

Custodian File

<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
					48.00		38.40			38.40
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & 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	
							.00 .00		.00	.00
<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			
TOTAL RECOMMENDATION										38.40

CASE NO: 639.

JAPANESE PROPERTY CLAIMS COMMISSION

Let hbridge, Alberta,
September 1st, 1948.

IN THE MATTER OF THE CLAIM OF
BUNKICHI YAMASAKI.

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 R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 September 1st, 1948.

IN THE MATTER OF THE CLAIM OF
BUNKICHI YAMASAKI.

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.

MIS S LILLIE THOMAS, Secretary.
 MRS. LUCIE HANDFORD, Official Interpreter.
 S.R. HOWARD, Esq., Official Reporter.

30

B. Yamasaki,
In Chief.

THE SECRETARY: Case No. 639, Bunkichi Yamasaki.

BUNKICHI YAMASAKI, the claimant herein,
being first duly sworn, testified
through the Interpreter as
follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Will you ask him to sign these forms, please,
(indicating)?

A (Witness complies).

Q Mr. Yamasaki, you are making a claim arising out
10 of the sale of five acres of property which was
sold by the Custodian after you left the Coast?

A Yes.

Q I am showing you a statement of that showing that
you bought it in 1913, that you paid \$360.00 for
it, that you think it was worth \$400.00 when you
left the Coast; is that right?

A Yes, that is correct.

MR. TURCOTTE: Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

20 MR. TURCOTTE: Q: I am showing you a document or an
agreement or a deed between James Brooks and
yourself, dated April 11th, 1913, with regard to
Lot 6, Block 6, District Lot 692, Group 1, in
which the consideration is \$360.00. Is that the
deed of purchase for this particular property?

A Yes, that is correct.

MR. TURCOTTE: Exhibit 2.

(DEED MARKED EXHIBIT NO. 2).

MR. TURCOTTE: Q: Now what sort of a district is it
30 where this land was situated? What were people

B. Yamasaki,
In Chief.

using the land for around it?

A They were all small farms in that neighbourhood and they were raising chickens and vegetables and produce and some fruits as well.

Q Was that property near the Coast?

A It was about half a mile inland,

Q And was there anything between this land and the sea in the way of the use of the land besides farming, was there anything different between that land and the land towards the sea?

10

A Pardon?

Q Was the land between your property and the sea used for anything else besides farming?

A There were dwelling houses between my farm and the sea and paved streets.

Q Were those dwelling houses used the year round?

A There were small summer cottages right on the beach and then there were dwelling houses.

MR. TURCOTTE: Now will my learned friend admit that the assessed value of this property was \$300.00?

20

MR. RICE; Yes.

MR. TURCOTTE: Q: Now you are also making a claim, Mr. Yamasaki, for the loss arising from the sale of fishing nets, lead line and two dinghies?

A Yes.

Q I am showing you a statement setting that out (indicating). Is that correct to the best of your memory and belief?

A Yes, this is correct.

30 MR. TURCOTTE: I see. Exhibit 3.

B. Yamasaki,
In Chief.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. TURCOTTE: Your Honour, you will note that in his original claim the claimant has a claim for a fishing boat. I have letters here from the Custodian or from the Japanese Fishing Vessels Disposal Committee to the effect that they sold the boat and under the circumstances, within the present terms of reference, no claim can be made and, therefore, it is withdrawn. The letter is dated August 3rd from the Committee, and apparently they signed a bill of sale or sent him a bill of sale, I mean, to sign and he signed it, or somebody signed it.

MR. RICE: His attorney did.

MR. TURCOTTE: Pardon?

MR. RICE: His son signed it, I think.

MR. TURCOTTE: In any event, according to the letter dated August 3rd the boat was sold by the Japanese Fishing Vessels Disposal Committee for the sum of \$250.00.

THE SUB-COMMISSIONER: Did he agree to that price?

MR. TURCOTTE: Well, his son signed the document. They sent him something saying that they had sold the boat and asked him to sign it and somebody signed it; I don't know whether he did or not, but, anyway, under the present terms of reference Mr. Justice Bird has held that no claim can be made for a boat sold by the Japanese Fishing Vessels Disposal Committee.

