Name of Claimant YAMADA, Keizo Case 846

Custodian File 5002

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
					2947.		2750.93				2750.93

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
125.00	108.60	32.58	86.88%	400.00	347.52			380.10

TOTAL RECOMMENDATION	3131.03

CASE NO: 846.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF
KEIZO YAMADA.

PROCEEDINGS AT HEARING.

Original.

CASE NO. 846.

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).

10 Winnipeg, Manitoba,

April 15th, 1948.

IN THE MATTER OF THE CLAIM OF

KEIZO YAMADA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter. (acting as check Interpreter).
HIRAYANA SHIGARU, Esq.,	Interpreter.
H.M. LANGFIEDD, Esq.,	Official Reporter.

30

MR. CHERNIACK: I ask leave to amend, my lord.

THE COMMISSIONER: Yes.

MR. CHERNIACK: The total value of the property, $6800.00. The sale price, $2947.00, and the loss $3853.00. The chattels, my lord, $525.00; the sales, $80.00. And the loss $445.00.

THE COMMISSIONER: That is a slight increase.

MR. CHERNIACK: I think it is exactly the same, my lord. I am just checking for that. I think the gross should be $550.00, my lord.

THE COMMISSIONER: The gross should be $550.00 and that would mean --

MR. CHERNIACK: $550.00, yes, my lord, which would bring it to exactly the same as it was.

THE COMMISSIONER: $475.00.

MR. CHERNIACK: $470.00, which was the way it was originally, my lord. There is just a mistake in the addition.

KEIZO YAMADA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Witness, I show you two typewritten statements: Were these prepared in accordance with your instructions? A: Yes.

Q Is this your signature? A: Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

Q My lord, I file the real estate statement as

Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: And on behalf of my learned friend I file the S.S.B. appraisal as Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2).

Q Witness, I show you a snapshot: Can you identify that building? A: Yes,

t that ismy house.

Q When was the photograph taken?

10 A 1941.

MR. CHERNIACK: I will tender this as Exhibit 3, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. CHERNIACK: My lord, Exhibit 1 sets out that the claimant purchased some 96 acres of land in 1921 from one Frank Harris at $156.00 per acre. In this connection your Lordship will notice that in the appraisal, Exhibit 2, there are two types of land described. 12 acres, more or less, and 7 acres more or less. My information is that the

20 12 acres are lowland and the 7 plus acres are high land, and as the appraiser has shown the high land is more valuable. Exhibit 1, my lord, points out that when he purchased the 19 acres -- the 96 acres, my lord, 30 acres were high land and that was the more valuable. And the balance or 66 acres were low land, and that the proportion of low land in the 96 is the same proportion as the remaining 19 acres which the claimant owned at the date of evacuation, so that the price for the 19

30 acres was at the same price as the original price

for the 96 acres,--at $156.00, making a total of $2900.00 as the purchase price for these 19 acres. At the time he purchased it the land was uncleared, and no improvements, and he cleared all the land and cultivated it, estimating the cost at $150.00 per acre, constructed about 300 feet of tile ditching, and about 4000 feet of cedar covered ditching. In addition he dug two wells. The buildings are quite well described in Exhibit 1, showing the estimated
10 costs of material as well as the labour of himself and his son and giving the total estimated costs of these buildings. All buildings were built in 1940. The house was completed in 1941 and Exhibit 3 is a photograph of that house. So that when the appraiser sets out the ages of the buildings as two and three, three to four and five to six years old, he is very much in error. The appraisal, my lord, sets out that the property is half a mile from Pitt Meadows and the important part here is the
20 location in regard to highways. The property fronts on a highway and Harris Road, and your Lordship will note on the diagram on page 4 of Exhibit 2 that there are these two highways which intersect at the claimant's property except for the fact there is a gasoline station and garage right on the corner.

Q Did you at one time own this corner section? where there is now a gasoline station and garage?

THE WITNESS: A: Yes.

Q When did you sell it and how much did you get for it?

30 A About 1935 or 1936 for $900.00.

Q Did you at one time own the property on which the Lougheed Highway is now?

A Yes.

