

<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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
		650		00 12.50						77.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										77.50

CASE NO: 598.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,  
August 23rd, 1948.

IN THE MATTER OF THE CLAIM OF  
JUKICHI YAMAMOTO.

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  
 (HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,  
 August 23rd, 1948.

IN THE MATTER OF THE CLAIM OF  
JUKICHI YAMAMOTO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
L.S. TURCOTTE, Esq.,	appearing for the Claimant.

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MIS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

J. Yamamoto,  
In Chief.

THE SECRETARY: Case No. 598, Jukichi Yamamoto.

JUKICHI YAMAMOTO, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Yamamoto, you are claiming for loss resulting  
from the sale of your house?

A Yes.

Q Is that your signature to the facts surrounding your  
claim (indicating)? A: Yes.

Q And is the information in that form true to the  
best of your knowledge and memory?

A Yes.

MR. TURCOTTE: I will file that, your Honour, as an  
exhibit.

MR. RICE: That is the real estate, is it?

MR. TURCOTTE: Yes, it is marked "farm land" as I had  
run out of forms. It is actually just a house.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Q; Now you bought this lot, to start  
with, in 1914? A: Yes.

Q Do you remember how much you paid for it?

A \$450.00.

Q \$450.00? A: Yes.

Q And was there anything on the lot when you bought  
it? A: No.

Q And then you built a house on it?

A Yes.

Q I understand you to say that you cannot remember  
what it cost to build due to the fact that it was

J. Yamamoto,  
In Chief.

built in 1914? A: No, I  
don't remember.

Q But you think it was worth \$1200.00?

A Yes.

Q Now there was the main house on the property?

A Yes.

Q And then was there anything attached to the main  
house? A: There was

10 an addition, size 14 feet by 20 feet, built onto  
one end.

Q That is at the back? A: Yes.

Q And then what was on the side of the house?

A A garage.

Q A garage attached to the side of the house?

A Yes.

Q Was there anything at the back of the house?

A Yes, there was a woodshed at the back.

Q A woodshed? A: Yes.

20 MR. TURCOTTE: I would ask my learned friend to file  
the assessment which I think will be admitted,  
and the assessment is land \$270.00, and improvements  
\$850.00, a total of \$1120.00.

MR. RICE: These are my figures.

THE SUB-COMMISSIONER: Will you file the assessment?

MR. RICE: I don't think I have it.

MR. TURCOTTE: Well, if we agree on it, your Honour, if  
Mr. Rice will admit that the figures are correct,  
that will be all right.

30 MR. RICE: I have an assessment here, your Honour, that  
I will file, of the Corporation of the Township of

J. Yamamoto,  
In Chief.

Richmond. Is that the one?

MR. TURCOTTE: Yes, we can put it in as Exhibit 2.

(TAX NOTICE MARKED EXHIBIT NO. 2).

MR. TURCOTTE: Your Honour, in reference to the personal  
property claim, my client tells me that he hid  
them in the attic and never declared them to the  
Custodian, so that I do not think he can have a  
claim for them, in reference to the house tools,  
kitchen tools, and so forth. Now in reference to  
10 the horse and harness, the information we have is  
that a claim was made for those two items by his  
son, so that in the result the whole personal  
property claim of this claimant is abandoned.

Q Is that correct, Mr. Yamamoto?

A Yes, that is abandoned.

MR. TURCOTTE: That is all.

MR. RICE: I am submitting, your Honour, that the real  
estate sold at its fair market value. The chattel  
claim being abandoned, I have nothing to say  
20 about it.

I wish to submit as an exhibit, your Honour,  
the real property summary, the value placed on  
the property by Coulthard, Sutherland & Company,  
Limited, valuing the house at \$440.00 and the lot  
at \$100.00, total \$540.00, and the bid made for  
the property by M.L. Sias of \$650.00. Perhaps  
they can all go in as one exhibit with the  
summary.

(DOCUMENTS MARKED EXHIBIT NO. 3).

## CROSS-EXAMINATION BY MR. RICE:

Q I show you a photograph of a dwelling (indicating).

Do you recognize it?

A That is my house.

Q That is your house?

A Yes.

Q It is a picture of your dwelling, the subject matter of these proceedings?

A Yes.

10 MR. RICE: I wish to tender this photograph as an exhibit, your Honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. RICE: That is all.

MR. TURCOTTE: Thank you, Mr. Yamamoto.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*S.R. Howard*  
"S.R. HOWARD"  
Official Reporter.

20

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

*D.H. Stack*  
\_\_\_\_\_  
SUB-COMMISSIONER.

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NOV 27 1947

Case No. 598

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.

