

14044

FILE NO. 4526
EXHIBIT No. 99-10
DATE MAY 10 1948
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any province or territory under the administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: YAMADA (Kikuyo) (Mrs. Shintaro)

HOME ADDRESS: Bradner Rd., Bradner, B.C.

REGISTRATION NUMBER 12917 SEX: Female AGE: 28

OCCUPATION: Housewife

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shintaro

ADDRESS OF WIFE OR HUSBAND: Kamloops, B.C.

NAMES OF ANY LIVING CHILDREN: Shoichi (M), Tomi (F), Sumiye (F).

ADDRESS OF CHILDREN: Bradner Rd., Bradner, B.C.

AGE OF CHILDREN: 10, 3, 5.

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

1. LOCATION AND DESCRIPTION: 15.30 acres on Bradner Rd., Bradner, B.C.
Blocks 2 and 3, S.E. quarter, Section 4, Township 14, Map 4951.
1.03 acres at Mt. Lehman, B.C. (Dennison Station).

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling house (7 room 2 storey house), bunk house and lean to garage, barn and four lean to's, chicken house, bath house with lean to shed, 5 packing houses.
Dwelling house at Dennison Station, B.C. (8 rooms).

3. INSURANCE (Give particulars; state where policies are) North West Fire Insurance Co., Tanaka Insurance Agency - 415 Powell St., Vancouver, B.C. Policy No. 205348, Amount \$1,000.00, annual premium \$18.00 paid to 1944.

4. TAXES (Amount and where payable) \$56.37 on Lots 2 and 3 Mun. of Matsqui, B.C.
\$16.32 on Dennison Property,

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) 1941 taxes paid.
None

6. OCCUPANCY AND LEASES (If vacant so state) Declarant is renting property for the duration of the war to John Dospital, Bradner, B.C. Lots 2 and 3 she will receive half shares after expenses have been paid, including taxes. Dennison property will be vacant.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In Royal Bank of Canada, Main and
Lots 2 and 3, Dominion property at Registrar's office.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Husband - now at Kelowna, B.C.
9. IF FARM LAND STATE CROPS SOWN strawberries - 6 acres, Logan berries 2 acres,
old raspberries 2 acres, new raspberries 2 acres, currants 1 acre,
asparagus 1/2 acre, bulbs 2 acres, gooseberries 100 plants, 18 fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:
1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
To be left in custody of John Dospital, Bradner, B.C. the following:
household furnishings for 7 room house, including 1 dining room suite,
1 circulator, 2 heaters, 1 kitchen range
Farm implements to be used by John Dospital, - 2 harrows, with tree,
1 cultivator, 1 plough, and miscellaneous farm articles.
To be left in bunkhouse and garage - pipes, spray, crates, (new and
old, crates and stump machines.

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. Husband - Shintaro Yamada.

FILE No. _____

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$200.00 with North West Fire Insurance Co., Household furniture, Policy No. 205348.

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) 1 Victory Bond - 1942 loan for \$50.00 in owner's possession.

8. BANK ACCOUNTS: Royal Bank of Canada, Hastings and Main, Vancouver, B.C. \$500.00 - Bank of Montreal, Hastings and Main, Vancouver, B.C. \$350.00

9. LIFE INSURANCE: Sun Life Assurance Co., for \$1,000.00, annual payment \$50.45, 20 year endowment, Policy No. 2238521 - Beneficiary - husband Shintato.

10. INTEREST IN ANY ESTATES OR TRUSTS: None *R*

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None ✓

2. TRADE DEBTS: None ✓

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

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

Dated this 16th day of April 1942

(Signature)

Kikuye Yamada

A. W. Williams
Witness

FOR DEPARTMENTAL USE

P.O. 11/3/43 14041
8/1/43
INFORMATION FROM R.C.M.P.

Date

July 2/43

Our File No. 14041.

Full Name

YAMADA Shintaro
(Surname in Block Letters)

Registration No. 12918.

Male - Female
(check)

Age Oct. 2, 1902

Former Address

BRADNER, P.O., B2.

Date Evacuated

Sept. 22/42

Naturalized - Canadian-Born - National
(check)

Present Address

D. D. Richards 133 Victoria Street
Vernon, B.C. Kamloops, B.C.

Married - Single
(check)

Name of Wife

nee INAMURA, KIKUYE-12917

Name of Husband

Name of Mother

YAMADA, TAKA

Name of Father

MAEDA, Hichiya (JAPAN)

Names of Children under 16

SHOICHI (M) 1/21/32.

SUMIYE (F) 2/21/37

- TOMI (F) 10/29/38.

FUMIYE (F) 9/16/33.

NOBUYE (F) 4/28/35

- KAZUMI (F) 6/28/42.

Requested by

D. M. Chope.

Registered with Custodian

No.

(Yes or No)

Additional Information

Farmer - 47 acres, house, horse,

radio.

Farm Appraisal ReportFile No. JL 296Land Description Lots 2 and 3, SE 1/4 Sec. 4, Tp. 14, Map 4951, N.W.D.Containing 45.307 AcresOwner's Name YAMADA, S.Post Office Address Bradner, B.C.Nearest Rail Point BradnerDistance 1/2 mileMarket Town AbbotsfordDistance 8 milesChurch (give denomination) UnitedDistance 1/2 milesNearest School BradnerDistance 1/2 mileState how property was identified: L.R.O. sketch, map and surveyed roads.

Roads: State whether property has access to main road, the kind of road

Is No. 875 Bradner Road - gravelled.EXHIBIT No. 99-2DATE May 10-1948FILED BY M. M. MartinIs this district a good one? Yes.Employment opportunities: Local in berry season, remote in hops, mills, logging.Predominating Nations and religion: British, none predominant.Describe Fencing or other situation: None.

Value \$

Water supply: near house.

Value \$inc. in land

BUILDINGS ON FARM

BUILDINGS	SIZE	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 28	lumber	9	shgl	old	6' posts	good	
Add'n	10 x 12	"	6	"	"	blocks	"	600.00
Add'n	10 x 28	"	7	"	"	"	"	
Stable	14 x 22	"	9	"	"	"	poor	60.00
Pkg. Hse.	"	"	12	"	"	"	good	
Garage-add.	"	"	7	"	5	"	"	175.00
		(upstairs for pickers' quarters)						
Stable	12 x 20	"	8	"	new	"	"	50.00
Bath hse	x 12	"	8	no value	to white man			
roof		bers for fruit & pickers		Spl. cedar	\$10.00 each			50.00
	x							
	x							

Electr light established throughout buildings.

Total present day value \$ 935.00Total Value buildings add to farm \$ 800.00Habitable without repairs? Yes. If not what is your approximate estimate of cost to make itDescribe the basement and chimneys: Basement all above ground level. Could not get to see basement. Planks on posts. Brick chimney on bracket.No. rooms downstairs? 6 Upstairs? None How finished V-joint.2 rooms are in addition at ground level.Are buildings painted? No. Condition of paintDistance from nearest bush 100 yards.

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

	LEVEL, UNDOULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
19.81	undulating 19.81 ac.	12" silty loam	silty clay	straws, logans, rasp currants, bulbs & asparagus, fair condition	65.00	1267.65
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDOULATING, 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, UNDOULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
8.53	undulating 5.53 ac	12" s. loam	s. clay	med. clearing	125.00	15.00
19.96	" 19.967 ac	"	"	heavy clearing	150 to 175	10.00
						62.95
						199.67
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. WILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE

Total value of Land \$ 1570.27

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 2370.27

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

Fully occupied, until owner evacuated recently. Buildings now unoccupied.
Mr. J. Dospital, a neighbour, holds a duration lease, lives at home 1/2 mile
away. Farm seems to be in good shape and well tilled, except raspberries.
2 1/2 acres of strawberries are in last year. Will be plowed up this fall.
State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Fruit or mixed.

Noxious weeds: Canada thistle.

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

Mun. and school \$58.00.

Matequi Mun.,
Mt. Lehman, B.C.

Date: 15th June, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 10th May of June, 19 42.

Inspector's Signature

"B.C. WORMWORTH"

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

Farm Appraisal Report

Remarks: This place is a fair average of the farms in the area. Cultivated land is comparatively new, and appears to have been well farmed. Place is now in the hands of a man, who hopes to eventually acquire it as a fruit farm, disposing of his own dairy farm $\frac{1}{2}$ mile away. For this reason I do not expect the depreciation that would otherwise result. Buildings will of course, deteriorate through lack of occupants.

(FOR ORCHARD LANDS ONLY)

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

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

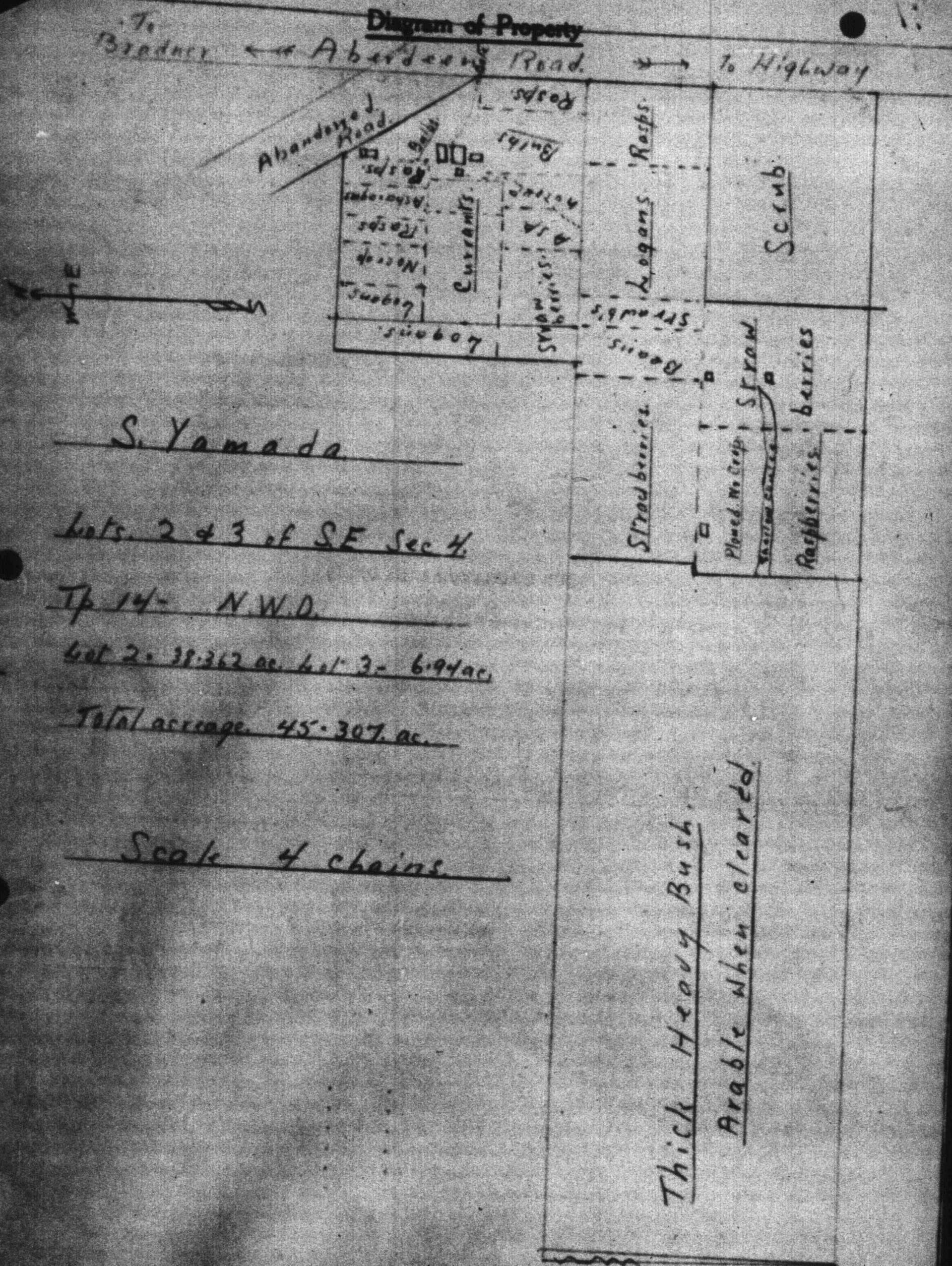
12 varied fruit trees for home use. add no value. \$

other crops at this time are:-

Strawberries	6 acres
Raspberries	2.8 ac.
Loganberries	2.5 ac.
Gourants	0.9 ac.
Asparagus	0.5 ac.
Bulbs	1.4 ac.
Beans	0.9 ac.

Total \$

Amount fruit trees add to value of farm \$



Following careful review of this appraisal report, it is my opinion that the present value is \$ 2300.00

Date 17th June, 19 42.

"I.T. BARNET"
District Superintendent.

This Indenture.

made the fifteenth day of April in the year of our Lord
one thousand nine hundred and forty-two.

Between.

Kikuye Yamada, of the Village of Bradner, in the
Province of British Columbia. Farmer,
(hereafter called the Owner, of First Part)
and

John Dospital, of the Village of Bradner, in the
Province of British Columbia. Farmer.
(hereafter called the Tenant, of Second Part)

Witnesseth that in consideration of one half ($\frac{1}{2}$) of the nett profits
which are derived from the sale of produce which are produced on
the following lands viz,

Lots #2, and #3. of the South East Quarter, (S.E. $\frac{1}{4}$)
Section Four (4) Township Fourteen (14) Map 4951. N.W.D.

and which are remitted annually to the Owner, the Owner doth demise
and rent to the tenant the above named lands, on certain conditions
hereinafter set forth.

The Tenant agrees to take over the property
for the duration of the War or until further notice is given to him.
He will attend to all the business pertaining to the berries and
bulbs on the farm.

After all expenses have been paid including
taxes, the nett profits will be equally divided, and the Tenant
will forward half to the Owner.

The Tenant agrees to keep the property in
good repair and condition to the best of his ability, but will
not be responsible in case of fire or theft, or any other matter
that he has no control over, but he will in every way protect the
Owners interest with all care.

It is understood that the following tools
are being left on the property, for the Tenants use, and are to
be returned to the Owner at the end of tenancy, viz

1 cultivator, 2 sections of drag harrow, 1-1 horse plough,
6 garden hoes, 5 potato forks, 5 Japanese sickels.

In Witness Whereof the said parties have hereunto set their hands
and seals, the day and year above written.

Signed Sealed and Delivered
By the Owner, In presence of

"George H. Loach", J.P.
Bradner, B.C.

"Kikuye Yamada"

"SEAL"

Signed Sealed and Delivered
By the Tenant, In presence of

"George H. Loach", J.P.
Bradner, B.C.

"John Dospital"

"SEAL"

Continued second page.

I hereby certify that on the fifteenth day of April, 1942.
at Bradner, in the Province of British Columbia.

Kikuye Yamada, (Mrs. Shintaro) and John Dospital, who are

personally known to me appeared before me and acknowledged to me
that they are the persons mentioned in the annexed instrument
as the makers thereof and whose names are subscribed thereto as
parties and that they know the contents thereof and that they
executed the same voluntarily and are of the full age of
twenty-one years.

In Testimony Whereof, I have hereunto set my Hand and
Seal of Office at Bradner in the Province of British
Columbia this fifteenth day of April in the year of
our Lord one thousand nine hundred and forty-two.

"G.H. Loach", J.P.

A Justice of the Peace in and for
the Province of British Columbia.