Q Approximately when did you sell it or dispose of it? and how much were you paid? A: About a year before I sold the corner lot.

Q About a year or so after. About a year before I sold the corner lot where the gas station is.

Q How much did you get for it? A: $750.00.

10 Q Can you tell us approximately what acreage was purchased for that sum of $750.00?

A I think it was a little over three acres.

Q I think I should point out that this portion about which we are speaking is the high land section that is the more valuable section.

THE COMMISSIONER: Yes.

MR. CHERNIACK: I think I should point out that the evaluator has valued the buildings at $2325.00, added $1800.00 for that to the farm and shows a

20 total of $3000.00 for the farm and buildings. I should also like to bring to your attention the final sentence in the comment on the appraisal, "The 650 foot frontage on the Lougheed Highway would make nice small homesites to a depth of 277 feet without interfering with the heavier land." The comment on Exhibit 1 is, "The buildings were all built in 1940 with the exception of the house which was finished in 1941. The appraiser is in error when he estimates the ages of the buildings. When

30 I was evacuated in April, 1942, all buildings were

in very good condition. I agree that the land is suitable for mixed farming." Then he speaks of the location which no doubt is familiar to your Lordship. At this point may I ask my learned friend for the assessed values.

MR. HUNTER: Lot 1, 1942, $1500.00 for the land, and improvements $2000.00. Lot 3; I don't seem to have 1942. 1941 is $900.00 and $200.00.

MR. CHERNIACK: I don't see Lot 3 here. Lot 3 must be
10 the other case. I will tender now, my lord, as an exhibit the personal chattels statement which has already been identified by the claimant.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. HUNTER: My lord, the tax bill for 1942 which is marked "paid" says, "Land $1500.00 and 50% of the improvements, $1000.00." So I presume the total assessment would be $3500.00 for the year 1942.

THE COMMISSIONER: That is the way I have it here, $1500.00 and $2000.00.

20 MR. CHERNIACK: Would you like the analysis filed?

MR. HUNTER: Yes. Did you file the personal property statement?

MR. CHERNIACK: Yes, just now.

THE SECRETARY: This will be Exhibit 5.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. CHERNIACK: Your Lordship will note in the personal chattels claimed, Exhibit 4, a number of items totalling $400.00. The analysis shows that that was sold as part of the property.

30 THE COMMISSIONER: Which was sold as part of the property,

the gas pump?

MR. CHERNIACK: Yes, gas pump, piping, disc and plough.

MR. HUNTER: Not the disc and plough.

THE COMMISSIONER: Well on the face of it, that irrigation equipment was excepted.

MR. CHERNIACK: I will go into that. The chattel statement goes on to say, "Additional items sold by Custodian which should include the following:" Then we have specific mention of a one and a one-half horsepower gas engine. And his comments are, "I left the above goods with W.G. Park who was the Reeve of Pitt Meadows and he wrote me that they were taken over by the Custodian. I have never received a list of chattels inventoried by the Custodian." And there is a letter which my learned friend might have, December 9th, 1946, where the Custodian says he sold whatever chattels he could find for $80.09. That is the credit that is shown. Is that correct?

MR. HUNTER: $108.60, I think.

MR. CHERNIACK: Oh, well it says "net sum". That may be it. In any event, the claimant says he has never received a list of those chattels.

Q Now, witness, there is mentioned here of a gas engine for an irrigation pump for which you are claiming $75.00. For what purpose was that used?

A It was for irrigation purposes.

Q That would be along with a thousand feet of piping?

A Yes.

Q And was the Beatty automatic pressure pump used

along with the same? A: No, that was different.

Q What was the purpose of that?

A The Beatty Pump was one I formerly used and it was replaced by the other pump just mentioned. I was intending to give the Beatty pump to my father who lived on the adjacent property and I did not. It was still on my property when I left.

Q It was not attached to any part of the land or
10 buildings? A: The Beatty pump was not attached to anything. It was left in the basement.

Q And the gas engine?

THE COMMISSIONER: That is the 6 horsepower gas engine you are referring to now, is it?

MR. CHERNIACK: Yes, my lord, the 6 horsepower gas engine.