30 THE SUB-COMMISSIONER: Yes.

B. Yamasaki,
in Chief.

MR. TURCOTTE: We are not abandoning the claim, your Honour; we are withdrawing it at the moment.

Q Now the Custodian says, Mr. Yamasaki, that all your nets were given by you to a man named Douglas, A.F. Douglas, and that if he did not get the nets that you gave him full authority to sell the nets for you. Now in reference to the four nets that you are claiming, have you anything to show, any record to show that that is not correct, that you have a right to claim for these four nets?

10

A At the time I evacuated I asked Mr. Douglas to dispose of my nets, and that was the arrangement made and these four nets referred to are the ones that were not sold by him.

Q All right, you say they were not sold by Mr. Douglas?

A Yes.

Q Now have you got anything from Mr. Douglas to prove that? Have you any correspondence or letters?

20 A I have a letter somewhere at home, but I couldn't find it.

Q You couldn't find it?

A But I shall try and find it.

Q Well, have you looked for it since last week when I told you to make a very great effort to find it?

A: Yes, I remember you told me so and I made an endeavour to find it but I am afraid I mislaid it. It was left in some drawer but I shall make another attempt at locating it.

30

B. Yamasaki,
In Chief.

MR. TURCOTTE: You see, Mr. Yamasaki, according to a letter written by the Custodian to Mr. Douglas, which reads in part: "Mr. Robinson reported on August 13th", that is 1942, "as follows, 'Mr. Douglas has a proper authority to dispose of nets and report to the above owner. Mr. King drew up this himself'."

10 MR. RICE: You had better read the whole letter, the rest of it.

MR. TURCOTTE: I don't think I will read any of it then.

Q You say that you did make an arrangement with Douglas so that he could sell the nets?

A Mr. Douglas was renting my house at the time and, therefore, when I evacuated I left everything with him.

Q I see. A: I even left my bank book with him so that after he sold the nets he could credit my account with the amount.

20

Q Now then, will you tell me how much money you got from Mr. Douglas for the nets that he sold and how many nets he sold for you?

A He sold about ten nets altogether and he realized in the neighbourhood of about \$2000.00, I am not quite certain of the figure.

Q Well did you get that money?

A Yes, it was sent to me from Steveston.

Q By Mr. Douglas?

30 A Through the bank.

B. Yamasaki,
In Chief.

Q Through the Bank? A: Yes.

Q You say that he sold ten nets?

A I am not quite certain. I think it is about ten, but I have it down in my record book.

Q Where is your record book?

A I left it at home.

Q You see, Mr. Yamasaki, we are trying to establish a claim here, and if you do not bring your books we cannot do much for you. You see, Mr. Yamasaki,
10 when you signed the form for the Custodian before you left the Coast you said you had a fishing boat and nine nets. Now you say Mr. Douglas sold about ten nets for you, and if he sold ten nets for you, you wouldn't have very many nets left for him to give to the Custodian?

A Could I have the form in which he says that he had the nine nets and the boat?

MR. TURCOTTE: Yes. You see there is one fishing boat setting out the number of the engine and
20 so forth, and nine fishing nets, and it says that they are now at Box 279, Trites Road, Steveston, B.C., you see there (indicating).

A There must have been a little mistake about this because I had several other nets besides the ones I have mentioned.

Q Well how many nets altogether did you have?

A These nine must have been the ones I reported to the Custodians, but I had several others at home.

30 THE SUB-COMMISSIONER: What was the answer?

B. Yamasaki,
In Chief.

BY THE REPORTER: "These nine must have been the ones I reported to the Custodians, but I had several others at home."

THE SUB-COMMISSIONER: So that he had more than nine nets then at that time?

MR. TURCOTTE: That is what he says.

THE SUB-COMMISSIONER: Originally.

MR. TURCOTTE: Well, your Honour, unless he can produce some proof, a letter or something from Mr. Douglas to the effect that the Custodian took over three or four nets from Douglas, I don't know about the claim.

THE SUB-COMMISSIONER: Unless you want to have this man produce his record book on the 13th of September when I am up here again.

