworn, testified
as follows:

DIRECT EXAMINATION BY MR. BOWEN:

Q. You are the claimant in respect of two lots
which are lots 1 and 2 in Maple Ridge municipality?

A. Yes.

Q. Was it lot 1 on which you had some struc-
tures and the house? A. Yes. I think it is
lot 1.

Q. Is this your signature on this document?

A. Yes.

Q. And are the facts stated there correct?

A. Yes.

Q. That is the particulars of real estate farm
land.

It will be Exhibit 1.

(PARTICULARS OF REAL ESTATE FARM LAND,
MARKED EXHIBIT NO. 1)

Perhaps it is necessary to have the two put in
together, because they will be referring one to the
other.

Q. Is this your signature on another document?

A. Yes.

Q. And that contains some facts in respect of
lot 2? A. Yes.

Q. And the facts stated there are correct?

A. Yes.

(PARTICULARS OF REAL ESTATE FARM LAND,
MARKED EXHIBIT NO. 2)

Perhaps at this stage I might ask my friend to

E. Tamm, Jr.,
D.D.,

File the two appraisals.

MR. CHRISTIE: I think perhaps these can go in as one exhibit. They are adjoining lots.

I tender as Exhibit 3 the Farm Appraisal reports on Lots 1 and 2 of North Half of Lot 200, Map 2155.

(TWO APPRAISALS, MARKED EXHIBIT No. 3)

MR. HERVIN: Q. The properties are next door each to the other? A. Yes.

Q. And the Custodian apparently sold each of these properties for \$50.?

A. Yes. That is right.

Q. And the appraisals which will be marked as exhibits 3 and 4 value each of these lots at \$50.---

MR. CHRISTIE: They are in together as one exhibit.

MR. HERVIN: Q. Put each of them at a value of \$50.? A. Yes.

Q. Lot 1 is valued at \$50., and Lot 2 is valued at \$50., also? A. Yes, sir.

Q. Is that right? A. Yes, sir, that is right.

Q. The appraiser apparently in the one case is a Mr. Delling and in the other case curiously enough it was a Mr. Sinclair. We have two separate people on each of these lots. There is a very peculiar situation here, because I noticed from examining Exhibit 3 the appraiser says that first of all there were no buildings on lot 1 at all and secondly that there were five acres of unimproved land. You lived on the property yourself, I take it? A. No. We had it cleared,

1 although.

2 Q. How many acres were cleared?

3 A. Four.

4 Q. That is on lot 1? A. Lot 1.

5 Q. And what did you pay for those two lots
6 altogether? A. \$800.

7 Q. \$800., in 1940? A. In 1940.

8 Q. And you bought it from the United Farms
9 Limited? A. Yes.

10 Q. You bought lots 1 and 2 together, and at
11 that time they were both uncleared?

12 A. Yes.

13 Q. And you proceeded to clear four lots, and
14 put strawberries on them? A. Yes. (sic)

15 Q. And in addition to that I understand from
16 your farm that there was a one-story building which
17 was built in 1941 and apparently it was a quite small
18 frame building, on lot 1? A. Yes.

19 Q. So that when the appraiser says there were
20 no buildings he is either looking at the wrong lot or
21 his eye-sight is not very good. Is that right?

22 A. I do not know.

23 Q. When he says that it was uncleared he
24 apparently again ---

25 THE SUB-COMMISSIONER: When was the appraisal
26 made? May 15, 1943, when were you evacuated?

27 A. In 1943.

28 Q. What month? A. In May.

29 Q. In May? A. Yes.

30

E. Tamm, Jr.,
Rep. W.

MR. CHRISTIE: He says he built it, himself,
in 1941 and there is an item for "Value of own labour,"
I notice, too.

THE SUB-COMMISSIONER: I was wondering if there
had been a long interval between the construction and
the appraisal the building might have really dis-
appeared, but apparently there was not.

MR. BROWN: The four structures would not go
as quickly back to the bank, I do not suppose.

THE SUB-COMMISSIONER: They would not disappear
so readily.

MR. BROWN: I notice that Lot 1 was assessed
for land \$450, and improvements \$300. Perhaps my
friend will produce the Notice of Assessment for the
year 1945.

MR. CHRISTIE: Yes, I tender as Exhibit 4 the
Notice of Assessment, 1945.

(NOTICE OF ASSESSMENT, 1945, MARKED EXHIBIT
NO. 4)

MR. BROWN: That shows the land assessed at
\$450, and the improvements at \$300. That is in
respect of Lot 1. With respect to Lot 2 the land
at \$450, and the value of the improvements at \$300,
which makes a total of \$750, for Lot 1 and \$750, for
Lot 2.

THE SUB-COMMISSIONER: Q. Is Lot 1 on a corner?