1947

NOV 27 1947

Leth

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

- (1) NAME YAMAMOTO JUKICHI (JUKICHI) (RCMP) Reg. No. 04904  
(Print) Surname Given Name
- (2) Pre-Evacuation Address 31 Chatham, Steveston, British Columbia
- (3) Present Address Cranford, Alberta
- (4) REAL ESTATE
  - (a) Street Address (if any) 31 Chatham, Steveston British Columbia  
City or Municipality, Province
  - (b) Legal description (lot number, block number, section number, etc.)  
Lot 3, Block 17, Section 3, Block 3, North, Range 7 West, Map 249
  - (c) Type of Real Property (cross out words which do not apply):
    - (i) ~~Farm~~
    - (ii) ~~Residence~~ Type of business \_\_\_\_\_
    - (iii) ~~Business~~
    - (iv) Any other type of property (describe) \_\_\_\_\_
  - (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner
  - (e) Fair market value at date of sale (estimate this to the best of your ability):
    - (i) Land - - - - - \$ 200
    - (ii) Buildings - - - - - \$ 1000
    - (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) - - - - - \$ 1200
    - (v) Amount at which Custodian sold property and credited your account - - - \$ 645.55
    - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 554.45

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation  
W. J. Mornica and D. Gilmore at Steveston, British Columbia
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
in barns
- (c) How stored or packed at time of evacuation  
not packed or stored - just left in barn

(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")

*home articles left in care of S. Gilmore and W. J. Monroal but apparently taken possession of later by custodian*

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

1.	<i>Home tools &amp; kitchen tools</i>	Estimated Value \$	<i>150</i>
2.	<i>Home</i>	Estimated Value \$	<i>140</i>
3.	<i>Home disc</i>	Estimated Value \$	<i>65.50</i>
4.	<i>home harness</i>	Estimated Value \$	<i>46.50</i>
5.	<i>home plow</i>	Estimated Value \$	<i>27.50</i>
6.		Estimated Value \$	
7.		Estimated Value \$	<i>429.50</i>
8.	<i>Received from custodian</i>	Estimated Value \$	<i>53.36</i>
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ *376.14*

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) - - - - - \$ *930.59*

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

*Lethbridge*

(b) Do you require the services of an interpreter at the hearing? Yes or no *Yes*

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, *Ishichi Yamamoto*  
of *Cranford*

of the *Post office*  
in the *Province of Alberta*

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the *city* )  
of *Lethbridge* )  
in the *Province of Alberta* )  
this *24* day of *November* )  
A.D. 1947.

*I y amamoto*  
*W. W. W. W.*  
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.

Yamamoto J. K. Kich

LIST OF HOUSEHOLD FURNITURE  
AND TOOLS

NOV 27 1947

ACKNOWLEDGED

Chinaware  
12 Balls Twine  
1 Roll Linoleum  
1 Roll Paper  
1 Roll Paper Tar  
1 Roll White Paper  
1 Shovel  
1 Hand Truck  
1 Box Bicycle parts  
6 Fishing Forks  
1 Box Electric Tools and parts  
4 Boxes of Books  
1 Auto Rim  
3 Saws  
1 Dresser  
Kitchen Utensils  
120 lbs. lead (about)  
2 Gas Tanks  
2 pieces of Rope  
1 Comforter  
1 Hammer  
3 Fishing Nets  
4 Lanterns  
3 Straw Chests  
2 Cabinets  
2 Pails  
4 Baskets  
1 Alarm Clock  
1 Stove  
5 Tables  
6 Chairs  
1 Bed  
10 bags of miscellaneous articles  
7 boxes of miscellaneous articles  
1 Box Cornstarch  
2 cords of wood

J. K. Kich

Leth

Yamamoto, Jukichi

(Claimant's Name)

REAL ESTATE  
(Farm Land) *L. A. Hana*

04904

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 Cultivated not planted Cultivated and not in crop List Crops		1914	A.P.Horn	\$450.00		No improvements	\$200.00

Total

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

Description	When Made	Cost
-------------	-----------	------

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House		24x30	drop siding and 1x10	1914	No memory of cost as house built 34 years ago				\$1000.00
Addition to house		20x14	shingle roof						
Woodshed at rear		20x14	shiplap						
Garage on side of house									

Sold by Custodian  
Claim

EXHIBIT NO. 598-1  
 DATE Aug. 23/48  
 FILED BY R. S. Lurotte

\$1200.00  
 645.55  
 \$554.45

Comments re Appraiser's report not covered by above information:

Assessment	Land	\$270.00
	Improvements	850.00
		<u>\$1120.00</u>

*J Yamamoto*

Signature

Office DATE Aug. 23/48  
 Copy FILED BY

G.F.A. Rice

Cash Register Figures Below Constitute Official Receipt.

Taxpayers' Copy

The Corporation of the Township of Richmond  
 Richmond Town Hall, Brighouse, B.C.  
 TAX NOTICE, 1942

TO J. Yamamoto

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1942 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	VALUE OF LAND	Value of Improve'nts	Taxable Value
5209	3	17	3	3	7	249	270	850	695

are subject to the following taxes which are due on and from 1st January, 1942, and are now due and payable at the Town Hall, Brighouse, B.C.