MR. TURCOTTE: Will you put in the J.P. form now, Mr. Rice?

MR. RICE: Yes, I will.

MR. TURCOTTE: That J.P. form is produced by Mr. Rice.

MR. RICE: I would like to have him admit that it was his signature.

MR. TURCOTTE: Yes.

Q That is your signature on the J.P. form, Mr. Yamasaki?

A: Yes, that is my signature.

(J.P. FORM MARKED EXHIBIT NO. 4).

MR. TURCOTTE: Q: Well, Mr. Yamasaki, between now and the 13th of September, that is a week from next Monday, if you can find that letter and your record book, will you bring them in here and show the Court

B. Y amasaki,
In Chief.

Cross-Exam.

otherwise I do not think you have got much hope
on your nets.

A To the Court House?

MR. TURCOTTE: Will that be satisfactory, your Honour?

THE SUB-COMMISSIONER: Yes, and we can finish it up
in a few minutes. You might as well, Mr. Rice,
cross-examine him now on what has been said by
him.

10 MR. RICE: I wish to submit, your Honour, that the
real estate was sold for its fair market value.
I wish to submit that the nets claimed by the
claimant were turned over to a person other than
the Custodian for sale and that the Custodian is
not responsible for the same. I submit that the
dinghies claimed for by the claimant were not
declared by the claimant in his J.P. form, and the
Custodian is not responsible for the same as they
never came into his hands.

20 I wish to tender as an exhibit a farm
appraisal report.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 5).

MR. RICE: I wish to tender as an exhibit an analysis of
personal property claim to which is attached a
claim on real and personal property.

(DOCUMENTS MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE:

Q You turned your property, you say, over to Mr.
A.F. Douglas, that is your nets?

30 A Yes.

B. Yamasaki,
Cross-Exam.

Q And you instructed him to sell them for you?

A Yes.

Q And did you sign a form authorizing him to do that?

arrangement.

A: It was a verbal

Q It was a verbal arrangement?

A Yes.

Q Do you know Mr. King?

A: Yes.

Q Did you sign any statement before him?

10 A No. I had known Mr. King for a long time.

We were old friends and he offered to look after my affairs for me.

Q I am going to read a letter to you written from the Protection Department of the Custodian's Office to Mr. Douglas, under date of November 4th, 1942. It says:

"Further to our letter of October 26th, and your recent call on the writer, we have pleasure in giving you the following information. On April 13th this Japanese declared 9 fishing nets at Box 279, Trites Road, Steveston. He declared, 'The house the declarant occupies which is owned by son Toshio has been leased to Mr. Douglas and the fishing nets aforementioned will be in his care'."

20

That you have already admitted.

"We naturally assumed from this that these nets had not been sold and we wrote to you on July 23rd advising you that the Great West

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B. Y amasaki,
Cross-Exam.

"Cannery might have a buyer for these nets. We mentioned in this letter that you had told them that the nets belonged to you and asked you to let us know just what arrangements had been made. We sent a follow-up letter on July 31st and on receiving no answer asked Mr. Robinson to report. Mr. Robinson reported on August 13th as follows: 'Mr. Douglas has a proper authority to dispose of nets and report to the above owner'",

10

which is yourself,

"'Mr. King drew up this himself'".

Now you say that there was no document at all that you signed that Mr. King drew up authorizing Mr. Douglas to sell your nets?

A I do not recall that at all.

Q You don't recall it?

A No.

Q The letter goes on to say, and I quote,

20

"On receipt of this information we again wrote to the Great West Cannery and asked them to refer to you if they wished to buy any nets. When reviewing our file we found that we had not heard from you and as we were still uncertain that you had actually bought the nets wrote to you again on September 12th. You did not answer our letter and we therefore asked Mr. Robinson to investigate."

30

This letter, as I said before, is addressed to

B. Yamasaki,
Cross-Exam.

Mr. A.F. Douglas, the man with whom you left your nets. I continue the quotation of the letter:

10 "You have now shown us a document proving that you bought these nets from the Japanese and the fault, of course, lies in him for not having made this clear in his declaration. Had you, however, when we first wrote to you sent us a line or even telephoned us giving us this information, a great deal of time would have been saved on both sides", and that finishes the letter.