A. Yes.

Q. Is it on a corner? A. Yes.

Q. On what road does it front?

A. Second Avenue and Powerline.

E. Yamamoto,
DAF, OK.

Q. What is the other? Second? A. It used
to be Hunter Road, but it is Powerline now.

Q. And, which corner is it on?

A. Hunter Road.

Q. On which corner is it? A. The south
corner.

Q. The southeast corner? A. The south-
east corner.

THE SUB-COMMISSIONER: He has the right lot
on his sketch and he has it marked all bush.

MR. CHRISTEN: Is it not on Lot 2 the building is?

MR. HERRIN: No.

Q. It is on Lot 1 the building was?

A. Yes.

Q. It was the same lot you had cleared and
put the strawberries in. Lot 2 is shown as all
bush, too.

THE SUB-COMMISSIONER: On the other fellow's
appraisal it shows it all bush but it does not indicate
what Lot 1 is.

MR. HERRIN: Q. There is no doubt about it that
you, yourself, took part in the clearing of these four
acres? A. Yes. My father was doing most of it.

Q. But you were right on the spot, yourself?

A. Yes.

Q. And it was the corner lot which had the
cultivation done on it?

A. Yes.

Q. Lot 1? A. Lot 1.

E. Tamm, Jr.,
Mr. C.

Q. Apparently the appraiser saw something there because he has assessed for improvements?

A. Yes.

MR. CHRISTIAN: He assessed before the year 1943. It might have been a later time in the year.

MR. BROWN: That is always possible. I am trying to learn any explanation of which you can think as to why the appraiser should say it was 5 acres of bush with no buildings on it when you say that there was a small house there and it was cleared and strawberries put on?

THE WITNESS: It was cleared and strawberries were put on it.

Q. You left in May? A. Yes.

Q. How far are the seasons advanced at that stage? Had you planted strawberry plants for the next year's crop?

THE SUB-COMMISSIONER: Q. The berries would be forming?

A. The berries were on the bushes, sir.

MR. BROWN: Q. The berries were actually forming at that time? A. Yes.

Q. But, not picked? A. Yes.

Q. You saw the berries forming there?

A. My father stayed behind.

Q. When did you leave? A. In May 1943.

Q. When you left the strawberries were planted there and were growing and were going to bear fruit shortly? A. Yes.

E. F. Farnham,
Dir. ex.

Q. Is that the situation? A. Yes.

THE SUB-COMMISSIONER: Q. Was there a wall on this property? A. Yes.

Q. On lot 1? A. Yes.

Q. The appraiser says: "No water."

MR. BREWIN: Q. You, yourself, were you there when the six by six wall was put in?

A. Yes.

Q. Was dug, or whatever one does with a wall.

I think that is all the questions I have to ask you.

THE SUB-COMMISSIONER: The other appraiser is a different man who owns lot 2, Sinclair,

"The holding has not sufficient acreage to make a satisfactory unit, but combined with lot 1 of the same lot, which is also an undeveloped five-acre property, a compact 10 ac. tract could be acquired."

MR. BREWIN: It is very, very peculiar.

THE SUB-COMMISSIONER: Continuing:

"It strikes me as rather odd that this acreage, situated in the heart of a small fruits area, with a creek that runs the year round cutting thru the holding, should be left in its present undeveloped state."

CROSS-EXAMINATION BY MR. CHRISTIAN:

Q. I show you sketch of lots 1 and 2. Show me where you say this lot is on which you built the house?

A. It is here (indicating).

28
E. Tamm, Jr.,
MR. Tamm, -CHUCK.

Q. Is in the corner lot? A. Yes.

Q. And, where is that house located?

A. About here; this part here was cut off.

Q. You indicate the southwestern part of lot 1
as where the house was erected. Was there any
building at all on lot 2? A. No.

Q. Well, then, on which lot do the say the
structures were? A. On lot No. 1.

Q. And is it correct to say that on lot 2 there
was nothing but bush?

A. Nothing but bush.

Q. That is correct? A. Yes.

Q. Were there any other buildings than this
house on lot 1? A. Yes. There was a parking
shed but I did not put it in.

Q. That may explain some things.

I am showing you a J.P. Form, dated May 2, 1942.

Whose signature is that? A. That is mine.

MR. CHAMBERLAIN: I will tender this as Exhibit 5.
(J.P. FORM, MARKED EXHIBIT NO. 5)

Q. I notice on this that you say "Buildings
and other improvements, three checks." What were
they and where were they located?