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

June 9, 1948

M. Mulanestall

EXHIBIT May 10 1948

DATE Mr. McMaster

FILED BY

According to Mr. F. Faikin there are bulbs valued at \$5,000.00, which should net \$4,000.00, if sold, on these properties.

JL 296 - Shintaro YAMADA
File 14041

Assessed value of property: Land \$1,133.00
Improvements 2,220.00 or \$3,353.00

Veterans' Land Act offer 2,327.00

According to Mr. F. Faikin there are bulbs on this property which should sell for \$1,500.00.

We are informed that there may be a considerable market value for these bulbs and it is assumed that the value of the bulbs was not taken into account in the appraisal which formed the basis of the purchase of these properties.

We are, therefore, asking whether you will arrange to give us permission to remove these bulbs at the proper time during the coming summer. We realize that in view of such an outstanding arrangement you may need to give some consideration to any tenant you may secure for these properties and under these circumstances if you think that a nominal rental should be paid by us we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

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

June 9, 1948

M. McMaster

C O P Y

4524
13385
13930
4988
14041

14th March, 1944.

I.T. Barnet Esq.,
District Superintendent,
Soldier Settlement Board &
Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Dear Sirs:

We recently interviewed Col. Chandler and yourself in regard to daffodil and tulip bulbs in certain properties included in the sale to the Director, The Veterans' Land Act. The four cases in question and the statements made in regard to the bulbs are as follows:

JL 679 - Masao MIKI
File 4524

Assessed value of property :	Land	\$1,315.00	
	Improvements	<u>3,500.00</u>	or \$4,815.00

Veterans' Land Act offer	2,509.00
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Declared 317,000 Bulbs of which 30,000 are tulips.
Bulk of balance in daffodils.

JL 240 - Isamu T. YAMAMOTO
File 13385

Assessed value of property:	Land	790.00	
	Improvements	1,000.00	or \$1,790.00

Veterans' Land Act offer	1,360.00
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Approx. 250,000 to 285,000 daffodil, tulip and
narcissus bulbs, according to Mr. F. Falkin.

JL 678 & 295 - Kazuo & Kogiro IMAMURA
Files 13930 & 4988

Assessed value of property:	Land	\$1,967.00	
	Improvements	5,100.00	or \$7,067.00

Veterans' Land Act offer	\$2,992.00
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PHONE PACIFIC 8181

PLEASE REFER TO

FILE NO. 4526 & 14041

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

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

99 - 7
EXHIBIT No. _____
DATE May 10 1948
FILED BY Mr. McMaster

March 13, 1943.

Mr. and Mrs. Shintaro YAMADA,
Registration Nos. 1298 and 12917,
c/o 133 Victoria Street,
Kamloops, B. C.

Dear Sir and Madam:

Further to the last part of our letter to you of March 9th and your request of March 3rd for a list of effects left behind by you, we would mention that as from the beginning of December last year we gave up sending lists of chattels to Japanese evacuees. This move was taken purely in the interests of economy as the office work involved was very considerable. We are still, of course, inventorying and protecting, to the best of our ability, all Japanese effects left in the Protected Area.

You declared a number of articles of furniture to be left in your house in the custody of Mr. John Dospital together with some farm implements to be used by him. We have on file a list as of September 21st, signed by him, which includes all the items declared by you together with quite a number of others.

If for any reason you particularly wish, we are prepared to send you a copy of this but unless we hear from you, we shall not do so.

Yours truly,

H. F. Green

H. F. Green,
Protection Department.

HFG:MA

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

June 9, 1948

Mr. McMaster

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 4526

14041

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

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

99-8

EXHIBIT No.

DATE May 10 1948

FILED BY Mr. McEveish

6th May, 1943.

Mrs. Shintaro YAMADA,
Registration No. 12917,
c/o 133 Victoria Street,
Kamloops, B.C.

Dear Madam:

In reply to your letter of April 19th, we wish to inform you that your property has been leased to Mr. Dospital for this year for the sum of \$200.00, of which \$100.00 is due August 1st and the balance on October 1st, 1943. These funds will be credited to your husband's account and the taxes and other administrative expenses on the property will duly be paid therefrom, while the balance can be obtained by application from your husband.

We have not as yet received your husband's registration, although we have requested him to fill in and return to us the registration form we sent him. As the property is in your husband's name, it will be administered under his account.

Yours truly,

"R.D. Richardson"

R. D. Richardson,
Farm Department

WEA:GP

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

June 9, 1948

M. J. Lee

INVENTORY OF CHATTELS BELONGING

TO

YAMADA, (Kikue) Mrs. Shintaro

12917

Which have been left in the care of Mr. John DOSPITAL 929 Bradner Rd.
(BRADNER B.C.)

In House

- 1 Dining Rm. Suite & 6 Chairs ✓
- 2 Small tables ✓
- 1 Circulator heater ✓
- 1 Small electric fan missing
- 1 Gramophone radio conn. & records missing
- Quantity X Mas decorations
- 300 Electric wire & connections
- 1 Small table lamp missing
- 1 Jap. picture & frame discarded
- Linoleum on 1 floor Discarded
- 3 Beds & Mattresses * 1 2 Beds discarded
- 1 Cott & mattress 3 mattresses only
- 1 Kitchen chairs
- 1 Reeking chairs
- 5 Home made tables 3 Discarded
- 10 Small home made cushions
- 1 Dresser
- 1 Pr. Silk curtains - stuffed ✓
- 1 Pr. Cotton curtains
- 1 Window blinds
- 1 Fiber ward robe
- 2 Large kitchen tables
- 2 Oil black El. wire
- 1 Wash Board, tub & Boiler
- 1 10 gal. crock missing
- 42 Qt. sealers
- 12 Pts. " " "
- 50 Lbs. salt
- 1 Heater - heater ✓
- 1 Clothes dryer - range ✓
- 1 Range
- Quantity Dishes & Utensils
- 1 Lantern
- 1 Straw suit case
- 2 Cords wood
- 1 Garden rake

Packing Shed

- 1 Hot water tank (down)
- 4 Wood barrels
- 2 Dump carts
- 1 Cultivator ✓
- 2 Sect. Diamond harrows ✓
- 1 Stonebault
- 300 Chimney brick
- Large Quantity Berrie crates
- Quantity 2" & 1" Galv. pipe
- 1 Stump puller ✓
- 1 Long table & 2 Benches 1 2 Discarded
- 1 250 Lb. Platform scale
- 6 Hoes, 5 Potatoe diggers * 1 shipped, 4 sold 25-5-43
- 6 Sickles, 1 Plow ✓
- 300 Lbs. Barberries Wire
- 8 Wood pails, 1 Wheel barrow
- App. 100 Berrie carriers

Packing shed Up

- 2 Xcut saws, 2 D handles shovels
- 3 Shovels, 4 Axes, 1 Brush hook
- 12 Old hoes, 3* Peevays, 2 Mattocks
- 2 Big potatoe hoes, 2 Wedges
- 2 Manure forks, 1 3" Auger
- 1 Pr. 8" Pruners, 1 Roll tar paper 4 sold
- 2 Rolls chicken wire, 9 Mattresses 5 Discarded
- 1 Roll Linoleum, 1 160' lumber
- 1 150' 3" cable chockers, 1 Box, 1" cable chockers
- 1 Suction pump, 1 Box, water pipe fittings
- 1 Wheel (wheelbarrow), 1 Log chain & Featherchain, 1 Sledge hammer, 1 old auto
- 3 Single trees, 1 Froe, 9 sickles (tire)
- 1 Heater, 1 Scythe, 1 Baby cribb
- 1 Box, belts etc., 1 Kitchen table

Chicken House

- 1 Old heater. NG

The above articles have been left in my care by the owner, and I will be responsible for their safe keeping.

Signed

John Dospital

Witness Office
of Custodian

[Signature]

S: sold by Auction - 1/8/44 - all sold 5. * 1 of each shipped & sold 25-5-43 + 1 roll red rubber hose.

S: Sold by Auction 1/12/43 - all sold 1.

Money credited to husband file 14041 on whose file extract has been placed.

1 head goat	25.00	Nov 1938	Good	10.00	7.00		
2-10 lbs lamb	5.00	Nov 1941	Good	5.00	11.00		
1000 mixed birds	15.00	Nov 1941	Good	15.00	5.00		
80' 2" pipes	16.00	Nov 1941	Good	16.00	2.00		
80' 1" gal pipes	14.00	Nov 1941	Good	14.00	6.00		
20' 1/2" gal pipes	14.00	Nov 1941	Good	14.00	2.25		
1 set fittings	6.00	Nov 1941	Good	4.00	2.25		
36 new seats							
76 new "	57.00	Nov 1941	Good	33.00	2.00		
50 yellow seats	10.00	Nov	Good	10.00	2.00		
52 built dining	15.00	Nov 1942	Good	13.00	2.00		
				493	50		

2000 1/2" catty	well known	hake			
500 1/2" catty	50.00	over 1939	Good		35.00 150
2 black		account 1940			
1 log hake					
4 all in	8.00	over 1	fair		44.00 T
3 small tobs	6.00	over	fair		4.50 T
2 spruce	7.00	over	fair		5.00 T
1 black spruce	8.50	over	fair 1939		1.50 T
1 black hake	3.00	over	Good		2.00 T
1 catty	5.00	over	Good		3.50 T
2-71 over	16.00	over	Good		8.00 T
1-51 over	6.00	over	fair		3.00 T
2 small tobs	7.50	over 1940	Good		5.00 T
1 black hake	2.50	over	Good		2.00 T
black	1.50	over			
2 small tobs	3.00	over	fair		2.00 T
2 long "	6.00	over 1940	Good		4.00 T
1 black	12.00	over	fair		8.00 (1935)
2 small tobs	26.25	over 1941	Good		26.00 1000
100 new hake	20.00	over 1941	over		16.00 (6.00)
2000 1/2" catty	20.00	over	Good		10.00
2000 1/2" catty	6.00	over 1942	Good		6.00 500
4 all new hake	2.00	over 1942	Good		2.00

Name of article		Good bought	When bought	Location	Est. Value	Page 1
Wooden plates		\$20.00	Nov 1941	Weymouth	\$15.00	16 th
Kitchen range		75.00	Nov 1933	Weymouth	40.00	12 th
Coffee table		4.00	Nov 1940	Weymouth	3.00	3 rd
Hot water heater		11.00	Nov	Weymouth	5.00	29 th
1-10 gal stove burner		7.00	Nov	Weymouth	5.00	NR
1-6 gal stove burner		1.50	Nov	Weymouth	5.00	NR
4 gal oil 3rd burner		3.00	Home made	Weymouth	1.50	lost
1 cup holder		3.00		Weymouth	2.00	50 th
4 long benches		3.00	Nov	Weymouth	30.00	85 th
4 oblong beds		50.00	Nov	Weymouth	15.00	1 st
29 mattresses		60.00		Weymouth	8.00	30 th
1 bunk bed B&B bed		17.00	Nov 1935	Weymouth	25.00	17 th
1 dresser		35.00	Nov 1937	Weymouth	8.00	2 nd
1 wardrobe		6.50	Nov 1940	Weymouth	2.00	lost
2 coat and lamp		3.00	Nov 1940	Weymouth	25.00	15 th
1 plunger		21.00	Nov 1940	Weymouth	15.00	lost
1 shower seat		30.00	Nov	Weymouth	10.00	35 th
3 kitchen chairs		15.00	Nov 1936	Weymouth	10.00	35 th
1 lounge furniture		50.00	Nov	Weymouth	50.00	35 th
11 garden chairs		13.75	Nov	Weymouth	50.00	35 th
3 garden chairs		9.00	Nov	Weymouth	50.00	35 th

COPY

9.11.16.

This Indenture.

made the fifteenth day of April in the year of our Lord
one thousand nine hundred and forty-two.

Between.

Kikuye Yamada. of the Village of Bradner, in the
(Mrs. Shintaro) Province of British Columbia, Farmer,
(hereafter called the Owner of the First Part)
and
John Dospital. of the Village of Bradner, in the
Province of British Columbia, Farmer.
(hereafter called the Tenant, of Second Part)

Witnesseth that in consideration of one half ($\frac{1}{2}$) of the nett profits which
are derived from the sale of produce which are produced on the following
lands viz

Lots #2. and #3, of the South East Quarter (S.E. $\frac{1}{4}$)
Section Four (4) Township Fourteen (14) Map 4951, N.W.D.

and which are remitted annually to the Owner, the Owner doth demise and rent
to the Tenant the above named lands, on certain conditions hereinafter set
forth.

The Tenant agrees to take over the property for the
duration of the War or until further notice is given to him. He will attend
to all the business pertaining to the berries and bulbs on the farm.

After all expenses have been paid including taxes, the
nett profits will be equally divided and the Tenant will forward half to
the Owner.

The Tenant agrees to keep the property in good repair
and condition to the best of his ability but will not be responsible in case
of fire or theft, or any other matter that he has no control over but he
will in every way protect the Owner's interest with all care.

It is understood that the following tools are being
left on the property for the Tenants use and are to be returned to the Owner
at the end of Tenancy, viz

1 cultivator, 2 sections of drag harrow, 1-1 horse plough,
6 garden hoes, 5 potato forks, 5 Japanese sickels,

In Witness Whereof the said parties have hereunto set their hands and seals,
the day and year above written.

Signed Sealed and Delivered

By the Owner In presence of
George H. Loach, J.P.
Bradner, B.C.

Kikuye Yamada

seal

Signed Sealed and Delivered
By the Tenant In Presence of
George H. Loach, J.P.
Bradner, B.C.

John Dospital.

seal

continued second page

I hereby certify that on the fifteenth day of April, 1942
at Bradner in the Province of British Columbia.

Kikuye Yamada (Mrs Shintaro) and John Dospital, who are

personally known to me appeared before me and acknowledged to me
that they are the persons mentioned in the annexed instrument
as the makers thereof and whose names are subscribed thereto as
parties and that they know the contents thereof and that they
executed the same voluntarily and are of the full age of
twenty-one years.

In Testimony Whereof I have hereunto set my Hand
and Seal of Office at Bradner in the Province of
British Columbia this fifteenth day of April
in the year of our Lord one thousand nine hundred
and forty-two.

G.H.Loach. J.P.

A Justice of the Peace in and
for the Province of British
Columbia.

File 14041

February 25, 1948.

REAL PROPERTY MEMORANDUM

JAPANESE NAME:

Shintaro YAMADA

Reg. No. 12918

VETERANS' LAND ACT TRANSACTION

One Real Property, being:

Lots 2 and 3 of the South East quarter of Section 4,
Township 14, Map 4951, Mun. of Matsqui, B.C.W.

SOLD FOR:

\$2327.00

ASSESSMENT:

Land..... \$1133.00
Improvements 2220.00

Total....\$3353.00

ATTACHED HERETO:

1. Appraisal Report
2. Certificate of Encumbrance
3. Statement of Sale to V.L.A.
4. Statement of Custodian Account
5. Real Property Summary
6. Assessment Notice
7. Copy of Agreement - April 15, 1942.
8. Extract from Lease - April 15, 1942 & April
24, 1943.
9. Our letter (copy) to Mr. John Dospital-Oct. 14/42.

RE CROP: Kikyo YAMADA, wife of Shintaro YAMADA leased this property to
John Dospital, April 15, 1942, making her own arrangements re crop.
See copy of Agreement dated April 15, 1942, on file.

W. Hunter

C O P Y

BRADNER BULB GROWERS ASS'N.

Specialists in all types of Bulbs

Yamada

F. Fatkin
Bradner, B.C.
Sept. 14th 1944.

To the Custodian Alien Enemy Property.