Q Now, do you still say that you signed no documents whatever and gave them to Mr. Douglas?

A No, I do not recall it. It was just a verbal agreement.

Q But you did make a verbal agreement with him turning the nets over to him and authorizing him to sell the same for you?

20 A Yes, I gave him that permission.

Q That authority, is that what you mean?

A I gave him that permission.

Q All right.

RE-DIRECT EXAMINATION BY MR. TURCOTTE:

Q But, as I understand it, you claim now, Mr. Yamasaki, that you got a letter from Mr. Douglas saying that the Custodian had taken possession of three or four nets. That is my understanding now. I want to know whether that is correct.

30

B. Yamasaki,
Re-Direct Exam.

A This letter told me that he had sold so many nets and that there were three or four left that he had not been able to sell.

Q Well how does that affect the Custodian? How is the Custodian then made responsible for nets that you gave Mr. Douglas?

A I am claiming for the three nets that I left at that time and the four nets that Mr. Douglas was not able to sell for me.

10 THE SUB-COMMISSIONER: That is seven nets.

MR. RICE: Wrong again.

MR. TURCOTTE: Well I think we had better wait until we get the record book. Get your record book, Mr. Yamasaki, and any letter that you have from Mr. Douglas.

A Yes.

THE SUB-COMMISSIONER: Did Mr. Douglas buy some of these nets, too, did I gather from that last letter?

20 MR. RICE: I gathered from that last letter that Mr. Douglas had bought them all. The Custodian's Office in that letter is rather apologetic for hounding the man when he said that he had proper authority to have them.

THE SUB-COMMISSIONER: Yes. All right, that is all.

(Witness aside)

(PROCEEDINGS ADJOURNED TO SEPTEMBER 13/48).

Certified a true and accurate transcript.

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

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

D. M. Manson
SUB-COMMISSIONER.

B. Yamasaki,
Discussion.

Lethbridge, Alberta,

September 13th, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT).

MR. TURCOTTE: Your Honour, the case of Bunkichi Yamasaki, you will remember that the claimant had a letter that he could not find.

THE SUB-COMMISSIONER: Or a record book.

MR. TURCOTTE: Yes. Well he can't find it.

10 THE SUB-COMMISSIONER: He cannot find it?

MR. TURCOTTE: No, your Honour.

THE SECRETARY: That is Case No. 639.

MR. TURCOTTE: Yes. I think we can consider that the evidence so far as he is concerned is closed.

THE SUB-COMMISSIONER: Yes. That covers everything?

MR. TURCOTTE: That covers everything, sir.

THE SUB-COMMISSIONER: All right.

(PROCEEDINGS ADJOURNED SINE DIE)

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

S.R. Howard
"S.R. HOWARD: OFFICIAL REPORTER".

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

F. M. Edmanson
SUB-COMMISSIONER.

NOV 27 1947

Case No. 639.

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.

ACKNOWLEDGED

3441

Leung

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

(1) NAME ~~XXXXXXXX~~ YAMASAKI BUNKICHI (RCMP) Reg. No. ~~XXXXX~~03589
(Print) Surname Given Name

(2) Pre-Evacuation Address Steveston, B.C.

(3) Present Address Box 270 Raymond, Alta.

(4) REAL ESTATE Gibsons Landing, B. C.
(a) Street Address (if any) Vancouver district B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lot No. 6, Blk. 6,
Resub. ~~of~~ of Blk. 5 & 6, Sub. of Dist. Lot No. 692, Plan 3633, BD 143.
Vancouver district

(c) Type of Real Property (cross out words which do not apply):
(i) Farm^x
(ii) Residence Type of business
(iii) Business
(iv) Any other type of property (describe) Unimproved lot

(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.) Full title

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 100.00
(ii) Buildings - - - - - \$
(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) - - - - - \$ 100.00
(v) Amount at which Custodian sold property and credited your account - - \$ 48.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 352.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Boat..... New Westminster, B.C., Nets...Steveston,

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

(c) How stored or packed at time of evacuation

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

In care of navy, and nets in care of A.F. Douglas who later turned them over to the custodian.