A That was attached to the irrigation pump. The Beatty was an electric pump and an automatic pump, so it did not need an engine.

20 Q These 1000 feet of piping, fittings and sprinklers, were they laid on the ground?

A No, it was not laid on the ground, I just used it when necessary during the season.

Q And the Exhibit 4 sets out that it was in the shed, is that correct? A: Yes.

Q In the shed? A: Yes, they were left in the shed.

MR. CHERNIACK: I don't see much point in quarreling whether this is real or personal property. I
30 just mentioned the fact that the appraiser did not

make any mention of those whatever. If it was attached to the land, it should be included in the value of the land in the first part, and I don't see any object in arguing.

THE COMMISSIONER: There is one question. I understand the witness' explanation of this pump or rather the gas engine piping, fittings, and sprinkler, means this: that it was a portable irrigation system and could be carried about and set in use in various parts ofthe Province?

10

A Yes, that is so, my lord.

Q All right. Mr. Hunter, I think you are going to have some difficulty in convincing me that that was part of the reality. On the face of it, it looks as though that was the same kind of thing that we all have in our houses and that is a hose with a sprinkler and whatnot else which could be used to water the gardens.

MR. HUNTER: My lord, I will withdraw the contention that it was affixed to the land and was therefore real property.

20

THE COMMISSIONER: You withdraw it?

MR. HUNTER: Yes.

THE COMMISSIONER: So that means it is unaccounted for by the Custodian, is that it?

MR. HUNTER: Yes, my lord, but I will have a further contention to make in that regard.

MR. CHERNIACK: My lord, as I have already pointed out, we have not been furnished with an itemized statement of the sale of chattels, and since the witness

30

did not recollect the particular items, he has lumped them together with this gas engine which he does specifically mention at $150.00.

THE COMMISSIONER: You may be in this difficulty with regard to the gas engine that the claimant refused to make any declaration of chattels.

MR. CHERNIACK: Yes, I realize this may be a matter for Mr. Park to help straighten out at the right time.

THE COMMISSIONER: Very good.

10 MR. CHERNIACK: Thank you, my lord.

MR. HUNTER: It is submitted that the real property was sold for its fair market value. It is submitted that the personal property was left in the custody, or control, of some person other than the Custodian appointed by the owner and that accordingly only those goods that came under the custody, control or management of the Custodian are within the terms of reference. It is submitted that those which came within the terms of reference were sold

20 for their fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is that your signature, Mr. Yamada?

A Yes.

Q And the information in this form was information placed there from information furnished by you?

A Yes.

Q Mr. Interpreter, I want this interpreted to him and I want him to say whether that was in accordance

30 with his instructions.

A Yes, that is so. Mr. Park had said that he would
MR. look after the goods, so it was not necessary to give the details at that time.

MR. HUNTER: On the statement of personal property it says, "I left the above goods with W.G. Park who was the Reeve of Pitt Meadows and he wrote me that they were taken over by the Custodian. I had never received a list of chattels inventoried by the Custodian."

10 And it says on the J.P. form, Exhibit -- which I will offer as Exhibit 6 -- "Declarant declined to list the goods i.e. he is leaving it in the hands of the lessor."

(J.P. FORM MARKED EXHIBIT NO. 6).

A Of the items claimed in Exhibit 4, the personal property statement, the disc and plough was not declared and not found. The motor andpump were found and sold for $20.00.

THE COMMISSIONER: What is that, the 1½ horsepower gas
20 engine?

MR. HUNTER: I would not think so, my lord, it says "motor and pump". I would think it would be the high pressure pump.

THE COMMISSIONER: Wait a minute, we have three?

MR. HUNTER: Yes, my lord, but the appraiser has only one electric one, that is the Beatty one.

THE COMMISSIONER: That was sold for $30.00?

MR. HUNTER: $20.00, if that is the same thing.

THE COMMISSIONER: Is that by tender or by auction?

30 MR. HUNTER: I am pretty sure that was by auction,

although I cannot see it here.

MR. CHERNIACK: I was just wondering whether it was sold to the tenant in view of --

MR. HUNTER: I found it last night, but I don't know where. The other things which were found, my lord, were sold at auction for a total of $108.60.