Dear Sir:

Herewith is enclosed my report on the four Japanese properties of I. T. Yamamoto, Masao Miki, Yamada, and the brothers Imamura (Kasuo and Kojiro) In the cases of the last three, some part of the present conditions can be charged to inexperience on the part of practically all connected with the disposition of these properties. To cite one phrase as an illustration. No provision was made where the lease or rental called for replanting to compel the lessee or rentor to plant any particular variety of Daffodil or Narcissi, nor was any grade such as ten centimetres or up called for. The consequence is that only the smallest grade of planting stock has been held for replanting, and, in the main, only the varieties with the least value have been retained for this purpose. There are other reasons, but I cite these two as the particular reasons why the remaining stock on these four places is of small value, and it is the value I was asked to assist in determining.

Yours very truly,

Fenwick Fatkin

C O P Y

BRADNER BULB GROWERS ASS'N.

Specialists in all types of Bulbs.

F. Fatkin
Bradner, B. C.
Sept. 14, 1944.

Report on the Bulb Situation on the I. T. YAMAMOTO, MIKI,
YAMADA, and IMAMURA Farms situated in Bradner & Rand, B.C.

1. I. T. YAMAMOTO.

There is nothing here to salvage. Mr. Rataloff, the present tenant, informs me he shipped two sacks of bulbs last year to I. T. YAMAMOTO at Kelowna. Anything left there is so badly overgrown with weeds, never having been either dug or cultivated since YAMAMOTO left, that it would cost more to salvage them than they could possibly be worth. We tried digging on this farm, but it is hopeless.

2: Masao MIKI.

On this farm, there are few bulbs dug this year, and the operator, Miss Underhill, has replanted, unfortunately, about 5000 King Alfred. This appears to be all she could be expected to do, under a penalty clause which, on payments, seems to be a sufficient discharge of her obligation. The greater quantity, by far, of the bulbs on this farm are still in the ground, and, in my opinion, will likely stay there, as after investigation, we find it almost impossible to find them, they are down so deep and very badly diseased. Here, I would like to point out that the conditions regarding the bulbs on this farm are entirely the fault of the owner, Masao MIKI, who resolutely refused to allow Miss Underhill to handle the bulbs, with the consequences as above. The 5000 King Alfred replanted by Miss Underhill will not be salvaged this year. From my inquiries, I gathered they were very small, and would be almost impossible to trace in newly worked soil, and most certainly not at any advantage to anyone.

3. YAMADA.

I cannot see any greater value than one hundred dollars here. Stock reserved for planting is of the smallest and least useful varieties, with the exception of a few King Alfred. These carry the only value there. The present tenant does not want them.

4. IMAMURA PROPERTY.

There are a lot of stock reserved there for planting, but again much of it is of little value, and like the rest, of the smallest size. Harvey Konrad has told me he has offered eight hundred dollars for this stock. Well, it is more than I would care to give, including the stock from the greenhouse after forseeing, so I am not mentioning any value.

.....Continued Over.....

SOLDIER SETTLEMENT and VETERANS' LAND ACT

FILE NOS. 4924, 4988, 13389
13930, 14041.

518 Rogers Building,
VANCOUVER, B. C.,
March 16, 1944.

Please Quote:
BC/376P
BC/405P
BC/404P
BC/365P
BC/364P

Mr. F. G. Shearn,
Director - Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: Your Files, listed above.

I have for acknowledgement your letter of the 14th instant. When you called at this office on February 22nd accompanied by Messrs. Wright and Anderson, and your solicitor, Mr. McMaster, you will recall Colonel Chandler advised you that anything in the land at the time of purchase went with it, and Mr. McMaster agreed with this.

The transaction for sale of these properties was consummated last July with the date made retroactive to the beginning of 1943. It would seem peculiar, therefore, that your officials had not taken steps prior to the date of your interview to even express your views on the matter. At no time has there been any indication, either verbally or in writing, that you were taking the stand you had the right to remove the bulbs.

I do not know either why you again bring up the purchase price of these properties as you admitted at the interview that it had nothing to do with the question of bulbs, and was not a matter for discussion, as the Secretary of State had undertaken to sell the properties to the Director of the Veterans' Land Act. I advised you at the time that instructions had gone out from this office to rent these properties in the same manner as any of the others.

BC/376P (Your File 4924) NIKI. Messrs

You state in your letter that there is alleged to be 317,000 bulbs on this place of which 30,000 are tulips.

May I point out that when the former owner rented this place he instructed that no bulbs were to be dug or sold. My information is that the tenant never touched the bulbs, and they are now a solid mat of grass. They have not been lifted, or any work done on them, since 1941 and the value today, if any, is problematical.

BC/ADSP (Your file 13385) YAMAGUCHI, I.

You state here that there is approximately 250,000 to 285,000 daffodil, tulip and narcissus bulbs.

When the owner rented this property he set out the exact acreage in strawberries, raspberries and loganberries, and described the bulbs as follows: - some daffodil and tulip bulbs. When your Department re-rented the property to the same tenant I can find no mention whatsoever of bulbs, or any instructions in the lease for the care of them.

BC/ADSP (Your file 14041) KANADA, S.

With reference to this property on which there is alleged to be bulbs which should sell for \$1500.00, I may say that Mr. R. L. Ramsay, our Field Supervisor in the district, took different bulb growers to the property but none of them would rent it. One grower stated, after examining the bulbs, that at least fifty per cent of them were diseased. In fact, Mr. Ramsay could not interest any local man who knows bulbs in the holding.

BC/364P and BC/365P (Your files 13930 & 4988) IMANURA, K. and K.

You state here that Mr. Fatkin values the bulbs on this place at \$5000.00, and should net \$4000.00, if sold.

It may be of interest to you that when Mr. Ramsay tried to rent these holdings he first approached Mr. Fatkin who held a Power of Attorney from the previous owners which was given in 1942. Apparently he operated the property in 1943. Mr. Fatkin has been very co-operative with our officials, but indicated he was not interested in leasing the properties on any basis. I understand the ground in which the bulbs are located has become very weedy. Mr. Fatkin indicated that a small percentage over and above taxes was all that could be expected as rental for these properties this year.

Several experienced horticulturists have looked over these holdings but, in the end, they would not even make an offer to rent. In fact it is only within the last few days that Mr. Ramsay has been able to make arrangements to rent them. You can see that the condition in which they were when this Department took them over does not bear out the alleged values of the bulbs. I am afraid you have overlooked the fact that bulbs must receive the most careful attention of an experienced man if the value is to be maintained. The evidence clearly indicates that the cultural methods followed by tenants in 1942 and 1943 was so far below what is required to maintain a bulb plantation that any value they might have had has been lost.

With regard to your suggestion that we give you permission to remove the bulbs later in the year and, if need be, you will pay a nominal rental for the ground, may I point out that I am unable to agree to this. The leases entered into with the tenants do not exempt the ground in bulbs.

Yours truly,

(SIGNED) "I. T. Barnett"
District Superintendent.

ITB:B

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 14041

NAME: YAMADA Shintaro

DATE ADVERTISED: _____
(or other information)

APPRAISER'S NAME: FENWICK PATKIN 11/9/44

VALUATION: \$100.00

PURCHASE PRICE: \$225.00

COMMITTEE'S APPROVAL: November 3rd, 1944

PURCHASER'S FULL NAME: H. G. LAMMING

ADDRESS: 620 Hall's Prairie Road, R.R.#3, Cloverdale, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:	YES	NO
(state if purchase		
price already paid or	Paid in full	
arrangements made)		

ENCUMBRANCES, IF ANY: _____

LIST OF CHATTELS SOLD: Quantity of bulbs.

MEMORANDUM

October 2, 1944.

File No. 1403

To: Mr. Sheers

From: W. B. Anderson

Re: Bulbs on Property of
J. YAMADA.

There are approximately 55,000 bulbs on this property of the following varieties, the quantities of each are unavailable at this time:

"King Alfred"
"Queen of the North"
"Sir William"
"Princess"
"Giant"
"Giant" (various)

In accordance with the lease with the Veterans' Land Act, he has dug these bulbs, treated, dried and stored them in a shed on the property. These bulbs have not been dug since 1941 at least and, according to the experts, they should be dug every year. They have become crusted in the ground, and have not been allowed to develop properly, therefore, are of a very small size. I have received a verbal offer of \$100.00 for this lot.

Mr. Fisher puts a value on them of no more than \$100.00, as he says they are of the smallest and least useful varieties, with the exception of the "King Alfred". Mr. Williams of English Greenhouses limited confirms this but states that if the landowner is prepared to take a gamble he would be prepared to grow these bulbs in his own form, and what he could do with them during the next year or two and pay for them what they would then be worth less his labor.

I would recommend that these bulbs be disposed of at any price over the \$100.00 and would appreciate receiving instructions to do this immediately, as these bulbs are already forming roots and must be planted.

WBA

14041

June 11, 1943.

Mr. John Dospital,
Bradner, B. C.

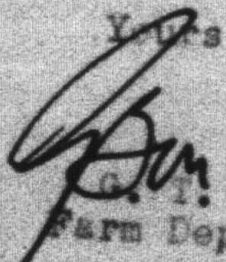
Dear Sir:

Re: Shintaro YAMADA Property

We are glad to have your letter of the 12th of May regarding the bulbs on the Yamada farm. It is realized that unless proper care is taken of these this year, you stand a chance of losing any future benefit from them. The month of August should be soon enough to commence taking up the plants for the purpose of treating them and deciding on what should be sold and what retained for replanting.

We are also glad to know that Mr. Clark of the Horticultural Branch has been to see you and I strongly recommend that if you are not absolutely familiar with the procedure in handling the bulbs, that you consult him before endeavouring to effect any treatment of them. You should however proceed with the digging and taking care of them at the proper time.

Yours truly,


G. I. McKay.
Farm Department.

GTM/LFP

PLEASE FILE THIS AT THE BOTTOM OF THE FILE IN PLACE
OF THE 'JP' FORM

File No. 14041

MEMORANDUM

Re: Shintaro YAMADA
Reg. No. 12918

We have written to the above five times
requesting his registration but have received
no reply from him.

His property was registered by his wife
whose 'JP' Forms are in File No. 4526.

I am, therefore, making no further effort
to obtain a registration.

D. M. Choep, *DMC*

February 9th, 1944.

DMC/HMS

March 10, 1948.

MEMORANDUM

TO: Mr. Hunter
FROM: B. MacAskill

Re: Shintaro YAMADA
Reg. No. 12917
File No. 14041

In envelope is inventory of goods taken by Custodian agent, signed for by John Dospital as being in his care. The tenant, selected by the Japanese, tried, through the duration of his lease, to co-operate with the Custodian. With few exceptions all chattels inventoried are accounted for. Missing, as shown on your copy of the Analysis were: electric fan, gramophone, sun lamp, 10 gal. crock, see list in envelope dated March 1, 1944. At the time that these goods were found to be missing the house had been vacant for some time. Agency could readily be proven, but the missing goods would not appear to be the responsibility of the tenant of the Japanese, rather the fault of this office, for prior to his departure from this house Mr. Dospital wrote this office asking that we send out one of our men to check the list of goods. (Letter of Nov. 20/43 on file). There is no record on file that we ever complied with this request.

In the envelope there is also a list of chattels prepared by the Custodian agent, and signed by him, which were considered to be valueless and were thus abandoned, - dated April 12/44.

On your copy of the Analysis the inventory has been listed, and also shows the sale price of the larger goods that appear on this inventory. This information does not appear on the other copies of the Analysis.

B MacAskill

14041

April 6, 1948.

Mr. Shintaro YAMADA,
Reg. No. 12918,
c/o 133 Victoria Street,
Kamloops, B. C.

Dear Sir:

As requested in your letter of the 30th ultimo, we attach hereto Custodian cheque for \$860.66, which is the balance of your account at this office.

A complete statement of your account was sent to you on January 13, 1948, and it would appear that we have accounted for all the real and personal property left by you in the Protected Area. Your account and file are therefore being closed.

Kindly acknowledge receipt in the enclosed self-addressed envelope.

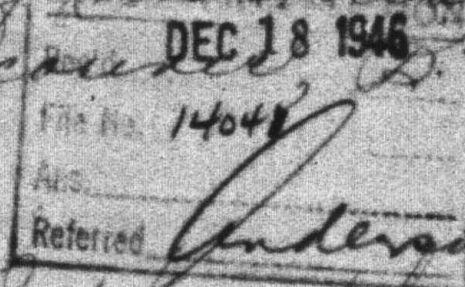
Yours truly,

C. H. Reed,
Office of the Custodian.

CHH/rm
enc. (2)

133 Victoria St.,
Kamloops, B.C.
Dec. 16th 1946

W. E. Anderson Esq.,
Administration Dept.,
Office of Canadian
Immigration, B.C.



Dear Sir,
Enclosed please find
forms that have been
signed by the members
of Yamato Nohai Assn.
now in four different
localities of British
Columbia, Alberta,
Ontario and Manitoba.
Three members of the
above said Association,
Shigeshi Masuda,
Yamata Ogata and Tomiya

Sanjima of Tashme
D.C. and Hlocan D.C.
respectively have been
repatriated to Japan
and therefore were
unable to obtain their
signatures. Nevertheless
these three members
have equal claims of
the proceeds of the sale

from receiving the
same share as the
other members of the sale
equally among the
21 members and send
them to the different
members.

Keep and pay the
fund for the three (3)
repatriated members
Sanita Kaku

Thanking you,
Yours truly,
S. Yamada.

S. Yamada.

% 133 Victoria St.,
Kamloops, B.C.
Oct. 25th 1946

W. E. Anderson, Esq.
Administrative Dept.,
Office of Custodian
1506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir,

In reply to your
letter of September 27th
as far as I can
recall, the chattels
left in the Durrison
Hall Building belong
to the Association,
and if sold, funds
should be distributed
equally among
the said members
when making dis-

tribution of funds
of the said Mission
Hall, Building.

Thanking you,
Yours truly,
J. Yamada

14041 & 4524

27th September, 1946.

Mr. Shintaro YAMADA,
Registration No. 12918,
133 Victoria Street,
Kamloops, B.C.

Dear Sir:

Re: YAMATO NOKAI Association.

We wish to acknowledge your letter of the 23rd September, to which was attached the list of members in the unregistered association, who owned the property previously registered in your name at Dennison Station.

We enclose herewith four lists representing these interested persons. The four lists are to facilitate you in sending them to be signed, to different localities. Please have the members sign opposite their names and have their signatures witnessed. Upon the return of these papers to this office, distribution of the funds will be made.

Attached hereto is a statement regarding the sale and charges against the account, which you will note include the \$10.43, which you, yourself paid covering taxes in 1942.

According to our records there were a few chattels in the building. Please advise who owned the chattels.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA
Encls. (2)

File No. 14041 & 4524

YAMATO NOKAI ASSOCIATION
STATEMENT

27th Sept. 1946.

Sale Price		\$550.00
Land Registry Office, Cert. of Encumbrance	\$ 1.00	
1942 Taxes (YAMADA paid)	10.43	
1943 & 1944 Taxes	23.31	
Valuation Fee	10.00 +	
Advertising	4.00 +	
Registration Fees	2.50 +	
Proportion of Fire Insurance	1.65 +	
Proportion 1945 Taxes	3.96 +	
		<u>56.85</u>
		<u>8493.15</u>

The Members of the Yamato Nokai

The Berry Growers Association, District of Mt. Lehman,
Dennison and Bradner, B.C.