**Read Carefully**

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3¢ on all cheques up to \$100.00 and 6¢ on all cheques over \$100.00). Both notices to be returned when paying rates. DO NOT DETACH.

PAYMENTS	
1942 Rates Bylaw DRAINING and DYKING BYLAWS	15.29
Sea Island Dyke	
Sea Island Drainage	
Lulu Island Dyke	
No. 8 Road Drainage	
Amalgamated D&D Dist.	
Steveston Local	1.30
Local Improvement District No.	
<b>TOTAL for 1942</b>	<b>16.59</b>
Penalty	
Arrears of Taxes for 1941	
" of Water for 1941	
Interest	
Delinquent Taxes for 1940	
" Water for 1940	
Interest	
<b>TOTAL</b>	

PENALTY: Add 10% to total for 1942 if not paid on or before Nov. 16th, 1942.  
 INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.  
 R.C. PALMER, Collector.

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

Sept. 27/48

Mulanstall  
 [Signature]

21 May 48

EXHIBIT No. 598 - 3

REAL PROPERTY CLAIM

DATE Aug. 23/48  
FILED BY

G.E.A. Rice

CLAIMANT Jukichi YAMAMOTO Regn No 04904

PROP. SUBJECT 31 Chatham St., Steveston, B.C. (CATALOGUE #760)  
OF CLAIM being

Lot 3, Blk 17 of Sec 3, B3N/7W  
Map 249, Mun. of Richmond, D.N.W.

CLAIM	Est. value: Land	\$ 200.	
	Improvements	1000.	\$1200.
	Custodian credit		645.55 (Corr. Gross \$650.00)
	CLAIM		\$ 554.45

REFERENCES

HISTORY

- JP Declared on Form JP d/20 Apr 42 as: 5 room frame house, no crops.
- RP.1 C of E #51553 d/1 Apr 43 notes Vesting in Cstdn., otherwise clear title in name of Claimant. (
- RP.2 Assessed 1942: Land \$ 270.  
Improvements 850. \$1120.  
  
1942 rates bylaw 15.29  
" Dyking chge 1.30 16.59
- RP.3 Photographed 13 Apr 43
- RP.4 Sias offer to purchase 25 Aug 44 \$650.
- RP.5 Coulthard, Sutherland & Co. appraisal 25 Apr 44 \$540.00
- RP.6 Advisory Committee acceptance 8 Sep 44 to Sias bid \$650.
- RP.7 Sold to Sias as at Oct 13, 1944 \$650.00

NOTE No appraisals nor offers to purchase other than above received.

JC/...

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

Sept. 27/48

M. J. Wallace LH

COULTHARD SUTHERLAND & CO.LTD.

609 Columbia Street,  
New Westminster, B.C.,  
April 25, 1944.

Catalogue #760.  
File: 4947.

Office of the Custodian,  
Royal Bank Building,  
VANCOUVER, B.C.

APPRAISAL

Re: Lot 3, Block 17, Section 3, B3N/7W, Map 249,  
Steveston Townsite.

Dear Sir:

This property is located at 31 Chatham Street and is rented to Mr. Dearden for \$7.00 per month. The house is a four roomed house 24' x 30' heated by stoves and equiped with a sink, city light and water, and an outside toilet. It is cheaply and poorly constructed. The interior is "V" joint and the kitchen is papered. The balance of the house is varnished and is old and dark. The floors are uneven due to the exposed foundation which is on posts. The exterior of the house is of 1" x 10" nailed on vertically at the back and drop siding in front. There is an old garage attached to one side and an old woodshed at the rear. It has been painted in front but this is mostly off. The entire house has a weather beaten and poor appearance. The lot is 33' x 120' and has seven fruit trees at the rear. There is an open ditch into which sewerage is discharging causing an offensive odour.

VALUATION:

House,.....	\$440.00	
Lot .....	<u>100.00</u>	
		\$540.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F.H. Coulthard"

F.H. Coulthard.

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

Sept. 27/48

*M. J. ...* *ltd.*

August 25, 1944.

Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:

I hereby bid \$450.00 on Catalogue No. 761. If this is sold my second choice would be Catalogue No. 760 at \$650.00; attached you will find \$45.00 being deposit.

"M. L. Sias"  
M. L. Sias  
Silverdale Post Office,  
B. C.

"This offer on 761 withdrawn.  
Offer on 760 stands"

"Aug 31/44  
Telephone call from  
Sias to make second  
choice his first choice.  
G.B."

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

Sept. 27/48

*M. L. Sias* *bl.*

RP  
3

YAMAMOTO, Jukichi  
31 Chatham, Steveston, B.C.  
Evac. File 4947



Picture Taken April 13, 1943

EXHIBIT NO. 598-4  
DATE Aug 23/48  
FILED BY G. R. A. [Signature]