THE COMMISSIONER: Well, do you know what was sold?

MR. HUNTER: Miscellaneous furniture and other items.

THE COMMISSIONER: Have you any objection to putting in the auction sheets to show what was sold?

MR. HUNTER: No.

MR. CHERNIACK: Could my learned friend estimate or at lease provide us with a copy in due course?

MR. HUNTER: I will ask the Custodian to do so.

THE COMMISSIONER: Well the Custodian would have another copy.

MR. HUNTER: I think these copies are made from the originals, my lord.

THE COMMISSIONER: I see.

(AUCTION SHEETS MARKED EXHIBIT NO. 7).

THE COMMISSIONER: I might tell you, Mr. Cherniack, that the Custodian is taking the exhibits from the Secretary's office in Vancouver when the transcript is completed for the purpose of copying exhibits there, so it might be wise to write the Custodian's office and ask him for a copy of Exhibit 7. When he has a copy completed -- it is a big job of copying -- so it may be as well to have your request in now.

MR. CHERNIACK: Yes, that may be the way to do it. The

claimant says he has never received it at all.

MR. HUNTER: Q: Mr. Yamada, did you at any time ever furnish the Custodian's Office or the Custodian with a list of your chattels?

A No.

Q I may say, my lord, that the Custodian -- when the Custodian went to remove the chattels to sell them on behalf of the claimant, the claimant's tenant advised him that all those things which were removed and sold were everything that belonged to the claimant on the property.

MR. CHERNIACK: May I ask if that was Mr. Clarke?

MR. HUNTER: I don't see it. It has a memorandum in handwriting made in the Custodian's office, probably, saying, "Tenant says that's all".

MR. CHERNIACK: The item, "Disc and plough" which my learned friend says there is no record of, may have been included in the items, I believe. There is mention of a plough sold for $6.00, and a two-section harrows.

THE COMMISSIONER: Well, why not bring out from the witness if he had more than one disc and harrow if you are concerned with those items.

MR. CHERNIACK: Q: Witness, did you have one or more discs or harrows?

A Yes. There was one disc and three sets of harrows.

Q Three sets of harrows.

THE COMMISSIONER: Not much help to you there.

MR. CHERNIACK: No. Well, my lord, I don't know how you will want to treat that. The way it stands

now is that the claimant has estimated his total goods at $150.00. Your Lordship has a record of sales totalling $108.60.

THE COMMISSIONER: That is right.

MR. CHERNIACK: And apparently there was $20.00 in addition, to which the claimant had not right.

THE COMMISSIONER: Well, under those conditions he is not losing a great deal.

MR. CHERNIACK: Well I would not like him to lose anymore than he has to.

10

THE COMMISSIONER: No further re-examination? All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

H.M. Langfield.

"H.M. LANGFIELD"
Official Reporter.

20

30

Case 846

NOV 28 1947

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

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

J-00-

ACKNOWLEDGED

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

(1) NAME YAMADA, Keizo Mr. (RCMP) Reg. No. 14451
(Print) Surname Given Name

(2) Pre-Evacuation Address Harris Rd. and Lougheed Hwy, Pitt Meadows, B. C.

(3) Present Address Vermette P. O., Manitoba.

(4) REAL ESTATE

(a) Street Address (if any) Harris Rd. and Lougheed Hwy., Pitt Meadows, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) R. M. of Pitt Meadows, Lot 1 of the North Part of Block "A" of Lots 261 & 286, Group 1, Map 6401, save and except part of Lot 1 shown on Sketch 8653. C. of T. 141944E

(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 - - - - - - - - - - - - - - - - - - $ 3,800.00
(ii) Buildings - - - - Dwelling House - - - - - - - - - - - - $ 2,000.00
Green House $ 1,000.00
(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) - $ 6,800.00
(v) Amount at which Custodian sold property and credited your account - - $ 2,947.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~3,869.00~~ 3853-

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation In dwelling at Harris Rd. and Lougheed Hwy., Pitt Meadows, B. C.

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

(c) How stored or packed at time of evacuation Stacked in house and shed.

