

| REAL PROPERTY                        |                                     |  |                                   |   |  |  |  |  |                                      |                             |
|--------------------------------------|-------------------------------------|--|-----------------------------------|---|--|--|--|--|--------------------------------------|-----------------------------|
| Greater Vancouver                    |                                     | Rural (except V.L.A.)  |                                   |   | V.L.A. (except Mission Village)                                |  |  | V.L.A. Mission Village                 |                                      | Total                       |
| Sale Price                           | 5% thereof & 12.50                  | Sale Price   | 10% thereof                       | Charges 12.50 & Comm.   | Sale Price   | Total Award 80% of all Sale Prices                             |  | Sale Price                             | Total Award 125% of all Sale Prices: |                             |
|                                      |                                     |  |                                   |   |  | % of Total   | Amount   |  | % of Total                           | Amount                      |
|                                      |                                     |  |                                   |   | 741  |  |  |  |                                      | 1025.80                     |
| PERSONAL PROPERTY                    |                                     |  |                                   |   |  |  |  |  |                                      |                             |
| Motor Vehicles                       |                                     |  | Boats and Boat Gear               |   |  |  |  |  |                                      |                             |
| Sale Price                           | 25% thereof                         | Sale Price   | Nelson Bros. 23.5% of Sale Price  | Other Sales 28.5% of Sale Price   | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Recorded Now Missing |  | 45% of amount in next preceding column |                                      |                             |
|                                      |                                     |  |                                   |   |  | % of Total   | Amount   |  |                                      |                             |
|                                      |                                     |  |                                   |   |  |  |  |  |                                      |                             |
| NETS                                 |                                     |  |                                   |   |  |  |  |  |                                      |                             |
| Total award for Nets plus Sale Price |                                     | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing |                                   |   | Percentage Total Award to Total Claim                          |  | Claim for Nets Sold Declared Not Found, & Recorded Now Missing |  | Apply % ratio to Claim               | Deduct Custodian Sale Price |
|                                      |                                     |  |                                   |   |  |  |  |  |                                      |                             |
| MISCELLANEOUS CHATTELS               |                                     |  |                                   |   |  |  |  |  |                                      |                             |
| Claim for goods Sold By Auction      | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price                                   | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Applica-tion of % ratio to amount in next preceding column     | Sale Price of goods Sold by Tender                             | 12% of Sale Price  |  |                                      |                             |
|                                      |                                     |  |                                   |   |  |  |  |  |                                      |                             |
|                                      |                                     |  |                                   |   |  |  |  |  |                                      |                             |
| TOTAL RECOMMENDATION                 |                                     |  |                                   |   |  |  |  |  |                                      | 1025.80                     |

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CASE NO: 25.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lytton, B.C.,

January 12th, 1948.

IN THE MATTER OF THE CLAIM OF  
TSUNEKICHI YOKOYAMA.

PROCEEDINGS AT HEARING.

Original.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

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Lytton, B.C.,  
 January 12th, 1948.

IN THE MATTER OF THE CLAIM OF  
TSUNEKICHI YOKOYAMA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the  
 Dominion Government.

R.J. McMASTER, Esq., appearing for the  
 Claimant.

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A. WATSON, Esq., Secretary.  
 G.N.R. UPTON, Esq., Official Interpreter.  
 G. HAMBLETON, Esq., Official Reporter.

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T. Yokoyama,  
In Chief.

TSUNEKICHI YOKOYAMA, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as  
follows:

MR. McMASTER: My lord, I would like, first of all,  
to abandon the claim for shares in Maple Ridge  
Co-Operative Produce Exchange, on the basis of  
the ruling which your Lordship has already  
made.

THE COMMISSIONER: All right, yes.

MR. McMASTER: I am instructed, my lord, to ask that  
10 the face of the claim be amended by striking out  
the words "and equipment". What the claimant  
referred to was his improvements on the land.

THE COMMISSIONER: "And equipment".

MR. McMASTER: "And equipment". I don't know whether  
it appears on the original claim form. It is on  
my copy.

THE COMMISSIONER: No, I don't see it here.

MR. McMASTER: It is not there. That is all right  
then, my lord. I would like to ask leave to  
20 reduce the claim with respect to the value of the  
land by one thousand dollars.

THE COMMISSIONER: Making your claim \$2200.00, is  
that correct?

MR. McMASTER: Correct, my lord, on the basis that  
the claimant had included his crop and he had  
made other arrangements for his crop.

If it is convenient, my lord, I would like  
to have the claim form.

THE COMMISSIONER: Yes. (producing).

T. Yokoyama,  
In Chief.

DIRECT EXAMINATION BY MR. McMASTER)

Q Witness, this is your signature on this document?

A Yes.

Q And that is the claim form which you filed in  
this matter? A: Yes.

Q I produce to you, witness, a form which I see you  
haven't signed as yet. Was that form prepared  
on your instructions by your solicitor yester-  
day? A: Yes.