British Columbia.....

Imamura, Kazuo ✓
Kunimoto, Shinkatsu ✓
Masuda, Saigeshi ✓
Ogata, Kimata ✓
Oye, Asakichi ✓

(Passed away.... to be forwarded to Mrs. Oye passed away at Tashme, BC
Mrs. Manko Oye this summer. To be forwarded to
Mrs. Tomiye Taniyama) Miss Chisato Oye.
Taniyama, Saigetoshi ✓ (Passed away... to be forwarded to
Tsutsumi, Hiroshi ✓
Yamada, Sainaro ✓
Yamamoto, Isamu ✓
Yamamoto, Sadao ✓

4991

490 M. M. Nippon
160 Victoria St

Manilla, Cw

Alberta.....

Inouye, Shigeo ✓
Taise, Hachiro ✓

Manitoba.....

Matsuo, Hisahachi ✓
Miki, Masao ✓
Miyasaki, Saiziro ✓
Morikawa, Tokio ✓
Saito, Tominosuke ✓
Tsutsumi, Masao ✓
Yanamoto, Katsuziro ✓

Ontario.....

Katsura, Saigeo ✓
Noda, Gentaro ✓
Genzo

M. Miki

(Former President)

14041

17th April, 1946.

Mr. Shintaro YAMADA,
Registration No. 12918
133 Victoria Street,
Kamloops, B.C.

Dear Sir:

We wish to acknowledge your letter of the 5th March,
relative to the YAMATO HOKAI Association.

According to our records, it would appear that there
were three associations up in the district of Mount Lehman. There
was the property registered in your name at Dennison Station,
there was a building built on the property of Sadao YAMAMOTO, and
a building also on the property of Seichi KINOSHITA, Coghlan Road.
Are these same members all interested in the three properties and
buildings.

Attached to your letter were the names of 21 Japanese
members and we note in your letter that another Hall belongs to
less members. Shinkatsu KUNIMOTO has sent us a list of the
members interested in the building on Mr. YAMAMOTO's property,
and they number 20, and are the same members that you have listed
with the exception of Shigeo INOUE. Is this correct?

We have forwarded to Mr. KUNIMOTO, sets of forms which
we have asked that he distribute for signatures relative to the
S. YAMAMOTO building, and upon receiving this information on the
property that was registered in your name, a similar set of forms
will be sent to you for signatures, so that distribution of funds
can be made.

Yours truly,

W.E. Anderson,
Administration Department.

WE:SHA

North Kildonan P.O.
March 7, 1946.

The Custodian
Vancouver B.C.
Dear Sir:—

I have received a letter from Mr. S. Yamada of Kamloops B.C. stating that the Yamato, Nohai Berry Growers Association's hall has been sold. There also was another building used as a hall by the Japanese on the property of Mr. Tadato Yamamoto, on Glenview Road. This building was registered under Mr. S. Yamamoto's name. Could you give me the particulars on this latter building.

I am sending you the names of members in this Association. The records and books of the Association were left in the hall on Glenview Road on the property of Mr. S. Yamamoto. They were left in a cupboard in the east end of the building. If the books could be found it would make it easy for you and also for us to divide the money that is credited to the

association
 Shigeo Kikura
 Shintaro Kunitomo
 Tokio Morikawa
 Shigetoshi Tanigawa
 Shiro Inagaki
 Shigeo Inoue
 Gintaro Iwada
 Kichiro Ise
 Kazuo Imanaka
 Shunichi Yamada
 Masao Inoue
 Tomonobu Sato
 Hiroshi Gutsu
 Masao Gutsu
 Shigetoshi Inada
 Katsuyasu Yamamoto
 Sadao Yamamoto
 Shunichi Iwata
 Asakichi Iwata
 Genshi Yamamoto
 Hisashi Matsuo

4418
 4522

yours truly
 H. Inoue former secretary
 Dr. Inoue former pres.
 396 Mountain View Winnipeg

14041

13th February, 1946.

Mr. Shimaro YAMADA,
Registration No. 12918,
133 Victoria Street,
Kamloops, B.C.

Dear Sir:

We acknowledge receipt of your letter of the 5th February, in which we note that the Dennison Station property, although registered in your name, actually belonged to the Berry Growers' Association, of which you were the President.

Please supply us, if possible, with a list of the members of this Association, and also the Minute Books of the Association in which you were appointed the president. It will be necessary to have the evidence of the Minutes, or whatever records you kept to substantiate the different members' proportion of the funds derived from the property sale.

Did the chattels on the Dennison Station property belong to you or to the Association?

In regard to your own property. Your property in accordance with the policy of liquidation decided upon by the Canadian Government, was sold to the Director of Veterans' Land Act as of the 1st January, 1943. Full details of the property sale were sent to you on the 22nd May, 1944, and in view of the fact that you have apparently mislaid yours, we have attached hereto a copy of same. The net proceeds as shown on the statement were credited to your account here, with the exception of \$15.00 legal fees which were later charged to you.

Attached also to this letter is an itemized statement of chattels that were sold by auction. The net proceeds as shown were credited to your account here.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encls. (2)

EVACUATION SECTION
Rec'd FEB 6 1946
File No. 14061
Ans.
By: [illegible]

133 Victoria St.,
Kamloops, B.C.
February 5th 1946

The
Customs Office
Department of the Secretary of State,
of Canada
Vancouver, B.C.

Dear Sir,
Received some time ago
the copy of "sales account"
of the Denison Station
property credited under my
name.

The Denison Station pro-
perty was registered under my
name because being president
of Gowers Association (Berry)
at that time. I was asked
to be responsible accordingly,
but the property itself
belonged to the members
of the Berry Gowers Assoc-
iation.

I do not under any circum-
stances at the present time wish
to disturb my private
account which you have

credited me at your office, but
is it possible to draw all
account credited to the Union
Station property without
in any way whatsoever hinder
my personal and private
accounts, ^{but kept in separate accounts file} because most
the members of the Berry
Growth Association after I had
notified in the meantime of
the said sale, wished and
asked for their individual
share of the said account sent
them.

And another thing I desire
sent me is the detailed account
of my private property on
Bridges Road. In your letter
it states, as you having sent
me such an account, but
to date I have not yet re-
ceived any such thing. I was
shocked and surprised to learn
of same when you sent in the
sales account of the former
property.

I shall notify me of former
matter, because if you have
anything against it, I shall

have to notify every member
accordingly.

If you should at any time
wish to have a witness to
prove that the Pension
Station property was used
and owned by the Perry-Govern
(Yamato) Association (although
registered under my name,
I will send you the name
of a said witness when necessary.

Waiting to hear from you.

Yours truly,
D. Yashida

14041

November 21st, 1944.

Mr. John Parker,
Mount Lehman, B.C.

Re: Dennison Station, Matsqui
Catalogue No. 602
(pt. 1.03 ac. ± 1) S2210. To 14. Sk. 7314

Dear Sir:

Your letter of November 9th, enclosing cheque for \$150.00, and submitting an offer to purchase the above property for the sum of \$550.00 has been received and considered.

This is to advise you that we are prepared to recommend acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$400.00.

We note that you wish this property to be registered in the name of John Parker, logger, of Mt. Lehman, B.C., British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered, a statement of adjustments of taxes, etc., will then be prepared, including registration fees, and forwarded to you.

Yours truly,

GP/HD

F. G. Shears,
Director.

Catalogue No. 602
File No. 14041
Dennison Station
Matsqui
pt. 1.03 ac. m/1 SE 1/4 10/14/7314

EVACUATION SECTION	
Rec'd	OCT 26 1945
File No.	14041
Ass.	
Referred	<i>Peters</i>
	<i>per file</i>

Control of the above property is by me hereby acknowledged and agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Dated at Dennison Sta this 25 day of October 1945.
Matsqui BC

SIGNED

John Parker.

RETURN TO THE CUSTODIAN

POST OFFICE REGISTRATION SECTION

REGISTRATION SECTION
JCT 20
REGISTERED ARTICLE
EXCHANGED AT THE OFFICE
VANCOUVER

NOV 2 1945

RECEIPT OF RECEIPT
AVIS DE RÉCEPTION

Date stamp of office of origin
Teneur du bureau d'origine

Filed in by sender who will
A remplir par l'expéditeur qui
compte

FIX
POSTAGE
STAMP
Apposer un
timbre
poste

DATE UNDER NO
16366

ADDRESSED TO: Mr. John Parker,
Address 4

RETURN TO: Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

AT: Mount Lehman, B. C.

STREET AND NUMBER
(1) VANCOUVER, B. C. (14041-EB)

PLACE OF ORIGIN OF REGISTERED ARTICLE
Lieu d'origine de l'objet recommandé
(1) IN PRINTED CHARACTERS
En lettres imprimées

CANADA

ED-20 000-10-1-44

THE UNDERSIGNED ACKNOWLEDGES THAT THE REQUESTED ARTICLE DESCRIBED ON THE
 LE REQUESTED ARTICLE DESCRIBED ON THE REQUESTED ARTICLE DESCRIBED ON THE

OTHER SIDE WAS ONLY DELIVERED ON THE

OF 3-4017 INSTRUCTIONS FOR THE
USE OF THE INSTRUMENT

State stamp of office of destination
I hereby do hereby certify

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

SIGNATURE OF THE ADDRESSEE

СЛУЖБЕНИК НА РАБОТУ

OF ADJUNCTS REPRESENTATIVE

... ..

OF THE POSTMASTER OF THE OFFICE OF DESTINATION

RECEIVED

[illegible]

14041

REGISTERED A/R

October 30, 1945.

Mr. John Parker,
Mount Lebanon, B. C.

Dear Sir:

Re: Catalogue No. 602
Dennison Station, Matsqui
Pt. 1.03 ac. E/1/SE 10/11/7314

Enclosed herewith please find Certificate of Title
No. 188223-E, covering the above property in your name, together with
the North West Fire Insurance Co., Policy No. 212186, which has been
assigned to you.

We are also enclosing the 1945 tax notice on the
above property.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 3

Notice of Assignment of Lease

TO: GEORGE SMITH and R. LUNDSTROM (Farmers)
of Matsqui, in the Province of British
Columbia,

TAKE NOTICE that the rent payable pursuant to the terms of a lease-
hold indenture made the 1st day of May A.D., 1943,
between yourself as Lessee and the undersigned as Lessor, in respect of the
lands and premises situate, lying and being in the **Municipality of Matsqui,**
New Westminster District,
in the Province of British Columbia, more particularly described as

**Part 1.03 acres (more or less) of the South East
Quarter (SE $\frac{1}{4}$) of Section Ten (10) Township Fourteen
(14) as shown and outlined and outlined red on sketch
no. 7314. Certificate of Title No. 146470 E.**

and the said indenture has been assigned to The Director, The Veterans' Land
Act, and that after this date all payments of rent, whether for arrears or other-
wise, must be paid by you to The Director, The Veterans' Land Act at his Re-
gional Office, Room 609 Westminster Trust Bldg., in the City of New West-
minster, Province of British Columbia.

DATED AT THE CITY OF VANCOUVER, in the Province of
British Columbia, this 25th day of August A.D., 1943.

THE SECRETARY OF STATE OF CANADA,
acting in his capacity as Custodian under and by
virtue of Order-in-Council P.C. 1665, and Amend-
ments thereto,

PER *W. J. Shears*

STATEMENT OF RENT AND LEASE

Term of lease: 5 months, 1st of May to 31st of August, 1943.

Rent for term: \$40.00.

Arrears: \$40.00 due 1st of July, A.D., 1943.

Next rent due: ---

Balance payable under lease,

(including arrears, if any): \$40.00.

OFFER TO LEASE JAPANESE PROPERTY.

4526
14041

File No. _____

Place Burnaby

Date Mar 7/43

Custodian of Enemy Property,
Vancouver, B.C.

Re: S. Yamada Property.

Lots 245-264-2814 Matsuyama

I hereby offer to lease the above described property
on the following basis:

Term: From March 12 1942 to Dec 3 1943.

Cash Rental: \$200 per year to be paid as follows:

100¢ Aug 1st 100¢ Oct 1/43

Lease to include all land and buildings, - except:

No exceptions

Other special conditions (if any):

The following taxes will be payable by me:

Land & School Taxes:	Irrigation Taxes:
Dyking or Drainage Taxes:	Tolls:
Domestic Water Rates:	

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one (1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

Full Name: John Hospital

Address: _____

I recommend that Lease on the
above terms be approved.

Stoneley
Field Supervisor,
Adler Settlement of Canada.

COPY

J.L. No. 296

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 14041

Reg. No. 12918

506 Royal Bank Building,
Vancouver, B. C.

May 22, 1944.

Mr. Shintaro YAMADA,
D.D. Orchards,
Vernon, B. C.

Dear Sir:

Re: Lots 2 and 3 of the South East quarter of Section 4,
Township 14, Map 4951, District of New Westminster,
C. of B. 51614.

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	- - - - -	\$ 2327.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	\$ 2327.00
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$
Registration fee	- - - - -	\$ 3.00
Encumbrance—Principal	- - - - -	
—Interest	- - - - -	3.00
Net proceeds of sale	- - - - -	\$ 2324.00

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

Debit

Credit

Balance

Jan. 1

Credit re Sale of Property

\$2324.00

Land Registry Office C. of E.

\$ 2.00

1944

Jan. 12

Proceeds Auction Sale

13.97

Apr. 26

Proceeds Auction Sale

\$2.00

274.95

\$2612.92

CR. \$2610.52

SOLDIER SETTLEMENT and VETERANS' LAND ACT

14041

12918

NO/404

File No. (11-776)

11/11/1944

11/11/1944

11/11/1944

11/11/1944

11/11/1944

Vancouver

Dear Sir:

I beg to advise you that the Certificate of Title No. 16983, Land Registry Office for the above name of The Director, The Veterans' for \$27,134.15, included in the Veterans' purchase price in full of the above amount of the purchase price in full of the above arrived at as follows:-

Purchase Price

Less arrears of taxes to January 1st, 1943.

Amount paid to Secretary of State - \$2,327.00

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

Yours truly,

W.K. Chandler,
LEGAL ADVISER.

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

Solicitor for
The Secretary of

WKC/W

APR 28 1944

REG. NO. 12918		NAME YAMADA, Suintaro		FILE NO. 14041	
ASSURED ● THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian.					
COMPANY North West Fire Insurance Company	POLICY NO. 212186	AMOUNT \$500.00 \$2,000.00	PREMIUM \$10.00	RATE 2.00	TERM 3 Yr. No. 17, 1947
PROPERTY INSURED \$500.00 on the two story, frame, shingle-roof private dwelling.			LOCATION S.E. 1/4 Sec. 10, Twp. 14, Commission Station, Mun. of Matsui, B.C.		
LOSS PAYABLE Assured		INSURANCE AGENT McGregor, Johnston & Thomas		RENTAL AGENT	
ENDORSEMENTS ● <i>Transferred to new owner - Mr. Parker 12/16/45.</i>					

File No. 14041.
Catalogue No. 602.

May 18th, 1945.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Cramer

Shintaro YAMADA - Reg. No. 12918
Hun. of Matsui
Part 1.03 acres more or less of the
S.E. $\frac{1}{4}$ of Sec. 10, Tp. 14 as shown
outlined Red on Sk. No. 7314, D.M.W.
Certificate of Vesting No. 25792.

We attach herewith the following documents in connection
with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... JOHN PARKER.
4. Copy of letter showing to whom sold and price paid
for the property.
5. Memorandum from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 146470-E, is in the
Land Registry Office.