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

	Estimated Value \$	Custodians sale price
1. Fishing vessel... "B.V."		
2. Port of Registry... New Westminster, B.C.		
Official Number: NW 1114		
3. Length: 31' Breadth: 22' 3" 7' 3"		
4. Depth: 3' 2"		
5. Propelling power: 50 H.P. Chevrolet		
6. Lead line and cork line I set		
7. Dinghy... old		
8. Dog fish net.... 100 fathoms		
9. Net: 300 fathoms, 30 mesh deep, 9 3/4" mesh		
10. Net: 300 fathoms, 15 mesh deep, 7" mesh		
Net: 300 fathoms, 50 mesh deep, 5 3/4" mesh		

TOTAL CLAIM FOR PROPERTY LOSS \$ 1170.00

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) - - - - - \$ 1822.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no. 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, *Bunkishi Yamashiki* of the town of *Rosmond* 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 town of *Rosmond* in the Province of *Alberta* this *19th* day of *November* A.D. 1947. *W.L. Jones* 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.

REAL ESTATE
(Farm Land)

Bunkichi Yamasaki
(Claimant's Name)

03589

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Reg. No.		
						Improvements at date of Purchase	Estimated value at Date of Sale	
Uncleared Cultivated not planted Cultivated and not in crop List Crops	5	April 11, 1913	James Brooks	\$360.00	Uncleared	Nil	\$400.00	
						Sold for	48.00	
						Claim	\$352.00	
Total								

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

Description	When Made	Cost
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BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
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EXHIBIT NO. 639-1
DATE Sept. 1/48
FILED BY R. Lucette

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

This land is on the road leading to Gibson Landing. Between road and beach are summer resort homes.

Assessed value \$300.00.

B Yamasaki
Signature

This Indenture

Made in duplicate the Eleventh day of April in the year of our Lord one thousand nine hundred and Thirteen.

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN

James Brooks, of the City of Vancouver, in the Province of British Columbia.

hereinafter called the Grantor,

AND

Bunkichi Yamazaki, of the City of Vancouver, in the Province of British Columbia.

hereinafter called the Grantee

WITNESSETH that in consideration of and for the sum of Three Hundred and Sixty (360) ----- Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor DOTH GRANT unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Province of British Columbia, and known and described as Lot number Six (6), in Block number Six (6) being a resubdivision of Blocks number Five (5) and Six (6), in subdivision of District lot number Six Hundred and Ninety-two (692) Vancouver District, Group One (1), according to the registered map or plan of said subdivision deposited in the Land Registry Office at the City of Vancouver in the said province and numbered Three Thousand Six Hundred and thirty-three (3633),

EXHIBIT NO. 639-2
DATE Sept 1/48
FILED BY P. J. Lurotte

This Indenture

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN

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

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

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

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

EXHIBIT
DATE
FILED BY

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

WHEREVER the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Seichi Hamagaki

James Brodie



FOR MAKER OR MAKERS

I HEREBY CERTIFY that _____ personally known to me, appeared before me, and acknowledged to me that he the person mentioned in the annexed Instrument as the maker thereof, and whose name subscribed thereto as part thereto, that he know the contents thereof, and that he executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereto set my Hand and Seal of Office, _____, British Columbia, _____ day of _____, in the year _____ of Our Lord one thousand nine hundred and _____

FOR WITNESS

I HEREBY CERTIFY that *Bunki Yamazaki* is the person whose name is subscribed to the annexed instrument as witness and that *James Brooks* is of the full age of sixteen years, and having been duly sworn by me did prove to me that *James Brooks* who is of the full age of twenty-one years, did execute the same in *his* presence voluntarily.

In Testimony whereof, I have hereunto set my Hand and Seal of Office, at *Vancouver B.C.*, this *24th* day of *April*, in the year of Our Lord one thousand nine hundred and *thirteen*

E. C. Lockwood

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

Dated *April 11th.*, 1913.

James Brooks,

-TO-

Bunki chi Yamazaki,

DEED OF LAND
SITUATE IN

Lot *6,*

Block *6 of Blocks 5 & 6,*

D.L. *692,* Vancouver District,

B. C.

R. P. LATA & CO., PRINTERS, 333 GORE AVE., VANCOUVER, B. C.

P.O. Box 28 Vancouver B.C.