(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") Part left in the custody of neighbour Mr. W. J. Park, Pitt Meadows, remainder in no one's care.

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

			Cust. Sell Price	Loss $
1.	Items sold by Custodian	Estimated Value $	150. 80.	70.00
2.	Gas Engine (Irrigation Equipment) 550	Estimated Value $		75.
3.	Pump " " sold 80	Estimated Value $		100.
4.	Pipes, fittings, sprinklers etc. 470	Estimated Value $		100.
5.	Beatty Automatic Pressure Pump	Estimated Value $		100.
6.	Disc and Plow.	Estimated Value $		25.
7.		Estimated Value $		
8.		Estimated Value $		
9.		Estimated Value $		
10.		Estimated Value $		~~445~~
	TOTAL CLAIM FOR PROPERTY LOSS $			~~470~~.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) - $ 4339.00

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

(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)
Province of Manitoba)
TO WIT:)

I, Keizo YAMADA of the Municipality of St. Vital (Vermette P.O.) in the Manitoba.

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 Winnipeg, in the Province of Manitoba, this 5th day of November, A.D. 1947.

K. Yamada

A Commissioner &c.

A BARRISTER AT LAW ENTITLED TO PRACTISE IN THE PROVINCE OF MANITOBA.

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.

Keizo, YAMADA
(Claimant's Name)

REAL ESTATE
(Farm Land)

14451
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared none Cultivated not planted Cultivated and not in crop List Crops							
Market gardening Strawberries	19 acres	1924	Frank V. Harris	96 acres at $15,000 i.e. average $156 per acres (30 high land and 66 low land) more/or less same proportion as 19 acres remaining. therefore 19 x 156- $2964	uncleared	none	land and improvements $6800
Total							

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

Description	When Made	Cost
Cleared all the land and cultivated it from time to time- I think the average cost was about $150 per acre constructed about 300 feet of tile ditching and about 4000 feet of cedar covered ditching dug 2 wells		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ Cost
House	6 rooms 24 x 40 with unfinished attic and full concrete basement	frame, concrete foundation, cedar siding, shingle roof, inside shiplap and paper, fir floor	1940-1941	$1500		own & son's labour and hired help at about $1000		2500.00
Greenhouse	20 x 120	glass & wood	1940)					
Greenhouse	15 x 30	glass & wood with hot water piping system	1940)	$600		own & son's labour and hired help at about $500		1100.00
Packing House	20 x 40	frame and posts	1940			own & son's labor and used materials		150.00
Wood shed	22 x 24	" " "	1940			" " " " " " "		100.00
								$3850.00

Comments re Appraiser's report not covered by above information: The buildings were all built in 1940 with the exception of the house which was finished in 1941. The appraiser is in error when he estimates the ages of the buildings. When I was evacuated in April, 1942, all buildings were in very good condition. I agree that the land is suitable for mixed farming. COMMENTS: This land is on an excellent location fronting on both Lougheed Highway and Harris Road. It is very close to Pitt Meadows and only 13 miles from New Westminster. I consider that the appraisal and sale price of the land and buildings were much too low. I believe that the fair market value at date of sale was at least $6800.00.

EXHIBIT No. 846-1
DATE 15 apl 1948
FILED BY
S. M. Thermack

K. Yamada
Signature

BC-512-P

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. J.L. 677

Land Description Lot 1 of North Part of Block"A"of Lots 261 & 286,Gp.1,Map 6401.
(No number on house)

Containing 20.284 Acres

Owner's Name YAMADA, Keizo Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows, B.C. - C.P.R. Distance less than ½ mile

Market Town New Westminster-13 miles(good local delivery) Distance

Church (give denomination) Church of England & United Distance ½ mile.

Nearest School Pitt Meadows Distance ¾ "

State how property was identified: Posts, road, and map.

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

Yes. It fronts on Highway and Harris road - good.

Is this district a good one? Fair and improving every year as water table is lowered.

Employment opportunity Local peat plant; brickyard & 2 mills - 4-6 miles.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: All but North line, line fenced. Value $ Fair.