D. A. Cramer

DAC:JS
Atch.

File No. 14041.
Catalogue No. 602.

July 25th, 1945.

MEMORANDUM

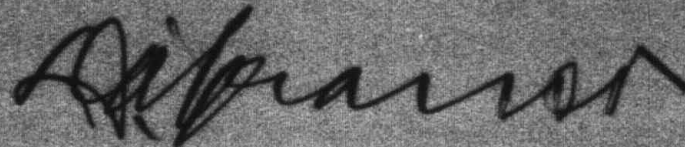
TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Shintaro YAMADA
Mun. of Matsqui
Pt. 1.03 acres more or less of
S.E. $\frac{1}{4}$ of Sec. 10, Tp. 14 as
shown outlined Red on Sk. 7314.

With reference to the above property which was recorded
in the New Westminster Land Registry Office, June 12th, 1945,
we attach herewith the following documents in connection therewith.

1. Copy of application number 188222-E, dated June 11th,
1945, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 188223-E, dated June 11th,
1945, registering the property in the name of John Parker
(Deed).
3. Duplicate of Transmission dated May 26th, 1945.
4. Duplicate of Deed dated May 26th, 1945 - Secretary of
State to John Parker.
5. Certificate of Indefeasible Title number 188223-E, dated
July 20th, 1945, covering the above property in the name
of John Parker.



DAC:JS
Atch.

18th May, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 14041

NAME: Shintaro YAMADA

CATALOGUE NO: 602

RE: Dennison Station, Matsqui, B.C.
- Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Part 1.03 acres more or less of the South East quarter of Section 10, Township 14 as shown outlined Red on Sketch No. 7314, Municipality of Matsqui in the District of New Westminster. -

Encumbrances:

None

Taxes:

1944 taxes paid - no arrears or consolidated.

Vested:

25702

VALUATION BY APPRAISER:

\$550.00

AMOUNT OF BID:

\$550.00

APPROVED BY ADVISORY COMMITTEE:

Nov. 13, 1944.

AMOUNT RECEIVED BY CUSTODIAN:

\$550.00

NAME OF PURCHASER:

John Parker.

K.W. WRIGHT

KWW/DG
Attachs

File No. 14041.

CLAIMS DEPARTMENT

April 15th, 1943.

Shinoro YAMADA - Reg. No. 12918

CREDITORS:

NO CLAIMS on file.

R/S

BRD:DE

*Closed as to Claims Dept.
15-4-43
D*

LIABILITY SUMMARY

File No. 14011

29th October, 1946.

Re: Shintaro YAMADA - Reg. No. No. 12918

This file reveals no liabilities.

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

W. E. Cameron

/RA

LIABILITY SUMMARY

File No. 14041.

Shintaro YAMADA - Reg. No. 12918.

On the JP Form signed by Kikuyo YAMADA, file 4526
(wife of Shintaro YAMADA), 16th April 1942, covering her
husband's property, she declared that there were no Personal
or Trade Debts, and we can find no evidence of any claims
having been filed against him.

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

March 12th, 1947.

D. A. Cramer
D. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 4526

16th April, 1947.

Re: Kikuye YAMADA (Mrs. Shintaro) - Reg. No. 12917.

CHATELS: The above Japanese registered with this office on the 16th April, 1942, and at that time, declared leaving household furniture and farm implements on her husband's property. In April, 1943, she wrote to this office, asking for shipment to her of a double bed, mattress and spring, and some garden tools. These were shipped to her by the tenant on the property. The balance of the chattels were sold at auction and are recorded on her husband's file, No. 14041.

SPECIFIED ARTICLES: Mrs. YAMADA turned her General Electric radio in to the Royal Canadian Mounted Police in March 1942, and this radio was sold at public auction for the net sum of \$13.06. The funds were sent to Mrs. YAMADA on the 16th April, 1947, upon receipt of the original receipt.

BONDS & INVESTMENTS: Mrs. YAMADA declared owning a \$50.00 Victory bond, but this was not brought under control by the Custodian.

LIFE INSURANCE: She also declared having a \$1000.00 Sun Life Insurance policy, but this was not brought under control or administered in any way by the Custodian.

BANK ACCOUNT: Mrs. YAMADA declared having two bank accounts in Vancouver, but these were not brought under control by the Custodian.

This file reveals no other personal property assets.

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

W. L. Hanson
.....

HA

LIABILITY SUMMARY

File No. 14041.

Shintaro TAMADA - Reg. No. 12345.

On the JP Form signed by Kikuyo TAMADA, file 4326
(wife of Shintaro TAMADA), 10th April 1942, covering her
husband's property, she declared that there were no Personal
or Trade Debts, and we can find no evidence of any claims
having been filed against him.

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

March 12th, 1947.

[Signature]
V. L. GARDNER

ENCLOSURE

MEMORANDUM

September 25, 1943.

TO: File No. 4526

FROM: Specified Articles Department.

Re: YAMADA Shintaro, Reg. No. 12917

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	General Electric Standard Wave Radio, Model S25 Serial No. 346300	✓ \$10.00

Sold by Auction - 20/12/43 - Vancouver Radio.

Catalogue No. 602
File No. 14041
Dennison Station, Matequi
pt.1.03 ac.m/1) SE 10/14/7314

June 25, 1945

JOHN PARKER

(Purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of May 10, 1945)

	DEBIT	CREDIT
Purchase price	\$550.00	
Cheques received		\$550.00
129/365 x \$11.20 seller's proportion of 1945 taxes		3.96
Registration fees on deed - \$550.00	5.10	
Insurance premium for three years - \$10.00		
amount of unearned premium	8.35	
Amount charged to purchaser		<u>9.49</u>
	<u>\$563.45</u>	<u>\$563.45</u>

AMOUNT CHARGED TO PURCHASER - \$9.49

STATEMENT RE SALE OF:

Catalogue No: 602

Street Address: Dennison Station,
Matsqui, B.C.

Legal Description: 1.03 ac M/L. of SE $\frac{1}{4}$ 10/14/7314

Name: YAMADA, Shintaro

File No: 14041

Reg. No. 12918

Date of Sale and Adjustments May 10, 1945.

Sale Price \$550.00

Charge for Valuation \$10.00

Charge for Advertising 4.00

Land Registry Office Transmission fee 2.50

Adjustments

Fire Insurance 8.35

Taxes 3.96

\$20.46

\$558.35

Net Proceeds credited to your account

\$537.89

6

Solitario YAMADA

File No. 11041
Reg. No. 1291B

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1964 May 10	Balance as per statement sent	\$	\$2,610.52	
October 6	Sale of bulbs		222.78	
November 28	Fire Insurance premium	10.00		
	Legal Fees	15.00		
1965 April 23	Taxes 1963-64	23.31		
May 10	Credit re Sale of Property		537.89	

\$ 48.31

\$3,371.19

CR \$ 3,322.88

STATEMENT OF ACCOUNT

Ree (Mr.) Shintaro YAMADA

File No. 14041
Ref. No. 12916

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re sale of property at 875 Bradner Rd., Bradner, B. C.	\$	\$2,324.00	
January 1	Land Registry Office, Certificate of Encumbrance	2.00		
1944 January 12	Proceeds Auction Sale at Abbotsford, B. C.		13.57	
April 26	Proceeds Auction Sale at Abbotsford, B. C.		274.95	
October 6	Sale of Balbs on property at 875 Bradner Rd., Bradner, B. C.		222.78	
November 28	Fire Insurance premium on North West Fire Policy No. 212186	10.00		
1945 April 23	Legal Fees re sale of property at 875 Bradner Rd., Bradner, B. C.	15.00		
May 10	Taxes, 1943-44, re property at Denison Station, Natsugul, B. C.	23.31		
May 10	Credit re sale of property at Denison Station, Natsugul, B. C.		537.89	
1946 September 24	Funds from sale of building of Yamato Nohai Association		7.44	
November 1	Remittance to Shintaro YAMADA	2,000.00		
1947 January 6	Distribution of funds of the Yamato Nohai Association	493.15		
January 6	Distribution of funds of the Yamato Nohai Association		23.49	
		\$2,543.46	\$3,404.12	

CR 1060 44

REAL PROPERTY SUMMARY

JAPANESE NAME: Shintaro YAMADA Reg. No. 12918 File No. 14041.
CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
First Offer. BC/404-P.
PROPERTY ADDRESS: 875 Bradner Road, Bradner, B. C.
LEGAL DESCRIPTION: Lots 2 and 3 of the South East quarter of Section 4, Township 14,
Map 4951, Mun. of Matsqui, D. N. W.
TITLE: Registered in the name of Shintaro YAMADA.
ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25702 dated April 12th, 1943.
ASSESSED VALUES: Land \$1133.00
Improvements \$2220.00 - \$3353.00. Taxes - \$58.00.
CLASSIFICATION: This is a small fruit farm with dwelling and out-buildings.
The Custodian's representative reported September 21st, 1942, that
this property has an area of 45.30 acres of which 20 acres were
cleared (balance rough) and planted to the following crops: 6 acres
strawberries, 2 acres loganberries, 4 acres raspberries, 1 acre
currants, $\frac{1}{2}$ acre asparagus, 2 acres bulbs, 100 gooseberry plants,
18 fruit trees.
1 - 1 $\frac{1}{2}$ storey 7 room house 26'x36' in fair condition. 1 packing
shed 28'x30' fair condition. 1 barn 38'x42' poor. 1 bath house
8'x14' poor, 4 berry sheds 12'x14'. 1 chicken house 9'x18' fair.
HISTORY OF ADMINISTRATION: Kikuye YAMADA, file 4526 (Wife of Shintaro YAMADA) leased this
property to John Dospital, 15th April 1942. Term for the duration
of the war or until further notice is given him. Consideration
half of the net profits which are derived from the sale or produce
which is produced on the following lands, viz., Lots 2 and 3 of
S.E. $\frac{1}{4}$, Sec. 4, Twp. 14, Map 4951, N.W.D.
This was replaced by the Custodian under lease No. 431 on April 24th,
1943, for a term of 10 months from March 1st, 1943, to December 31st,
1943. Consideration \$200.00 - \$100.00 payable 1st August 1943,
\$100.00 payable 1st October 1943.
Lease handed to The Director, The Veterans' Land Act, 26th July 1943.
SOLD: To The Director, The Veterans' Land Act for \$2327.00 as at 1st January
1943.
Approval of Advisory Committee - 1st June 1943.
Funds released to the credit of Shintaro YAMADA as at May 9th, 1944,
against which were the following charges: Registration Fees \$3.00,
Legal Fees \$15.00 - \$18.00, leaving a net credit of \$2309.00 from
said transaction.

transaction.

Page 2.

File No. 14041.

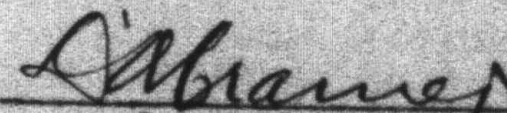
In view of the rents having been collected by the Custodian up to August 31st, 1943, viz., \$100.00, a cheque covering same was issued to The Director, The Veterans' Land Act, 17th November, 1943.

Certificate of Title No. 169836-E in the name of The Director, The Veterans' Land Act.

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

March 12th, 1947.

DAC:JS


D. A. CRAMER.

REAL PROPERTY SUMMARY

JAPANESE NAME: Shintaro YAMADA Reg. No. 12918 File No. 14041.
CATALOGUE NO: 602.

PROPERTY ADDRESS: Dennison Station, Matsqui, B.C.

LEGAL DESCRIPTION: Part 1.03 acres more or less of the South East $\frac{1}{4}$ of Section 10, Township 14 as shown outlined Red on Sketch No. 7314, Mun. of Matsqui, D.N.W.

TITLE: Registered in the name of Shintaro YAMADA. However, YAMADA advises us in his letter of February 5th, 1946, "The Dennison Station property was registered under my name because being president of Growers Association (Berry) at that time, I was asked to be responsible accordingly, but the property itself belonged to the members of the Berry Growers Association.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25702, dated April 12th, 1943.

ASSESSED VALUE: Land \$100.00 Taxes - \$10.43.
Improvements \$900.00 - \$1000.00.

CLASSIFICATION: This is a 1 acre piece of property, all cleared, upon which is built an eight room building used as a dwelling, and the lower part as a school. The Custodian's representative reported September 22nd, 1942, that this was a 2 storey 8 room house, in good condition. We quote the Appraiser's report of April 26th, 1944: "This property is located at Dennison Station on Ross Rd., and consists of a large building set up on piles and about $1\frac{1}{2}$ acres of land, being built at an angle. Front is 40' then 48' at an angle, 60' across the back and 30' to front. There are only two square rooms on the lower floor. These run on angles, front room being 8' one end and approximately 20' at the other. There are five rooms on the ground floor and it is all in one room upstairs. Two rooms on First floor are finished very nicely with 3 ply fir veneer and fancy ceiling. Other rooms shiplap. Construction of building greatly reduces value. Six foot veranda on three sides.

Building valued at	\$500.00
Land valued at	50.00
Total value	\$550.00

"Wm. H. Ansell".

HISTORY OF ADMINISTRATION: The Custodian leased this property May 1st, 1943, to George Smith and R. Lundstrom for a term of 5 months from May 1st, 1943, to August 31st, 1943. Consideration \$40.00 payable July 1st, 1943. Buildings included, space reserved for storing chattels. We were unable to make collection of this rent.

SOLD: To John Parker for \$550.00 as at May 10th, 1945.
Approval of Advisory Committee - November 13th, 1944.

1944.

Page 2.

File No. 14041.

The sale proceeds were released to the credit of Shintaro YAMADA as at June 30th, 1945, against which were the following charges: Valuation \$10.00, Advertising \$4.00, Registration Fees \$2.50, proportion 1945 Taxes \$3.96. In addition 1943 and 1944 Taxes amounting to \$23.31 were paid and \$10.43 had been paid by YAMADA himself for 1942 taxes plus a \$1.00 Land Registry Office fee for a Certificate of Encumbrance. This left a net credit of \$493.15 from said transaction and administration after receiving adjustments as at May 10th, 1944, to the amount of \$8.35, being unexpired Fire Insurance Premiums giving a net cost of insurance of \$1.65 taken into consideration above.

Redistribution of net proceeds was then made as follows:

A list of the members was obtained and confirmed by S. YAMADA, President, H. MATSUO, Former Secretary, M. MIKI, Former President of the Dennison Station, "YAMATO NOKAI", an unregistered farmers group. Lists were forwarded for the signatures of all the members to the effect that none except those listed were interested in the proceeds which were then distributed equally between them, each receiving \$7.44, which sums were credited to their respective accounts at this office.

OLD CERTIFICATE OF TITLE

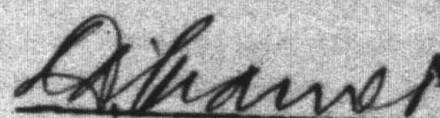
No. 146470-E: Was on deposit in the Land Registry Office, New Westminster, B.C.

Certificate of Title No. 188223-E in the name of John Parker, was sent him by Registered Mail on October 30th, 1945. Post Office Receipt No. 16366, acknowledging receipt of letter, is on file.

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

March 20th, 1947.

DAC:JS


D. A. CRAMER.

REAL PROPERTY SUMMARY

JAPANESE NAME: Shintaro YAMADA Reg. No. 12918 File No. 14041.

CATALOGUE NO: 602.

PROPERTY ADDRESS: Dennison Station, Matsqui, B. C.