2789
8587

FOR MARRIED WOMAN

I HEREBY CERTIFY that _____, personally known to me to be the wife of _____, appeared before me, and being first made acquainted with the contents of the annexed Instrument, and the nature and effect thereof, acknowledged on examination, and apart from and out of hearing of her said husband, that she is the person mentioned in such Instrument as the maker thereof, and whose name is subscribed thereto as party; that she knows the contents and understands the nature and effect thereof; that she executed the same voluntarily without fear or compulsion or undue influence of her said husband, and that she is of full age and competent understanding, and does not wish to retract the execution of the said Instrument.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at _____ British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and _____

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

FOR ATTORNEY

I HEREBY CERTIFY that _____, personally known to me, appeared before me, and acknowledged to me that he is the person who subscribed the name of _____ to the annexed Instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and that said _____ is of the full age of twenty-one years and knows the contents of the said Instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the _____ who is of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office, at _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and _____

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

NOTE—Where the person making the acknowledgment is not personally known to the officer taking the same, instead of the words "personally known to me," insert the words "proved by the evidence on oath (or affirmation) of E. F."

Bunkichi Yamasaki

(Claimant's Name)

PERSONAL PROPERTY

(Fishing Vessels, gear and equipment)

03589

Reg. No.

NETS:

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimated value at Evacuation
Dog Fish	7 1/4	7 1/4	400	2 yrs.	\$190.00	\$75.00 with float and lead
Salmon		9 3/4	300	1 yr.	288.00	200.00 all linen threads
Salmon		7	300	2 yrs.	215.00	150.00
Salmon		5 3/4	300	1 yr. used 2-3 weeks	235.00	200.00 625.00

VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom Left	Estimated Value
------	----------	------	----------------	-------------	------------	------------------	--------------------------	----------------	-----------------

Improvements to Vessel since date of purchase:

Type	Date	Cost
------	------	------

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation
Lead line and cork line 1 set	1940		\$78.00	Good	\$50.00
Dinghy Old	1937	built new	55.00	Fair	15.00 in net house
Dinghy New	1941	built new	55.00	Good	30.00 in net house
				never used	

Arrangements made for storage when evacuated: Nets left with A. F. Douglas in house owned by son Toshio Yamasaki.

Douglas said nets were in house when house taken over by Custodian.

Dinghys stored in net house of United Cannery.

EXHIBIT No. 639-3
DATE Sept 1/48
FILED BY R. S. Lucette

Additional Comments, if any:

B. Yamasaki
Signature

OFFICE OF THE CUSTODIAN

DATE: Sept. 1/48
FILED BY: G.E.A. Rice

JAPANESE SECTION

G.E.A. Rice

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

PERSONAL INFORMATION

NAME: YAMASAKI, Bunkichi

HOME ADDRESS: P.O. Box 279, Trites Rd., Steveston, B.C.

REGISTRATION NUMBER: 03589 SEX: Male AGE: 66

OCCUPATION: Fisherman

(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: Great West Cannery, Steveston, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Soma

ADDRESS OF WIFE OR HUSBAND: Box 279, Trites Rd., Steveston, B.C.

NAMES OF ANY LIVING CHILDREN: Toshio (M), Suyehiro (M), Nayoko (F),

Mitsuko (F); Miyoko (F); Tamiko (F); Haruyo (F).

Haruyo attending Deaf and Blind School, 4th Ave., Vanc'r, B.C.

ADDRESS OF CHILDREN: Box 279, Trites Rd., Steveston, B.C.

N.B. Miyoko working at 3938 West 35th, Vancouver, B.C. also going to school.

AGE OF CHILDREN: 28;16;26;22;20;18;12 years respectively.