Water supply: Excellent dug well in water bearing sand. Value $

5002

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 40	Frame	12'	Shgl.	2	Concrete	Very good	1700.00
Packing Hse.	20 x 40	"	10'	Shke.	3	Wood	Good	50.00
BARN Wood shed	22 x 24	" & Pole	8'	"	3-4	"	"	40.00
BARN Greenhouse	15 x 30	Sash & Glass	6'	Glass	5-6	"	Fair	85.00
GRANARY Greenhouse	20 x 120	" " "	6'	"	5-6	"	"	450.00
	x							
	x							
	x							

Electric light installed.

Total present day value $ 2325.00

Total Value Buildings add to farm $ 1800.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? In very good shape; interior lined entirely shiplap only.

To line inside wall, board or like material $ 300.00

Describe the basement and chimneys: Full concrete basement; brick chimney to ground.

No. rooms downstairs? 6 Upstairs? attic How finished Shiplap

Are buildings painted? House only. Condition of paint Good.

Distance from nearest bush All clear.

EXHIBIT No. 846-2
DATE 15 apl 1948
FILED BY
R. M. Chermack

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
12.800	Level 12.800 acres	Clay loam, 10"-1'	Clay	Oats and grass;	50.00	640.00
7.484	" 7.484 acres			Small patch corn & Garden	75.00	561.30

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

Total value of Land $1201.30

Total added by buildings to value of farm $1800.00

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

Total value of farm $3001.30

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

Owner away; farm rented; land to one party, and house to another.

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

Mixed farming. I would prefer this to small fruits.

Noxious weeds:

Not in evidence apart from couch grass.

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

Pitt Meadows Municipal; Land, School & Library-$52.50.
Maple Ridge Dyking and Drainage:
Dyking-$39.10; Drainage-$8.80.
Total all taxes-$100.40.

Date: July 8, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 3 day of July 19 42.

Inspector's Signature "T. GODFREY"

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

S.S. Form No. 43
(Sheet 2)

K. YAMADA

Farm Appraisal Report

Remarks: This property is at the main crossroads of Pitt Meadows Village.

The 12.8 acres is typical clay of the area, while the 7.484 acres on the South is a light sandy soil, the line of demarkation being clearly defined. This formation allows for the buildings being erected on a slight eminence, ideal spot. Mr. and Mrs. D. Andersen and family are renting the house for $10.00 per month from Mr. Park, the Reeve. Andersen tells me Mr. Park has the whole farm rented from the Japanese, but did not know the terms and Mr. Park was not home at time of my call. Mr. Park put in the oats. The greenhouses are quite simple affairs; no paint, all wood foundations. Both houses heated by wood firing in home-made drum furnace. Tomatoes have been grown. The 650 foot frontage on the Lougheed Highway would make nice small home sites to a depth of 277 feet without interfering with the heavier land.

(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.