LEGAL DESCRIPTION: Part 1.03 acres more or less of the South East $\frac{1}{4}$ of Section 10, Township 14 as shown outlined Red on Sketch No. 7314, Mm. of Matsqui, D.N.W.

TITLE: Registered in the name of Shintaro YAMADA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order, filed No. 25702, dated April 12th, 1943.

ASSESSED VALUE: Land \$100.00
Improvements \$900.00 - \$1000.00. Taxes - \$10.43.

CLASSIFICATION: This is a 1 acre piece of property, all cleared, upon which is built an eight room building used as a dwelling, and the lower part as a school. The Custodian's representative reported September 22nd, 1942, that this was a 2 storey 8 room house, in good condition. We quote the Appraiser's report of April 26th, 1944: "This property is located at Dennison Station on Ross Rd., and consists of a large building set up on piles and about $1\frac{1}{2}$ acres of land, being built at an angle. Front is 40' then 48' at an angle, 60' across the back and 30' to front. There are only two square rooms on the lower floor. These run on angles, front room being 8' one end and approximately 20' at the other. There are five rooms on the ground floor and it is all in one room upstairs. Two rooms on First floor are finished very nicely with 3 ply fir veneer and fancy ceiling. Other rooms shiplap. Construction of building greatly reduces value. Six foot veranda on three sides.
Building valued at \$500.00
Land valued at 50.00
Total value \$550.00 "Wm. H. Ansell".

HISTORY OF ADMINISTRATION: The Custodian leased this property May 1st, 1943, to George Smith and R. Lundstrom for a term of 5 months from May 1st, 1943, to August 31st, 1943. Consideration \$40.00 payable July 1st, 1943. Buildings included, space reserved for storing chattels. Lease handed to The Director, The Veterans' Land Act, 26th July 1943.

SOLD: To John Parker for \$550.00 as at May 10th, 1945.
Approval of Advisory Committee - November 13th, 1944.
Funds released to the credit of Shintaro YAMADA as at June 30th, 1945 against which were the following charges: Valuation \$10.00, Advertising \$4.00, Registration Fees \$2.50, Taxes \$3.96 = \$20.46, leaving

leaving

Page 2.

File No. 14041.

a net credit of \$529.54 from said transaction.

Adjustments as at May 10th, 1944, to the amount of \$8.35, being unexpired Fire Insurance Premiums, were placed to Shintaro YAMADA'S credit.

The following Fire Insurance Policy:-

North West Fire Insurance Co., Policy No. 212186 - \$500.00, covering the 2 storey frame dwelling, was transferred to John Parker, 15th June 1945.

OLD CERTIFICATE OF TITLE

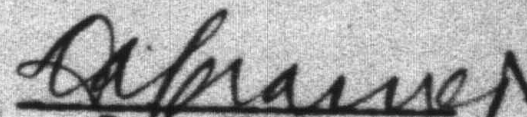
No. 146470-E: Was on deposit in the Land Registry Office, New Westminster, B.C.

Certificate of Title No. 188223-E in the name of John Parker, was sent him by Registered Mail on October 30th, 1945. Post Office Receipt No. 16366, acknowledging receipt of letter is on file.

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

March 12th, 1947.

DAC:JB


D. A. CRAMER.

NAME EMERSON, Shintaro

*Originals of class
sent Feb 13/44*

REGISTRATION NO. 12928

FILE NO. 14041

The following chattels were sold by public
auction at Abbotsford, B. C. on March 1, 1944.

Dishes	\$.35
Dishes	1.50
Dishes	1.00
Jars, etc	.35
Pail & contents	.35
Pail & contents	.35
✓ Wire	.50
2 Pails & contents	.35
Electric extension cord	3.50
Lights	.75
Aerial wire	.50
Basket of contents	.35
Tin heater	1.00
Steel net	3.00
5. bed complete	1.00
2 Tables	.25
Glasses	.25
6 Blinds	1.75
Curtains	.30
Curtain rods	.25
4 Cushions	.75
6 Cushions	1.00
Quilt & pillow	.25
Mat	1.25
Brown	.25
5in. bed complete	8.50
Table	.35
Table	.35
✓ TOTAL: to be carried forward:	\$ 29.95

~~Amount paid:~~

~~Amount received:~~

~~Amount paid to the public:~~

~~Amount paid to the public:~~

~~Amount paid:~~

NAME YAMADA, Shintaro

REGISTRATION NO. 12916

FILE NO. 14041

The following chattels were sold by public
 auction at Albionford, E.C. on March 1, 1944.

Brought forward:

\$ 29.95

Desk	
Sundries	0.35
Pad & lines	0.50
✓ Sickles	1.50
Box of fittings	0.50 ✓
Chains	2.25 ✓
Sundries	3.50 ✓ X
Beach screw	0.35
✓ Kettle	1.25
Sundries	0.70
12 chairs	0.50
Stove pipe	11.90
Pump	0.25
✓ Locker	0.25
✓ 3 sickles	3.00
Shovel & 3 hoes	0.50 ✓
Bundle of hose etc.	✓ 1.50 ✓
Bundle Cant Hook etc.	✓ 1.25
Bundle of tools	1.25
Baby crib	1.00
Boiler	1.00 ✓
Iron pot	1.25
2 Pots	0.50
Oilcloth	0.50
2 pails	0.50
staples & elbows	0.50
Total: to be carried forward:	0.80

\$ 7.30

\$

\$

~~_____~~

~~_____~~

~~_____~~

~~_____~~

~~_____~~

NAME YAMADA, Shintaro

REGISTRATION NO. 12908

FILE NO. 14041

The following chattels were sold by public
auction at Abbotsford, B.C. on March 1, 1944.

	Brought forward:	\$ 67.30
- Hedges etc		0.90
- Box & contents		0.50
- Hike tools		1.50
- Spreader		1.00
- Hike tools		1.00
- Hike Tools		1.50
- Single trees		1.25
- Fork		2.50
- Grass cut saw		3.75
- " " "		1.00
- Tools		0.75
- 2 bike wheels		4.50
- 4 lots of sacks and 9 berry pails		0.90
- 6 Berry pails		0.60
- 10 Berry pails		1.00
- Air tight heater		1.50
- Linoleum		2.75
- Pruners		3.25
- Barrow wheel		1.60
- Rope		1.35
- Free		1.00
- Pail & anvil		0.25
- Scales		18.00
- Rope & hose		0.50
- Basket & contents		0.75
- Basket		0.25
- Sickles etc.		0.70

Total: To be carried forward:

\$ 121.85

~~Less: Expenses:~~

\$

~~Net Proceeds Available:~~

\$

~~Amount of Cash Received:~~

~~Subtotal from Auctioneering List No.~~

~~Balance:~~

NAME YAMADA, ShintaroREGISTRATION NO. 12918FILE NO. 14041

The following chattels were sold by public
 auction at Abbotsford, B.C. on March 1, 1944.

	Brought forward:	\$ 121.85
3 Mattresses		2.00
3 mattresses		2.00
2 dble mattresses		1.00
4 ske of line		1.40
sack of salt		0.25
Table		0.50
Lever Harrows - Draw bar		20.00
Iron bars		1.00
Cable		9.00✓
Stump puller		2.00
Cable		2.00✓
Cable		2.00✓
Cable chokers		2.00✓
Carriage frames		5.00
Shuffler		15.00
Trailer: 2. 4 hand cart		7.00
Stone boat		2.00
Plough		15.00✓
4 Balls of wire		5.00✓
Wire		0.50
Tube		0.50
2 rolls of poultry wire		11.00✓
Barrow		1.75
4 barrels		12.00
H.W. Tank		3.75
✓ Lumber & gates		0.50✓
✓ Bricks		5.00✓
Total: To be carried forward:		\$ 251.00
Less-expenses:		\$
Net-proceeds-amount:		\$
Amount-of-outstanding-bills-amount:		
Amount-left-after-paying-bills-amount:		
Remarks:		

NAME YAMADA, Shintaro

REGISTRATION NO. 12918

FILE NO. 14041

The following chattels were sold by public
auction at Abbotsford, B.C. on March 1, 1944.

	Brought forward	
Piping		\$ 251.00
China table	7 of coffee table	6.00
Wardrobe		3.75
Dining suite		2.25
Dresser		60.00
Circulating heater		17.00
Part roll tar paper		35.00
		0.50

Total:

(Auctioneer's Fee: \$37.55
Less Expenses: Advertising: 15.10
Moving: 47.90

\$ 375.50
\$ 100.55
\$ 274.95

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Carlson.

Extracted from Auctioneering list No. Abbotsford 5.

Remarks. For list of chattels - see wife's file H526

NAME YAMADA, (Kikuyo) Mrs. Shintaro

REGISTRATION NO. 12917

FILE NO. 4526

The following chattels were sold by public
auction at 992 Powell, Vancouver on December 20, 1943.

General Electric Console

\$ 16.00

(Appraised at \$10.00 - see memo
Sept 25/43)

Total:			<u>\$ 16.00</u>
Less Expenses:	Auctioneer's Fee	\$ 1.60	
	Advertising	.21	\$ 2.94
	Moving	.13	
	Storage	<u>1.00</u>	
Net Proceeds Credited:			<u>\$ 13.06</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver Radio 1.

Remarks.

NAME YANADA, Shintaro

REGISTRATION NO. 12918

FILE NO. 14041

The following chattels were sold by public
auction at Abbotsford, B. C. on December 1, 1943.

1 Range
1 Spring
1 Bench
Lumber
2 Tubs

\$12.00

1.00

.50

1.25

1.50

Total:

Less Expenses:

(Auctioneer's Fee: \$1.62
Advertising: .18
Moving: .88

Net Proceeds Credited:

\$16.25

\$ 2.68

\$13.57

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Abbotsford 1.

Remarks. For inventory see wife's file - 4521

Name of Claimant **YAMADA, Shintaro**
 Custodian File **14041**

Case **99**

<u>REAL PROPERTY</u>										
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		
					2327	1162.43				1162.43 2500.00
<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 CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
307.75	157.05	47.11	50.99%	109.90	55.83		102.96			
TOTAL RECOMMENDATION										763.37

14041

November 16th, 1950.

Mr. Shintaro YAMADA,
80 MacKenzie Avenue,
North Vancouver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 99

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... **\$3,765.37.**

Cheque in your favour is enclosed for **\$3,547.56**
and we have paid the Co-Operative Committee .. **\$ 217.81**
for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director

IN THE MATTER OF THE SINGHNESS ACT.
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kanloops, B.C.
May 10, 1948

IN THE MATTER OF THE CLAIM OF
SHINTARO YAMADA

PROCEEDINGS AT HEARING

20 APPEARANCES:

T.G. DOWN-COLTHURST, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

J.R. COLLEY, Esq.,

Secretary to Vernon
Sub-Commission.

G.H.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter.

30

MR. McMASTER: I would like to call next, your honour, case No. 131, Shintaro Yamada. In this case, your honour, I am calling the wife, although it is Mr. Yamada's claim, because she speaks English and he doesn't, and I think it will assist the Commissioner considerably. She, apparently, is fully aware of the necessary material.

10 (MRS) KINUYE YAMADA, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

MR. McMASTER: Your honour, in this case, the real estate was operated, as will appear from the evidence that will be adduced, in whole or in part as a bulb farm by the claimant, and the contention of the claimant will be that the property was sold with the bulbs in the ground, as would appear to be the fact, and that the bulbs, just as the strawberry plants and other plants, were part of the land which added to the value of the land.

20 I mention that because the Custodian apparently sold the property, as I think will appear from the evidence, effective as at January 1st, 1943 to the Veterans Land Act, and subsequently the Custodian got somewhat concerned about the fact that little consideration had been given to the fact of these bulbs being on the premises, and, some year and a half or two years after the sale of the property, succeeded in

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having some of the bulbs sold, whether by DVA or by the tenant or by what process, I don't know, and paid \$225.00 to the claimant.

Our submission will be that that was by way of an adjustment on the sale price of the lands and premises, so that the total credit to the Custodian is \$2324.00 originally paid plus \$225.00 adjustment, making a total of \$2549.00.

10

I have been instructed to ask leave to amend the claim by reducing it to read at least \$10,000.00 as being the value of the lands and premises, the Custodian credit is \$2549.00, leaving a net claim on the real estate of \$7451.00.

20

With regard to the chattel claim, your honour, I would ask leave to reduce it to \$473.50. I regret that I can't advise the Commission as to what the credit from the Custodian would be. The claimant in her claim -- and a list will be filed -- is not claiming for some things that were sold by the Custodian, so that it will be necessary for the Custodian in due course to check those with his auction sheets or whatever records he has and to advise the Commission as to what credit he is entitled to for the sale of the goods claimed.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did you instruct me to prepare this
30 statement with regard to your husband's property

and is that your signature on the statement?

A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I ask to file that as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

Q: Witness, prior to your evacuation, your husband had left the coast before you? A: Yes.

10 Q: And my instructions are that he had given you a Power of Attorney to look after his affairs?

A: Yes.

Q: Until such time as you, yourself, were evacuated.

A: Yes.

Q: I produce to you a document. Can you identify your husband's signature on that document?

A: Yes.

20 MR. McMASTER: I produce for examination by my learned friend what purports to be a Power of Attorney from the claimant to this witness "to administer and manage all my business affairs and property situated at Bradner, in the Province of British Columbia, Canada." The document is dated the 13th day of April, 1942.

I might just show that to my learned friend. I don't think it is necessary to file it unless he wishes me to do so.

30 MR. BOWEN-COLTHURST: I see. That is just a short form. Yes. That is dated -- just a moment, when was that dated? Apparently the 6th, 1942 -- all

right.

MR. McMASTER: Thank you. Well, I don't intend to file that, then, unless my friend wishes me to.

Q: Now, witness, you lived on these premises with respect to which the claim is made, with your husband?

A: Yes.

Q: And you assisted him in building up the premises and in operating the place?

A: Yes.

Q: And you have personal knowledge of the matters that are shown in the statement that was filed as Exhibit No. 1?

A: Yes.

MR. McMASTER: Does my friend have the Farm Appraisal Report?

(Handed to Mr. McMaster)

MR. McMASTER: I file on behalf of my learned friend the Farm Appraisal Report of the Soldier Settlement Board with respect to the premises as the next exhibit.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

ED MR. McMASTER: If I might refer to Exhibit No. 1, your honour. As indicated in the Farm Appraisal Report, the property was situated near Bradner, B.C. It consisted of 45 and a half acres, according to the statement, some 18 acres of which were cultivated and in crop. A further two acres were cultivated and not planted.

This witness says that the claimant purchased the property in 1931 for \$735.00. The property at that time was all uncleared and there were no improvements on it. The statement shows that the

claimant cleared about 20 acres from 1931 to 1941, mostly by hard labour, at an approximate cost of \$200.00 per acre; that he put in about 6,000 feet of drainage ditches, cedar covered, mostly by hard labour; that he dug three wells, one fully cribbed, the other two partially cribbed, and planted 28 fruit and nut trees. It shows that he planted the crops as above and refers to the details with respect to the bulbs which appear later in the statement. It also shows that the claimant brought in electricity to the premises at an approximate cost of \$200.00. Then the claimant sets for the various buildings which were erected on the lands and premises.

10 This witness states, with regard to the appraiser's report, that the appraiser fails to fully describe the buildings on the property. "He mentions only two wells whereas there were three. He mentions only 12 fruit trees and places no value on them, whereas we had 28 fruit and nut trees. About one half of the trees were bearing when we evacuated."