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

1. LOCATION AND DESCRIPTION: Howe Sound Beach, Lot 6, Block 6, District Lot 692, Map No. 3633 Vancouver, District. No. 2789'1'

2. BUILDINGS AND OTHER IMPROVEMENTS: None

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

4. TAXES (Amount and where payable) \$38.15 paid 1941 "New Westminster"

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

None

6. OCCUPANCY AND LEASES (If vacant so state) None

to be a copy
Sept. 19/48
G. E. A. Rice

FILE No. EXHIBIT No. STEVESTON, B.C. OFFICE OF THE CUSTODIAN JAPANESE SECTION
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Box 279, Trites Rd., Steveston, B.C.
Rents only the land ~~owns the house~~, his son (Toshio) owns the house.
2. LANDLORD'S NAME AND ADDRESS: Steveston Fish Co., Steveston, B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
jointly with
\$35.00 yearly paid Sept. 1942. in partnership with his son, Toshio.
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:
1 fishing boat: Reg. No. 444, car engine, L-31ft., W-7½ ft., D-3 ft.,
now in custody with R.C.M.P. New Westminster, B.C.
9 Fishing NetNets, - now at Box 279, Trites Rd., Steveston, B.C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
1-cat
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: Royal Bank of Canada, Steveston, B.C. Sav. Acc., Amt. \$500.00 (1)

9. LIFE INSURANCE: \$1,000.00 Monarch Life Insurance Co., - Vanc'r, B.C. "P. 94492"

beneficiary - Soma (wife), Policy No. unknown in owner's possession.

"(2) \$500.00 Monarch Life in name of Haruyo (12 yr. old daughter) in father's possession."

10. INTEREST IN ANY ESTATES OR TRUSTS None
"/cashed R.M.A."

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

Remarks: The house the declarant occupies which is owned by son (Tashio) has been leased to Alex. F. Douglas and the fishing nets before mentioned will be in his care.

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 13th day of April 1942...

(Signature) "B. Yamasaki"

"A.G. McArthur"

Witness

FOR DEPARTMENTAL USE

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

Oct. 19/48

C. McHughen

J.M.

BC-734-P

Farm Appraisal Report

File No. JL-741

Land Description Lot 6, Blk.6, D.L.692, Map 3633.

Containing 4.87 Acres

Owner's Name YAMAZAKI, Bunkichi Post Office Address Grantham's Landing, B.C.

Shipping
Nearest ~~Rail~~ Point (Boat) Granthams Landing Distance 1 mile

Market Town Vancouver Distance 23 "

Church (give denomination) United, Presbyterian, Anglican Distance 1 & 1/2 miles

Nearest School Howe Sound Distance 1 1/4 miles

State how property was identified: L.R.O. sketch and corner posts

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

Is 300 yards from North Road; no present access; 1/2 road allowance passing property is not yet opened.

Is this district a good one? No.

Employment opportunity None in area.

Predominating Nationality and religion: British. No predominating religion.

Describe Fencing and its condition: None. Value \$

Water supply: Not developed. Value \$

BUILDINGS ON FARM

3441

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NONE						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

EXHIBIT NO. 639-5
DATE Sept 1/48
FILED BY J. R. Price

Total present day value \$ -

Total Value Buildings add to farm \$ -

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

\$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
4.87	Gravelly soil; heavy clearing; not of sufficient agricultural value to warrant expense of clearing.		A few cedar trees for shingle bolts, mostly logged off.		Nominal value only \$10.00 48.70	

Total value of Land \$ 48.70

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 48.70

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
No clearing.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Not suitable.

Noxious weeds:
None.

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

Provincial and School - \$2.75.

Provincial Collector, Vancouver Assessment District, Vancouver, B. C.

Date: 2nd August 1942.
Place: Sechelt, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 10 day of August 1942

Inspector's Signature "B.C. WORMWORTH"

Farm Appraisal Report

JL-741 -
YAMAZAKI

Remarks:

This property is not suitable for agricultural purposes. Soil is too porous being gravelly with only a thin humus on top that will promptly disappear with cultivation. Very heavy clearing and agricultural returns that could be anticipated would not warrant clearing.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

210 yds.
To North Road.

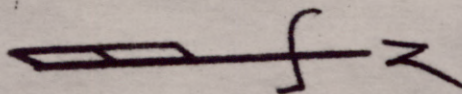
1/2 Rd. Allce.
Not opened: 215' cl.