10 Q Will you be good enough to sign the form?

A (Witness complies).

Q Are the statements contained in that form the  
truth, to the best of your knowledge and re-  
collection? A: Yes.

Q Now in that form you state an estimated value  
of your land and of the buildings on the land.  
At what date do you estimate that value?

MR. IWASA: I think he has the question mixed up.

(Question Interpreted by Mr. Iwasa).

20 THE INTERPRETER: A: The price at the time of  
evacuation.

MR. McMASTER: I file that, my lord, as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 1).

THE COMMISSIONER: Q: When was this man evacuated?

THE INTERPRETER: A: 31st of August, 1942.

MR. McMASTER: Before you had this form drawn for you,  
Mr. Yokoyama, did you have an opportunity to  
examine the farm appraisal report which was  
made by the Soldier Settlement Board?

30 A Yes, he saw this.

T. Yokoyama,  
In Chief.

Q And are the comments on this form, which we have filed as Exhibit 1, concerning the appraiser's report, are they comments that relate to this report by the Soldier Settlement Board?

A Yes.

10 MR. McMASTER: My lord, I might say in this respect, that I am representing this man's two sons in the following claim. I could recall him in their case on this point but I thought I might dispose of it right now. He is making no claim for chattels and by adducing from him the reason why, it will give us the reason for its inclusion.

THE COMMISSIONER: All right.

MR. McMASTER: Q: You aren't making any claim for chattels in your claim?

A Yes, he hasn't made any claim for tools or chattels.

Q What did he do with his chattels?

20 A He says those chattels or tools belonged to somebody else.

MR. IWASA: He is getting mixed up with farm equipment.

MR. McMASTER: Perhaps if I put it this way.

Q His household furnishings, and so on, what did he do with those?

A He says he has no household --

Q Did he have any at the time of his evacuation?

A Those household chattels belonged to somebody else.

30 MR. McMASTER: That is all, my lord.

THE COMMISSIONER: Mr. Hunter.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Yokoyama, you stated that the value you have placed here was the price at the time of evacuation. I presume you mean fair market value, do you?

A: He says he thought it was the fair price at that time.

Q How do you make your estimate?

10 THE INTERPRETER: I can't get this.

MR. McMASTER: Do you want some help on that, Mr. Upton?

THE INTERPRETER: Yes.

MR. McMASTER: Can you understand what is going on?

THE INTERPRETER: He is talking about strawberries now.

MR. McMASTER: Well would you put the question to him?

THE INTERPRETER: Is it the real estate you are trying to get at or --

MR. IWASA: What was the question again, please?

MR. HUNTER: He stated that the basis of values he  
20 gives here was the price at the time of evacuation. He then stated after I had asked him, "Did he mean fair market value?", he considered that a fair value or fair price. Then I asked him how he made that estimate. How does he decide that that is a fair price, in other words, or that that is a fair market value? I just want to know what basis he is going upon.

MR. IWASA: That is for the land and buildings?

MR. HUNTER: I am particularly interested in the land.  
30 The buildings are something we may go into later.

I would like to know about the land. What is his basis for the estimate?

(Question interpreted by Mr. Iwasa)

A I was getting a very good crop and I had a prospect of getting a further good crop from year to year, I mean year after year, so I thought this would be a very decent good price.

Q Well, I mean you didn't just pull a price out of the air, Mr. Yokoyama. How did he decide that that is a reasonable price because you are getting a good crop? What is your basis? You don't just find a price out of your mind; you have some basis for reaching that price. What is the basis?

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MR. IWASA: Would you take that one, Mr. Upton?

THE INTERPRETER: I think it would be much better if we were to ask him what he estimated the value of his land and then his crop.

MR. HUNTER: No, he has already given these estimates.

20 THE COMMISSIONER: I don't think you are going to get very far, Mr. Hunter, with that.

MR. HUNTER: No. That is all, my lord.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Just the one question, my lord. You purchased this land as raw land, as uncleared land, in 1931, Mr. Yokoyama?

A Yes.

Q And you made all the improvements to that land that are shown on Exhibit 1, on this form?

30 A He cleared the land and made the improvements.



Q And how many years did it take him to do that?

A About three years.

Q And he has already said that he was getting good crops from the land?

A Yes, he was getting good crops.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

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*Gordon Hambleton*  
"G. Hambleton"  
Official Reporter.

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

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

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NOV 20 1947

NOTIFIED  
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Lilloet

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

(1) NAME Yokoyama Tsunekichi (RCMP) Reg. No. 13762  
(Print) Surname Given Name

(2) Pre-Evacuation Address 15th Road Haney, B.C.

(3) Present Address 25 East Lillooet, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 15th Road Haney, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) South West quarter  
of Section 14 Township 12 Subdivision "A" No. 3730.