20 On page two, the appraiser shows nearly 20 acres in crop, but his list of crops on page 3 only adds up to 15 acres.

The witness states that "at the time we left, the acreage planted was as above and as the appraiser was there in June, 1942, it is unlikely that there was any change."

"The appraiser does not appear to have put any values on these plants. The crops for 1942 were of course disposed of on a share profit basis except the flower crops which we sold before evacuation."

10 Then the witness states: "Before being evacuated, I had an offer to sell my berry crop to Pacific Coop Union for \$2500.00. However, we hoped to return before long and entered into an agreement to lease the premises on a share crop basis, 50-50, for the duration. I received approximately \$680.00 in 1942 from this tenant. However, he informed me that the Custodian advised that the lease was no good after 1942 and we received nothing. We never had a full accounting.

20 "The appraiser barely mentions that we had some bulbs planted on the premises. These were, in fact, a very valuable addition to the premises. We estimate that we had from 200,000 to 250,000 bulbs planted when we left. In a letter dated March 16, 1944, from the Custodian to Mr. Barnett, a copy of which will be filed, the Custodian refers to a report from a Mr. Fatkin to him on our bulbs along with other persons'. We believe that in that report Mr. Fatkin must have confused our name with that of Mr. Yamamoto as he showed Yamamoto as having 250,000 to 285,000 bulbs. Yamamoto did not have nearly as many bulbs as this, and I believe he gave evidence to that effect when his claim was heard."

30

I might say in that connection, your honour, that I would ask the Commissioner to be good enough to refer to the case of Isamu T. Yamamoto, whose case, I believe, was heard at Vernon by the main Commission. I am sorry, I haven't got the case number.

10 The claimant then states: "Mr. Patkin used to call us Yamamoto, which might account for the error. At a conservative estimate (\$15.00 per thousand in the ground) our bulbs were worth at least \$5,000.00. Therefore, Mr. Patkin's estimate of \$1500.00 as shown in Mr. Shear's letter would appear in correct."

The witness then states that Mr. Dospital the tenant agreed to look after the berries and bulbs, but whether he did so or not she does not know, but in any event there should have been no material depreciation by January 1st, 1943, the date of the sale to the Veterans Land Act.

20 "When we left there was no sign of disease in the bulbs and if they became diseased, it is our opinion that this occurred after the sale and because of lack of care. Even after some of the bulbs were found to be diseased, as appears from the Custodian's file, nothing was done to properly check the condition, so that Mr. Patkin's estimate of their value in 1944 has no relevancy as to the condition and value of the bulbs at the date of sale."

30 The claimant says: "The Custodian sold the

K. Yamada
In Chief

land with the bulbs in the ground and treated them in the same category as strawberries and other fruit plants. The fact that he subsequently dug up the bulbs and sold them and credited the sale price of \$225.00 to our account does not make the bulbs chattels. The crediting of this money was just an adjustment on the sale price, according to our advice.

10 "Having regard to the district in which the land was situated, the cost of the purchase in a low market, the extensive improvements as shown above, the various plants and particularly the valuable bulbs, and also, as the appraiser admits the land had been well farmed, we consider a fair market value at January 1st, 1943 would have been at least \$10,000.00. The soil in the area of our land is particularly suited to bulb growing. This is one of the few areas of the province where bulbs can be grown on a large
20 scale commercially."

Now, with respect to the statement filed as Exhibit No. 1, I have here, your honour, what purports to be a copy of a Deed of Land from Elsie Telfer Owen to the claimant with respect to the lands and premises now claimed.

MR. BOWEN-COLTHURST: What is that -- Lot 2, south-east quarter of Section 4?

MR. McMASTER: That is right. Dated March 30, 1931 showing the consideration at \$735.00. I produce
30 this solely, your honour, to substantiate the

statement of the witness that the property was purchased for that price and on that date from Mrs. Owen, and my friend might be good enough to examine the document, and I don't think it is necessary to file it.

MR. BOWEN-COLTHURST: No. For what it is worth, I will admit the contents.

10 MR. McMASTER: Well, perhaps it will save my learned friend searching to see whether the witnesses statement is correct.

Q: Witness, I produce to you a document which purports to be a lease between yourself and Mr. Dospital relating to these premises. Is that the lease which you entered into with Mr. Dospital on your husband's behalf before evacuation?

A: Yes.

MR. McMASTER: I would ask to file that as an exhibit, your honour.

MR. BOWEN-COLTHURST: That is the lease, is it?

20 MR. McMASTER: That is what she said.

MR. BOWEN-COLTHURST: I am sorry; I wasn't listening.

MR. McMASTER: This purports to be a lease, your honour, dated the 15th day of April, 1942 between this witness, as she has said, acting on behalf of her husband, and Dospital for the premises in question. The consideration is: "in consideration of one half of the net profits which are derived from the sale of produce which are produced on the following lands (and it describes the lands) and which are remitted annually

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to the Owner, the Owner doth demise and rent to the tenant the above named lands on certain conditions . . ."

"The Tenant agrees to take over the property for the duration of the war or until further notice is given to him. He will attend to all the business pertaining to the berries and bulbs on the farm."

10 It provides how the division is to be made and also provides that the tenant may use certain tools which are specifically stated in the lease.

(LEASE MARKED EXHIBIT NO. 3)

Q: Now, witness, I produce to you several snapshots. Is that a picture of your house? A: Yes.

Q: Approximately when was it taken?

A: This was taken in 1941, the year before evacuation.

Q: The year before evacuation. And is that a picture showing some of the bulbs when in bloom?

20 A: Yes.

Q: I produce to you another picture of a building in the process of construction. A: Yes.

Q: Which building is that?

A: That is the two storey bunkhouse.

MR. McMASTER: I would ask to file these pictures in the hope that they might help the Commissioner.

(PHOTOGRAPHS MARKED EXHIBIT NO. 4)

MR. McMASTER: In this case, your honour, I would ask that the correspondence relating to bulb farms which was filed in the case of Isamu T. Yamamoto

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should also be filed with respect to this claim. There was some correspondence between the Custodian and the Veterans Land Act which was filed in that case at Vernon, and I think that copies of it should be filed in this case. I would ask my learned friend --

10 MR. BOWEN-COLTHURST: Well, with regard to that, I am not familiar, of course, with the case in Vernon. It is the originals of this correspondence which were filed in Vernon, is that it?

MR. McMASTER: Originals of letters received by the Custodian and copies of letters sent by the Custodian were filed in the Yamamoto case in Vernon.

MR. BOWEN-COLTHURST: Well, now, I have no objection, of course, that they be filed in this case as far as they may be applicable, but what is it that is proposed -- that we do make copies or merely consider them as filed in this case also?

20 MR. McMASTER: Well, I would suggest, your honour, that it would be much simpler for the Commissioner if the court reporter could have copies made and filed with this material, otherwise, it causes a lot of cross reference.

MR. BOWEN-COLTHURST: I am inclined to agree. I don't know what the court reporter thinks.

MR. McMASTER: I would ask my learned friend to produce a copy of a letter which was produced to me in the Custodian's file from Mr. Shears to Mr. Barnett dated March 14, 1944.

10 MR. McMASTER: This is a copy of a letter produced from the Custodian's file dated March 14, 1944 from Mr. Shears to I.T. Barnet, District Superintendent of the Soldier Settlement Board and Veterans Land Act relating to various properties that were sold to the Veterans Land Act by the Custodian, including the property which is the subject matter of this claim. I might say this is the letter referred to in Exhibit No. 1 in the statement by the witness. I would ask to file that as the next exhibit.

(Letter marked Exhibit No. 5)

20 MR. McMASTER: I would ask my learned friend to undertake to produce any written report from Mr. F. Patkin which is referred to in the letter which has just been filed as an exhibit, that is, any report of Mr. Patkin relating to bulbs on the property of this claimant. Would my friend undertake to produce that before the hearings in Vancouver if there is such?

MR. BOWEN-COLTHURST: I will undertake to request the Custodian's office to provide Mr. McMaster with any written report he may have in that connection.

MR. McMASTER: Your honour, if there is such a written report, I think my friend ought to undertake to produce it; he is acting for the Crown, not the Custodian, in these proceedings.

30 THE COMMISSIONER: Can you go any further than that, Mr. Colthurst? Do you undertake that, if it is

K. Yamada
In Chief

in existence, you will produce it?

MR. BOWEN-COLTHURST: Well, I am not certain as to the authority I have, how far my authority goes as to whether I can. I don't feel that I can go as far as that.

MR. McMASTER: I don't want to embarrass my friend, your honour. If the document isn't produced, we will have to make an application to the Commissioner to have it produced.

10 THE COMMISSIONER: Very well.

MR. McMASTER: Now, I would ask my friend to undertake to produce, also, any document showing that the bulbs on these premises had deteriorated as at January 1st, 1943. I don't think there is any on the file that he produced to me, but if there are any such documents in existence, I would ask that they be produced.

MR. BOWEN-COLTHURST: All right.

MR. McMASTER: Q: Now, witness, I produce to you a
20 statement with regard to the personal chattels with respect to which your husband is making a claim. Did you and your husband instruct me to draw that statement and is that your signature on it?

A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

Q: And I produce to you a three page inventory of
30 goods and chattels showing a description of the goods, the price at which they were bought, when

K. Yamada
In Chief

they were bought, new or used, the condition at the date of evacuation, and an estimate of value.

Q: Did you prepare that inventory?

A: Yes.

Q: And is that the inventory referred to in this statement that you have just identified?

A: Yes.

10 Q: And do those values that are shown at the right-hand column, in your opinion, represent a fair value of the sale price of those articles at the date of your evacuation?

A: Yes.

MR. McMASTER: I would ask to file that statement as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 6)

20 MR. McMASTER: Now, if I might refer to Exhibit No. 6, your honour. The inventory is attached as shown. The total amount now claimed is \$473.50 as shown from the inventory. This witness states that if any of the goods claimed for might be
30 deemed to be her property, then she consents to her husband making the claim for them and to any compensation being paid to him. She states that the goods described in the list which has been filed as Exhibit No. 3 were used by the tenant until the end of the year 1942 when the Custodian cancelled his lease, and she points out that she has never received any rental for their use after that date, nor has her husband. She also states that the balance of the goods claimed were
50 left on the premises. The tenant promised to

keep an eye on these goods, but assumed no responsibility for them. The witness states: "I did not tell the person who filled in my J.P. form that the goods were in his 'custody' and I was not given any opportunity to read the J.P. form being asked to sign it." She states that at the time she signed the J.P. form she told the person taking it that she wanted to give a detailed inventory of all items, but they said not to bother, as it was too much trouble to type. She says also that she told them that she had a Power of Attorney from her husband and was making the declaration on his behalf as well as her own, and explains this was the reason why her husband never sent in a J.P. form, and says that she wrote the Custodian to that effect and so advised him. She points out, however, that in any event it does not matter at all, as all the goods claimed for were received by the Custodian and sold by him and says that where the difference between a fair sale price and the price at which the Custodian sold is not great, she is not making any claim, but she is claiming in those cases where she considers the market value was greater, considerably greater, than the price which the Custodian obtained, and says that the values in the list which she filed are estimates of the fair market value.

Now, I would ask my learned friend to produce the list which is by way of an inventory that was taken by the Custodian on September 21, 1942.

MR. BOWEN-COLTHURST: What date was that?

MR. McMASTER: September 21, 1942. Perhaps my friend doesn't have it.

MR. BOWEN-COLTHURST: My personal property claim doesn't show any inventory.

MR. McMASTER: Well, I will proceed, your honour.

Q: Witness, did you and your husband receive this letter from the Custodian's office?

A: Yes.

10 MR. McMASTER: This is a letter, your honour, dated March 13, 1943 which states in part: "You declared a number of articles of furniture to be left in your house in the custody of Mr. John Dospital together with some farm implements to be used by him. We have on file a list as of September 21st, signed by him, which includes all the items declared by you together with quite a number of others. If for any reason you particularly wish, we are prepared to send you a copy of this, but
20 unless we hear from you, we shall not do so."

The beginning of the letter points out that they are trying to economize on work by not making copies of these lists.

I will ask to file this copy of the letter dated March 13, 1943 as the next exhibit, and I will ask my friend to produce the list that is referred to in that letter if it is in existence.

MR. BOWEN-COLTHURST: Yes, I will make the same undertaking that I have with regard to the other requests.

30

(LETTER MARKED EXHIBIT NO. 7)

K. Y. Mada
In Chief

MR. McMASTER: Now, I would ask my friend to admit that the tenant of the premises, Mr. Dospital, requested the Custodian to check over the goods when he was leaving the premises.

10

MR. BOWEN-COLTHEAST: There is a letter on the file, your honour, from this man in which there was some such request, but I just want to check on that. There is a letter on the Custodian's file which I don't think is necessary to enter as an exhibit dated November 20, 1943 from this man Dospital in which he states that the lease in question is running out and he requests the Custodian to come out as he wishes a release from the Custodian before he finally leaves the place, and asks the Custodian to let him know when the Custodian will have a representative there as he will make a point of being on hand.

20

MR. McMASTER: Now I would ask my friend if he would undertake to produce any inventory that was taken by the Custodian at the time that this man ceased to be the tenant of the premises.

MR. BOWEN-COLTHEAST: There doesn't appear to be any such inventory on the file, but I will certainly make inquiries, and if there is such an inventory, if I am able to, I will see that my learned friend gets it.

30

MR. McMASTER: I would ask my learned friend to admit that the Custodian advised Mr. Dospital that the lease entered into with the claimant was void and of no effect, and also that the Custodian entered

into a rental arrangement with Mr. Dospital in
or about January of 1943.

MR. EDWIN-COLTHURST: The only thing I have in that
connection on my file, your honour, is a letter
received by the Custodian from Mr. Dospital dated
October 13, 1942 in which Mr. Dospital states,
in part, that he was unable to do anything in
connection with a letter he had received from the
Custodian which letter was dated October 14, 1942.

10

Now, unfortunately, that letter isn't on the
file, and Mr. Dospital goes on to say that Mrs.
Yamada had already received her share of the
crop according to the contract — which is no
doubt the lease that is already entered as an
exhibit — and that Mrs. Yamada did have a Power
of Attorney from her husband, and complaining that
if the contract was illegal, the Custodian's re-
presentative should have told Mrs. Yamada about
it, which indicates that there was a letter re-
ceived from the Custodian by Mr. Dospital advis-
ing that the contract was illegal. As I say,
there is no doubt the contract he was referring
to was the lease that has already been filed as
an exhibit. However, there is nothing on the
file to indicate that subsequently a lease was
entered into between Mr. Dospital and the Cus-
todian, although I am not in a position to deny
that that was so. I cannot admit it.

20

MR. McMASTER: I would ask my friend to be good enough
to produce the letter written to Mr. Dospital

30

in which apparently the Custodian advised Mr. Despital that the lease was illegal.

Perhaps my friend would be good enough to admit that the document that I have in my hand is a letter from the Custodian to the claimant dated May 6, 1943, and, without cluttering the record up, will admit that it states: "We wish to inform you that your property has been leased to Mr. Despital for this year for the sum of \$200.00, of which \$100.00 is due August 1st, and the balance on October 1st, 1943."

I don't think it is necessary to file the document if my friend will admit it is a letter from the Custodian and contains that information.

MR. BOWEN-COLTHURST: I will admit that, certainly. I will admit that. There is a further part of the letter which I would like to put in myself.

MR. McMASTER: Well, we had better put the letter in, then. The only reason I didn't want to put the letter in, your honour, is because it has been scribbled on in pencil by Mr. Leckie. I will rub out the scribbling on it and file the letter as the next exhibit.