Bunkichi Yamazaki
Lot-6 of B1K6 - DL. 692.
Map 3633.
4.87 ac.

All Thick alder, cedar, & balsam.
Not agricultural land.

1/2 ch.

Scale 2 chains.



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

value is \$ 50.00

Date 3rd August 19 42.

"I.T. BARNET"
District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3441

EXHIBIT No. _____

NAME Bunkichi YAMASAKI

REG. No. 03589

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL NOT FOUN
			AUCTION	TENDER &c		
DECLARATION <u>13/4/42</u>	TAKEN BY _____					
EVACUATION <u>17/5/42</u>	DATE _____					

1 Fishing Boat
9 Fishing Nets

Fishing Vessel "B.Y."	\$1,000.00
Lead Line & Cork Line	50.00
Dinghy (old)	15.00
Dinghy (new)	30.00
Dog Fish Net (400 fath.)	75.00
Net (300 fath. 30 mesh deep)	200.00
Net (300 fath. 45 mesh deep)	150.00
Net (300 fath. 50 mesh deep)	200.00

\$250.00

Total:	\$1,720.00
Ack. Custodian Credit	250.00
Amt. of Pers. Prop. Claim	<u>\$1,470.00</u>

Summary of Tender Sales:

Gross proceeds Other Sales:	\$250.00
Less charges:	<u>5.00</u>
Net proceeds Other Sales:	<u>\$245.00</u>

Vancouver, B. C., June 12/48.

RGB/P.

RECAPITULATION

<u>Claim</u>	<u>Disposition</u>
\$1,000.00	Sold by Tender for \$250.00
\$ 45.00	No Record at any Time
<u>\$ 675.00</u>	Sold by Owner prior to Evacuation
<u>\$1,720.00</u>	Amount of Pers. Prop. Claim

No. 3441

EXHIBIT No. _____

CASE No. _____

No. 03589

VENUE Lethbridge.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
TENDER & c								

Sold by owner prior to evacuation

\$250.00

✓
✓

✓

✓
✓
✓
✓

All Fishing Nets were sold by owner to A. F. Douglas prior to evacuation (see our letter dated Nov. 4/42).

\$250.00
5.00

\$245.00
=====

M.S.

EXHIBIT No. 639-6
DATE Sept 1/48
FILED BY G.R. - a Rice

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Bunkichi YAMASAKI.

File 3441.

<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>VLA Appr.</u>	<u>Realized</u>	<u>Remarks</u>
(1) \$ 400.00	Parcel of 4.87 acres vacant land, Howe Sound Beach	\$ 400.00	\$300.00	\$ 48.70	\$ 48.00	(1) This property is described by VLA Appraiser as undeveloped land, not suitable for agricultural purposes, situated about 1 mile from Grantham's Landing, Howe Sound.
<u>\$ 48.00</u>	Acknowledged Custodian Credit					
<u>\$ 352.00</u>	<u>Amount of Real Property Claim</u>					
(2) \$1,000.00	F.V. "B.Y."	\$1,000.00	—	\$230.00	\$250.00	(2) This vessel was a Gill-Netter type fishing boat built in 1931, powered with a Chevrolet engine. She was appraised (Aug. 3, 1942) for the Custodian by Marine Surveyor John Gould @ \$250.00.
(3) \$ 45.00	Dinghies (2)	\$ 45.00	—	—	—	(3) Our records show no trace of these dinghies.
(4) \$ 50.00	Cork & Lead Line	\$ 50.00)	—	—	(4) & (5) The Cork and Lead Line would have been included with the nets, which our records (our letter of Nov. 4, 1942) show as having been sold by claimant to a Mr. A. F. Douglas.
(5) \$ 625.00	Fishing Nets as listed in Claim	\$ 625.00)	—	—	
<u>\$1,720.00</u>	Correct Personal Property total					
<u>\$ 250.00</u>	Claimant's mistake in addition					
<u>\$1,470.00</u>	<u>Claimant's incorrect Pers. Prop. total</u>					
<u>\$1,822.00</u>	Total amount of Claimant's claim					

Handwritten signature

Vancouver, B. C., June 12/48.

RGB/P.