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm -
- (ii) Residence Type of business Fruit Farming
- (iii) Business
- (iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole Owner

(e) Fair market value at date of sale (estimate this to the best of your ability)

(i) Land - - - - - \$ 3200.00 2200 amended

(ii) Buildings - - - - - \$ 800.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 4000.00 3000

(v) Amount at which Custodian sold property and credited your account - - - \$ 739.71

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3260.29

2260.29

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(over)

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

CUSTODIAN

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

|         |  |                          |
|---------|--|--------------------------|
| No. 541 | 1. 10 SHARES MAPLE RIDGE C.O.P. PRODUCE EXCHANGE | Estimated Value \$ 10.00 |
| " 516   | 2. 16 SHARES " " " " " "                         | Estimated Value \$ 16.00 |
| " 651   | 3. 37 SHARES " " " " " "                         | Estimated Value \$ 37.00 |
| " 751   | 4. 42 SHARES " " " " " "                         | Estimated Value \$ 42.00 |
|         | 5. _____   | Estimated Value \$ _____ |
|         | 6. _____   | Estimated Value \$ _____ |
|         | 7. _____   | Estimated Value \$ _____ |
|         | 8. _____   | Estimated Value \$ _____ |
|         | 9. _____   | Estimated Value \$ _____ |
|         | 10. _____  | Estimated Value \$ _____ |

TOTAL CLAIM FOR PROPERTY LOSS \$ 105.00

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4 (f) and 5 (e) - - - - - \$ 3365.29

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

KAMLOOPS

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

DOMINION OF CANADA )  
of )  
TO WIT: )

I, Isunekiichi Yokoyama of the 25 East Lillooet  
of Lillooet B.C. in the Province of British Columbia  
DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the Village )  
of Lillooet )  
in the Province of British Columbia ) Isunekiichi Yokoyama  
this 18 day of November )  
A.D. 1947. )

A Commissioner &c.

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

Tsunekichi Yokoyama  
(Claimant's Name)

REAL ESTATE  
(Farm Land)

13762  
Reg. No.

| LAND   | Acres | Date of Purchase | From Whom              | Cost Price | Cleared or cultivated at date of Purchase | Improvements at date of Purchase | Estimated value at Date of Sale   |
|--|-------|------------------|------------------------|------------|---|----------------------------------|---|
| Uncleared  | 1 1/2 | Jan 14<br>1931   | Mun. of<br>Maple Ridge | \$50.00    | Uncleared<br>Bush land                    | none                             | cleared land<br>@ 250 per ac<br>- 8 ac - total 2000<br>uncleared @ 100<br>per ac = 200.00 |
| Cultivated not planted   | 1 1/2 |                  |                        |            |   |                                  |   |
| Cultivated and not in crop<br>List Crops<br>5 ac strawberries (of which<br>2 1/2 ac. new plants)<br>1.5 ac raspberries | 6 1/2 |                  |                        |            |   |                                  |   |
| Total  | 10    |                  |                        |            |   |                                  | 25-1 total = 2200.00  |

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

| Description   | When Made                        | Cost |
|---|----------------------------------|------|
| cleared, improved, cultivated, planted<br>- 8 apple trees, 5 ac of straw-<br>berries and 1/2 ac raspberries<br>in irrigation system under planted<br>land | By self 1931 to<br>date executed |      |

EXHIBIT No. 25-1  
DATE 14 Jan 1948  
FILED BY R. J. McMaster

| BUILDINGS       | Type | Size  | Finish       | Date Built  | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value |
|-----------------|------|-------|--------------|-------------|---------------|-----------------|---------------------|----------------------------|-----------------|
| House           |      | 20x30 | Flooring     | 1932        | 400.00        | \$150           | 100                 | 250                        | 400.00          |
| Woodshed        |      | 14x30 | Shingle      | 1932        | 30.00         | -               | 35                  | 15                         | 50.00           |
| Garage          |      | 20x20 | Rough lumber | 1935 (APPX) | 40.00         | -               | 30                  | 20                         | 50.00           |
| House           |      | 16x36 | Shiplap      | 1937        | 220.00        | -               | 100                 | 20                         | 300.00          |
| Buildings total |      |       |              |             |               |                 |                     |                            | \$800.00        |

Comments re Appraiser's report not covered by above information: - The garage was not in very good condition but the house which the appraiser describes as a shanty was in fair condition. One acre of uncleared land had stumps on it; other acre had trees on it which could be sold as logs or used as fire-wood - the land itself was as good as the cleared land. In my opinion the land would not deteriorate as berry land by reason of adequate irrigation and drainage which I had put in and if it was properly cultivated and fertilized. I was on the land when the appraiser came. He spent about one hour but did not ask me anything about the farm or its occupation.

Comments I learned that about 1939 one of the Nagai says bought the uncleared land about 1 1/2 mi from my place and paid \$100.00 per acre for it. This land was no better than mine.

Tsunekichi Yokoyama  
SIGNATURE