MR. BOWEN-COLTHURST: From what I have seen of Mr. Leckie's scribbling, your honour, nobody would be able to read it, anyway.

THE COMMISSIONER: You see, if it is in an exhibit, the Commissioner might think he had to read it.

MR. McMASTER: And would probably have to call on me for assistance, your honour.

(LETTER MARKED EXHIBIT NO. 8)

MR. McMASTER: Your witness.

MR. BOWEN-COLTHURST: In this case, your honour, with regard to the chattels --

MR. McMASTER: I am sorry, your honour, but before my friend proceeds, I would draw attention to the fact that that is a letter written after the effective date of the sale, and my instructions are that the rentals referred to therein were never received by the claimant. I might get that from the witness.

Q: Witness, with respect to this last letter referring to the rental of your husband's premises in 1943, did you receive any rent for the premises for 1943?

A: No.

MR. BOWEN-COLTHURST: In this case, your honour, with regard to the chattels, it will be contended that the Custodian never received a J.P. form from Shintaro Yamada, the husband. As his wife, the present witness, stated, he owned part of the real and personal property already declared by her in her J.P. form. In this letter that has been filed as Exhibit No. 8, it will be noted that there is a request of this present witness by the Custodian in connection with that.

It will be further contended that as far as some of the chattels were concerned, inasmuch as they were left in the care of this man Dospital, who was appointed by the claimant or by his agent, and who was someone other than the Custo-

dian, then the Custodian would only be liable for when he actually assumed control of such chattels.

It will be contended further with regard to the chattels that what chattels were sold were sold at their fair market value. It will be contended that as far as some of the chattels were concerned, there was no value attached to them. It will also be contended that as far as any chattels that are not accounted for are concerned, that the claim put in by the claimant is excessive and
10
exorbitant.

With regard to the bulbs, the bulbs were dealt with by the Custodian as personal property, and it will be contended that Mr. Despital, who has already been referred to, stated in a letter that Mr. Yamada did not have the bulbs attended to as he did not want to spend any money on them.

MR. McMASTER: Your honour, my friend surely isn't putting that in as a statement of his defence. I mean, he should state his defence, not what
20
somebody said.

MR. BOWEN-COLTHURST: I think that is a fair enough objection. I won't pursue that.

In any event, as far as the bulbs are concerned, they are treated by the Custodian as personal chattels and what I have said with regard to the general personal chattels claim would apply in that respect.

With regard to the real estate, the property
30
was sold for \$2327.00, which, it will be contended,

was a fair market value for that property.

I would ask my friend to admit, if he will, that the assessed value for the year 1943 of the land in question was \$1135.00, the improvements \$2220.00, making a total assessed value of \$3355.00.

MR. McMASTER: That appears to be correct, your honour, including the bulbs in the value of the land.

10 MR. BOWEN-COLTHURST: That, of course, is a matter of argument, your honour, I suppose.

CROSS EXAMINATION BY MR. COLTHURST:

Q: Mrs. Yamada, you, of course, haven't any experience as a real estate appraiser and don't set yourself up as an expert in that particular line, do you? A: No.

MR. BOWEN-COLTHURST: Have you seen that letter?

MR. McMASTER: I will admit that letter if it is of
20 any particular value.

MR. BOWEN-COLTHURST: My friend is prepared to admit a letter dated November 7, 1942 from this present witness to the Custodian in which she states in part: "I am today writing a short letter asking Mr. Despital to send me three pairs of window curtains which were left hanging in the sitting room of the house on my property at Bradner, B.C."

My friend is prepared to admit that this
30 letter that I am filing now as Exhibit No. 9

K. Yamada
Cross exam

is the letter of this present witness in which she states in part: "I had mentioned the fact when registering that my husband had interest in all the properties both real and personal so my husband need not register again." The letter is dated March 3, 1943.

(LETTER MARKED EXHIBIT NO. 9)

MR. BOWEN-COLTHURST: I am filing as Exhibit 10 the J.P. form of Mrs. Yamada, the signature of which my learned friend is admitting.

MR. McMASTER: That is correct, your honour.

(J.P. FORM MARKED EXHIBIT NO. 10)

MR. BOWEN-COLTHURST: I also wish to file the Custodian's Analysis of Personal Property Claim, but I understand my learned friend is objecting to it.

MR. McMASTER: Well, I put my objection in this form, your honour. My friend can file it if he sees fit to, but I draw your honour's attention to the fact that it contains an allegation that the bulbs were sold as chattels which is going to be an issue on a point of law; and also it contains a number of remarks in the right-hand column which, it will be submitted, are not a correct analysis of the situation. Insofar as the statement purports to show what was set out in the J.P. form, it appears to be correct, but the other figures don't appear to be correct and it entirely neglects to mention the inventory which the Custodian took himself. Now, I think it is a very inadequate

claims analysis, but if my friend thinks it will be helpful to the Commissioner, well, subject to those objections, I suppose it might be filed.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 11)

MR. DOWEN-COLTHURST: Q: Now, when were the bulbs that you have referred to put in, Mrs. Yamada?

A: What does he mean by that?

THE COMMISSIONER: What do you mean "when were they planted"?

10 MR. DOWEN-COLTHURST: When were they planted, yes, when were they put in the land.

A: When they were in their present condition or when we first planted them?

Q: When they were first planted.

A: Really first planted?

Q: Yes.

A: 1931, I believe -- or '32 is it, when we bought the land? '32, I believe.

Q: And when was the last time that they had been given any attention prior to you and your husband evacuating?

20 A: They were tended right to the very last day I was on the premises.

Q: When was it that you were evacuated?

A: 29th of April, 1942.

Q: Now, I have on hand here a letter from this Mr. Dospital in which he states, in part: "The bulbs have been three years in the ground. Should have been attended to two years ago, but Mr. Yamada did not want to spend any money on the place and it was left to nature to take its course."

30 Was Mr. Dospital a neighbour of yours over there?

K. Yamada
Cross exam

A: Yes, he was the tenant.

Q: And he was familiar with what was going on on your farm during the few years previous to evacuation?

A: I doubt that.

Q: What?

A: I doubt that he was familiar with the bulbs.

Q: In any event, he knew your husband, did he not?

A: Pardon?

Q: He knew your husband?

A: Oh, yes.

18 Q: And had for some few years previous to the evacuation.

A: Yes.

Q: And he states in this letter as I have said, that Mr. Yamada didn't want to spend any money on the place in those last two years. What had Mr. Yamada spent on this place during the last two years, do you know, prior to his evacuation and in particular with respect to the bulbs?

A: He spent all his time, as far as I am concerned. He spent everything. He kept it as well as possible.

20 Q: Aside from labour of his own, did he spend any money on the bulbs during the last two years immediately preceding your evacuation?

A: Well, one lot that we transplanted in '40 or '41, we treated them and took care of them.

Q: When was that?

A: In 1942 --

in '40. And there was some that we transplanted in 1941.

Q: I see. So that was just a matter of labour, was it? I am dealing right now with the matter of whether any money was spent on the bulbs during

the two years immediately preceding.

MR. McMASTER: What does my friend mean by "monies spent on bulbs?" I think he should clarify that. Does he mean, buying bulbs, fertilizing them, spraying them, or what?

MR. BOWEN-COLTHURST: It was, of course, an all-inclusive question. It would possibly be better to be more particular with regard to the question.

10 Q: You didn't purchase any bulbs during the two years immediately preceding your evacuation, did you?

A: No.

Q: Did you spend any money on materials for bulbs that were used, such as fertilizer or sprays or anything of that sort on the bulbs during the two years immediately preceding your evacuation?

A: What do you mean by that?

THE COMMISSIONER: Q: Well, fertilizer: did you spend any money for fertilizer?

20 MR. BOWEN-COLTHURST: Q: During the last two years.

A: Yes.

THE COMMISSIONER: Q: On the bulbs?

A: They get a coating every year.

MR. BOWEN-COLTHURST: Q: I beg your pardon?

A: They get a coating every year.

Q: Did they get a coating during the year you were evacuated or within the year previous to evacuation?

A: Yes.

Q: A coating of fertilizer? A: Yes.

30 Q: Did you have any discussion at any time with Mr.

Dospital with regard to not wanting to spend any money on the place? A: No discussion whatever.

Q: What I am trying to get at, Mrs. Yamada, is: as we say, we have this letter on file from Mr. Dospital and I am trying to see if we can get the explanation of that. Have you any explanation of that at all?

10 A: No, I have no explanation because I don't recollect ever sending any letter to Mr. Dospital in regard to that statement you have there.

Q: Now, Mrs. Yamada, I don't think I asked you what type of bulbs these were that you had and that you have referred to in your claim.

A: There were quite a few different varieties.

Q: What did the bulbs chiefly consist of?

A: You mean the varieties?

Q: Yes.

A: There were King Alfreds.

Q: I beg your pardon?

20 A: There were King Alfreds, Emperors, narcissi, Queen of the North.

Q: Could you say what the proportion was, roughly, as to the different types of bulbs?

A: We had an amount of every kind.

Q: I know, but were they all about the same proportion?

A: Yes, I believe they were all about the same proportion.

Q: There wasn't any one type that was in greater proportion than others?

A: No, I couldn't say definitely.

30 Q: And have you stated all the different types, now,

K. Yamada
Cross exam.
Re-Direct exam

Or are there others?

A: There are some other types, minor ones.

Q: What else? A: The Princepts, Lawrence,
Gloucester.

Q: What are they -- are they tulips?

A: Daffodils and narcissi.

Q: They were various types of daffodils and nar-
cissi?

A: Yes.

Q: And that is all, as far as the types of flowers
are concerned?

A: Yes.

MR. BOWEN-COLTHURST: That is all.

MR. McMASTER: I would ask my friend to produce, or
to undertake to produce a copy of the Deed of
Land for these premises to the Veterans Land
Act Administration.

MR. BOWEN-COLTHURST: I haven't got that on the file.

MR. McMASTER: And I would ask him to undertake to
produce any document which purported to reserve
from the sale of the lands the bulbs.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q: Now, witness, I understand from the evidence
that you gave on cross-examination that you and
your husband had carried on the bulb business
on these premises since 1932 up to the time of
your evacuation?

A: Yes.

Q: Did you assist your husband in looking after
the bulbs?

A: Yes.

Q: And in the first instance, did you purchase the
bulbs?

A: Yes.

Q: And then what would be the procedure with regard to the bulbs you purchased in terms of planting them and cultivating them and so on?

A: At certain intervals of every three years, it was usually our practice to dig them out and then transplant them again.

Q: Yes, and when you dug them up what did you do with them then?

A: When we dug them up we dried them.

10 Q: Yes.
A: And then treated them.

Q: Yes.

A: And then planted them.

Q: Now, from 1931 or 1932 when you started in the bulb business till the time of your evacuation, did you each year tend to the bulbs in a proper manner?

A: Yes.

Q: And during the years 1940 and '41, did you treat the bulbs in a proper manner during those two years?

20 A: Between '41 and '42?

Q: Yes, in the years '40, '41 and '42 before you left?

A: Yes, where necessary they were treated.

Q: Yes, but did you leave the bulbs lying in the ground for longer than three years?

A: No, they were just ready to be pulled out in '41 when we left.

Q: In 1941 when you left.

A: Yes, yes.

30 Q: And did you or your husband ever, to your know-

22
K. Yamada
Re-Direct exam
S. Yamada
In Chief

ledge, tell this tenant -- what is his name,
again?

A: Despital.

Q: Mr. Despital, that you had let the bulbs go for
a couple of years?

A: Not that I

know of.

Q: Did you ever tell him that you had let them go
at all?

A: No.

Q: Or did you, in fact, let them go?

10 A: No.

MR. McMASTER: That is all.

THE COMMISSIONER: That is all, thank you.

MR. McMASTER: I would like to call the husband on
this last point only, your honour, if I might.

THE COMMISSIONER: Very well.

MR. McMASTER: Mr. Yamada.

SHINTARO YAMADA, the Claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

20

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, were you present when your wife in-
structed me to draw this form and when she
signed this form? I am referring now to Exhibit

No. 1.

A: Yes.

Q: And did she discuss with you at that time the
information which she instructed me to put in
this form?

A: Yes.

Q: And is that information true to the best of your
knowledge and recollection?

30

A: Yes.

Q: Now, witness, your wife assisted in the operation of this farm, assisted you, did she?

A: Yes.

Q: You had been carrying on a bulb business on this farm from 1931-32 or thereabouts up till the time of your evacuation. A: Yes.

Q: Now, it has been suggested that the tenant, Mr. Dospital, to whom your wife rented the premises has said that you told him that you hadn't been looking after the bulbs for the last two years before your evacuation. Did you ever make any statement like that to Mr. Dospital?

A: No, I didn't say anything of that nature.

Q: Did you ever tell anybody anything like that about your bulbs? A: No.

Q: Did you ever tell Mr. Dospital or any other person that you didn't want to spend any money on the place? A: No.

Q: Did you, in fact, in the years 1940 and 1941, immediately prior to your evacuation give your bulbs the proper care? A: Yes.

Q: At the time of your evacuation in 1942, had you observed any evidence of any of your bulbs being diseased? A: No.

MR. McMASTER: Your witness.

CROSS EXAMINATION BY MR. BOWEN-COLTHURST:

Q: How long have you known Mr. Dospital?

A: About one or two years before evacuation.

Q: And he was a neighbour of yours during that

G. Yamada
Cross exam.

time, wasn't he?

A: Yes.

Q: He knew what was going on as far as your bulbs and the bulb drop was concerned?

MR. McMASTER: Just a minute. I don't know how this witness can say that, your honour.

MR. BOWEN-COLTHURST: All right.

Q: Do you know of any reason that Mr. Dospital would make such a suggestion as has been put to you by your counsel if it was not so?

10 A: I don't know where he heard that from.

MR. BOWEN-COLTHURST: That is all, thank you.

THE COMMISSIONER: That is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hamblett

G. Hambleton
Official Reporter

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

J.R. Archibald,
Sub-Commissioner.

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CLAIM NO. 99 - Mrs. Shintaro YAMADA

A question is raised here in regard to the failure of the S.S.B. Appraiser to take into account bulbs under cultivation on the claimant's farm at the date of sale to the D.V.L.A. The Appraisal Report shows 1.4 acres in bulbs, but does not provide for any additional value in this respect.

Fatkin's examination of this property, made on instructions of the Custodian in March 1944, shows that from 250,000 to 285,000 daffodil, tulip and narcissus bulbs were present in the ground. He valued the bulbs at \$20.00 per thousand, from which must be deducted \$6.50 per thousand, the cost of raising and preparing bulbs for shipment.

Counsel have made a joint recommendation for additional compensation in respect of bulbs on this farm, on the basis that 200,000 such bulbs were marketable at \$14.00 per thousand, i.e. \$2800.00. The Custodian made a recovery of \$225.00 from bulbs lifted in 1944.

I am satisfied on the evidence that not less than 200,000 bulbs were present on the land at the date of sale to the D.V.L.A., which then had a market value at least equivalent to the sum recommended, and for which no allowance was made by the S.S.B. Appraiser. In view of the fact that Fatkin reported a minimum of 250,000 bulbs on the property, I consider that the allowance proposed by Counsel can be fully justified. I therefore adopt the proposal, and RECOMMEND payment to the claimant of an additional sum of \$2500.00, which provides for the cost of removal of bulbs.

*Checked
Jan*

H. J. Pind

Commissioner.

December 20th 1949.