A. Three checks; what is sub-house.

Q. This is your signature. "Buildings and
other improvements, three checks." Where were they
located or is that correct?

A. There were three checks. One was the
building. The next one is the ---

Q. Tell us on which lot these three shacks
were? A. They were on 1, on this one.

Q. The whole three were on 1? A. Yes;
close together.

Q. When you say "three shacks" are you inclu-
ding this house, one-shanty?

A. Yes.

Q. Is that among the buildings, the three
buildings? A. Yes.

Q. And besides this house there are two other
small wooden buildings of some kind?

A. Yes.

Q. That is correct? A. Yes.

Q. Are you sure that you built these prior to
the execution? A. Yes.

Q. And you took part in the building?

A. Yes.

Q. And of what was the house built?

A. Fir.

Q. Douglas fir? A. Yes.

Q. How many rooms were there in the house?

A. Two big ones.

Q. This lot 1 is five acres. Do you say
that four of these shacks were in strawbriar?

A. Yes, when I left.

THE SUB-COMMISSIONER: I would think the chances
are that the two different men got together and I do
not mean improperly at all, and talked it over and made
up their several reports and thought they were doing it
quite honestly, and they were doing it from honesty

and had their own papers in their minds. That is what
it looks like to me.

MR. BROWN: It is curious that we find some-
times from inaccurate values, but the assessment on
these two properties is over \$1,500, and included
\$400 for improvements.

MR. BROWN: IN ANSWER TO THE QUESTION
NOTICE IS IN FOR THE YEAR 1941, IS THAT RIGHT
AS A LATE DATE?

THE SUBCOMMITTEE: NO, THAT IS NOT
THE DATE. THE DATE IS 1940. THE DATE IS
1940.

Q. Was this property ever rented by you?

A. I do not know, it was handed over to the
custodian.

Q. You did not, anyway, rent it prior to your
custodian?

A. No.
Q. And you do not know whether or not it was
subsequently rented?

A. No.
Q. Do you know whether any of these checks were
issued or removed at any time?

A. Not that I
know of.

THE SUBCOMMITTEE: THAT IS WHAT I WOULD LIKE
TO KNOW. WAS HE EVER CHECKED AND HE SAID IT WAS IN THE
1941 MAY 1941, WAS THAT RIGHT?

MR. BROWN: YES, THAT IS RIGHT.

1 and had their own corners in their minds. That is what
2 it looks like to me.

3
4 MR. HENRY: It is curious that we find assess-
5 ments from inaccurate values, but the assessment on
6 these two properties is over \$1,500., and included
7 \$500. for improvements.

8 MR. CHRISTIE: In regard to the assessment
9 which it is for the year 1943. It might have been
10 at a later date.

11 THE SUB-COMMISSIONER: He never would make
12 all those improvements after these people were
13 evacuated.

14 Q. Was this property ever rented by you?

15 A. I do not know. It was handed over to the
16 Custodian.

17 Q. You did not, anyway, rent it prior to your
18 evacuation? A. No.

19 Q. And you do not know whether or not it was
20 subsequently rented? A. No.

21 Q. Do you know whether any of these checks were
22 moved or removed at any time? A. Not that I
23 know of.

24 THE SUB-COMMISSIONER: That is what I asked him
25 when he was evacuated and he said it was in May 1943.
26 He said May 1943. This report is on the 15th May,
27 1943.

28 MR. CHRISTIE: It is certainly an odd situation.

29 Q. It is suggested here that these buildings
30 were not livable. What would you say in regard to that?

1 A. Not at that time.

2 Q. Not at that time?

A. Not quite

3 finished.

4 Q. None of them were livable at that time?

5 A. Just the one house there.

6 Q. It says here that all the buildings were
7 in their present state not livable.

A. No, it was

8 not finished.

9 Q. What kind of timber was on this property?

10 A. Alder and birch.

11 Q. Not of any commercial value?

A. As fire-

12 wood.

13 Q. I think that is all, thank you.

14
15
16 MR. BROWN: There is one further matter about
17 which I desire to ask the witness.

18 THE SUB-COMMISSIONER: Very well.

19
20 RE-EXAMINATION BY MR. BROWN:

21 Q. There is one other matter about which I want
22 to ask you: I suppose there were other people living
23 there with you? A. No, not at that place. We
24 had another place nearby. That is where we used to
25 work, there.

26 Q. Were there any of the neighbors who might
27 be familiar with the fact that you had a structure
28 there and would know about the house which was there?

29 A. I think I could get you someone.

30 Q. You could find someone? A. Yes.

A. I am afraid not. It would not be correct.
I agree.

Q. Did you have strawberries the year before?
Did you get a crop off in 1941?

Q. To whom did you sell them?

A. Maple Ridge Co-operative Exchange.

Q. So that they would have a record?

THE SUB-COMMISSIONER: Q. Have you any idea of how much you get for your strawberries in 1941?

28
L. Thompson,
Further on.

1 A. Yes this land?

2 Q. How this land?

A. No. It all went

3 in together with the other one.

4 THE MR. COMMISSIONER: That is all.

5 Mr. Christie?

6
7 MR. CHRISTIE: I tender as Exhibit 6 the
8 Certificate of Memorandum.

9 (CERTIFICATE OF MEMORANDUM, MARKED EXHIBIT NO. 6)

10 And as Exhibit 7, I tender the Real Property
11 Summary.

12 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 7)

13 It is submitted, your honor that the real
14 properties were sold at their fair market value.

15 MR. HUGHES: Might I file a deed from United
16 Farmers Limited to the claimant, dated December 29,
17 1940. It recites the consideration to be \$1000.

18 I notice the party who prepared the deed is
19 Hal. Munnies of Hancy. The reason I put that in is
20 partly because it confirms what is in the form and
21 also partly because Mr. Munnies who has been a witness
22 in these proceedings and who at one time was on the
23 Advisory Committee in the part of person who would
24 clear up a good deal of this mystery. I would like
25 to file that, if I may.

26 MR. CHRISTIE: I have no objection, your honor.

27 THE MR. COMMISSIONER: Very well.

28 (DEED NO. 6: DEED, DECEMBER 29, 1940.)

DEFENCE BRIEF

Toronto, Ontario.
October 27, 1948.Kiyoshi YAMAMOTO

V. L. A. B-4

File No. 7371

Case No. 1181

REAL PROPERTY CLAIM
(All claims shown are Gross)Note: Claim amended from \$1650.00 to \$1700.00 covering Lots 1 & 2.Claim (1)Lot 1 of the N. 1/2 of Lot 250,
Gp. 1, Map 3133, Mun. of
Maple Ridge, D. N. W.

\$1300.00

Appraised at
\$50.00Sold for
\$49.00

Witness: D. Dodding, Appraiser.

Claim (2)Lot 2 of the N. 1/2 of Lot 250,
Gp. 1, Map 3133, Mun. of
Maple Ridge, D. N. W.

\$400.00

Appraised at
\$50.00Sold for
\$49.00

Witness: H. L. Sinclair, Appraiser.

References:-

Transcript P.4-5, lines 15-18: Claimant states there was a one-storey building built in 1941 on Lot 1.

On S.C. Carlsen's report of February 21, 1943, he states the following buildings as being on the property:- 1 house in poor condition, woodshed, packing shed.

Assessment Notice - 1943

Lot 1	Land	\$450.00	Lot 2	Land	\$450.00
	Imps.	500.00		Imps.	50.00
		\$950.00			\$500.00

Exhibit No. 7 states buildings were not in a liveable condition.

Exhibit No. 3 - Appraiser states no buildings on either lots 1 or 2.

Submission:Trans. P.15, lines 13&14:
"It is submitted, your honour that the real properties were sold at their fair market value."

Transcript P.9, lines 2-8: Claimant states there was a well on Lot 1. Our appraiser states on Exhibit No. 3 "No water".

Transcript P.10, lines 8&9: Claimant states there were strawberries on Lot 1. He also states in Transcript P.11, lines 24 & 25 that there were 4 acres of strawberries on Lot 1. Our appraiser does not indicate any strawberries being on Lot 1.

Mr. Brewin in Transcript P.15, lines 15-25, states that he thinks Mr. Hal Mensies of Haney might be able to give some information re this Japanese properties.

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

D. Dodding

(1)

H.L. Sinclair

(2)

/js

Name of Claimant

YAMAMOTO, Kiyoshi

Case 1181

Custodian File

737A

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					49.00					902.00
					49.00					
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										902.00

7371

October 6th, 1950

Mr. Kiyoshi YAMAMOTO,
Geefield North,
R. R. # 2,
Ruthven, Ont.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 1181

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 \$902.00.

Cheque for \$865.52 is enclosed herein, and the sum of \$36.48 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears
Director

FCS:PK
Encl.

CLAIM NO. 1181 - Kiyoshi YAMAMOTO

This claim is made in respect to 10 acres of farm land in that part of Maple Ridge Municipality which has been said, by all witnesses who have testified on the Inquiry as to such land, to be the choice agricultural area of Maple Ridge. The claimant bought in 1940 at \$800.00. He later cleared 4 acres and built a small building on it, which cannot be said to have been habitable, but must be taken as having some value.

The S.S.B. Appraiser acknowledged on the Inquiry that he had overlooked the fact that there were 4 acres under cultivation and that the building stood thereon.

The land was assessed in 1943 at \$1450.00.

In the circumstances outlined above, I conclude that fair market value at the date of sale to the D.V.L.A. was not less than \$1000.00. I THEREFORE RECOMMEND payment to the claimant of the sum of \$902.00, in order to achieve fair market value.

*Checked
Jan*

H. J. Bird

Commissioner.

December 20th 1949.