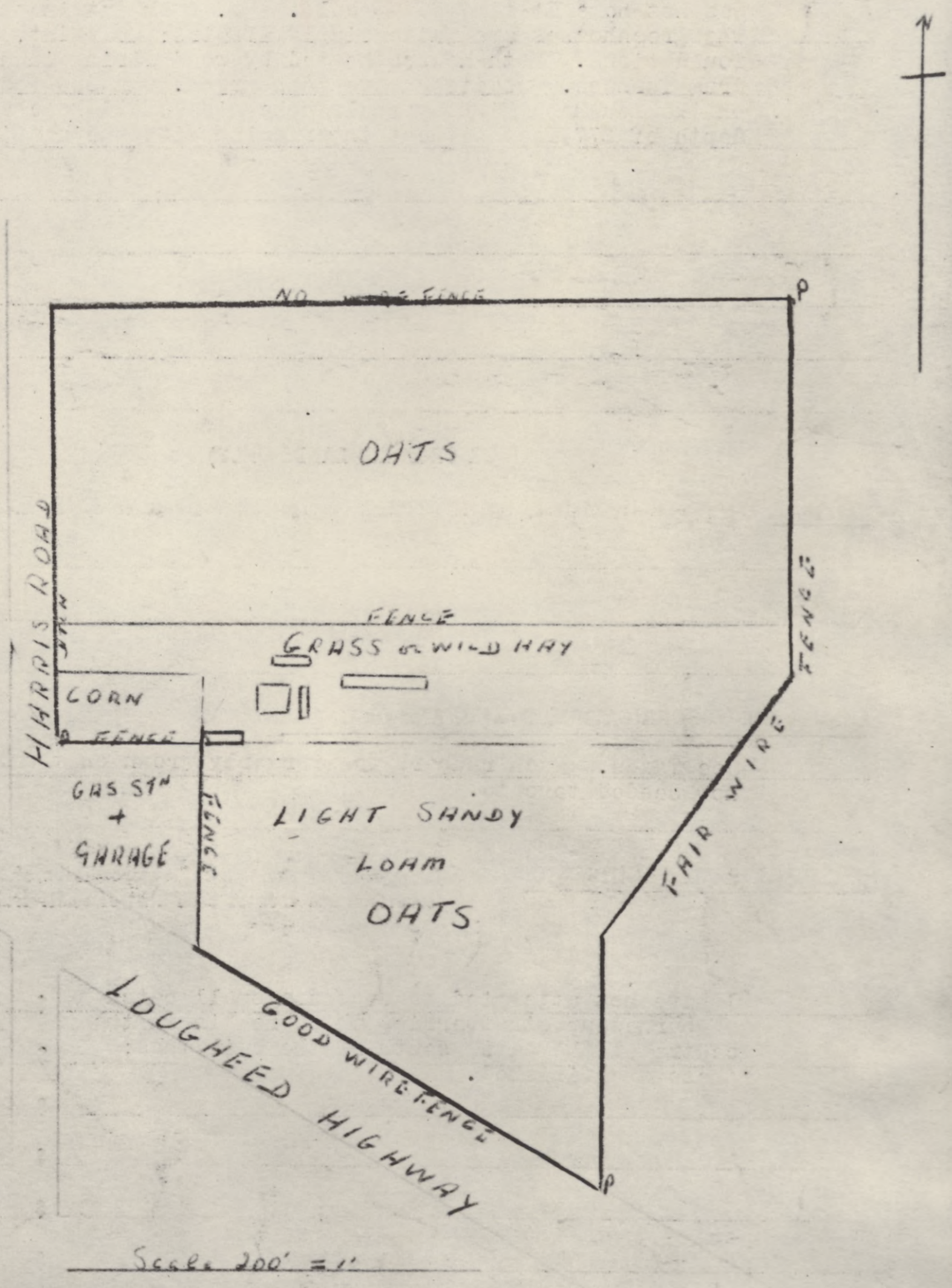
See Taxes. Much rhubarb was formerly grown on the North half, now seeded to oats.

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
I have not attempted to record a small patch of burned up strawberries which remain in the centre of the oats, south of the buildings; these are finished.	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 3000

Date 30th July 19 42.

"I.T.BARNET"
District Superintendent.

#37

EXHIBIT No. 846-3

DATE 15 apl 1948

FILED BY

R. M. Thearnack

159

Keizo YAMADA
(Claimant's Name)

PERSONAL CHATTELS

14451
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
6 H.P. Gas engine for irrigation	1935	used	100.00	useable	75.00
pump	1935	"	125.00	good	100.00
1000 feet of piping, fittings & sprinkers	1935	"	200.00	fair	100.00
Beatty automatic Pressure pump	1932	new	275.00	fair	100.00
Disc & plow	not declared. not found	old			25.00
Additional items sold by Custodian which should include the following:					
$1\frac{1}{2}$ H.P. gas engine	1935	used	35.00	fair	150.00
furniture					
tools					
farm equipment					

sold $20.-

Description of Storage of Goods:

Irrigation and farm equipment in shed.
Other items piled in house basement.

EXHIBIT No. 846-4
DATE 15 apl 1948
FILED BY
R. M. Cherrnack

General Statement as to Chattels not Described above:

I left the above goods with W.G. Park who was the Reeve of Pitt Meadows & he wrote me that they were taken over by the Custodian. I have never received a list of Chattels inventoried by the Custodian.

Additional Comments, if any:

K. Yamada
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5002 EXHIBIT No.

NAME Keizo YAMADA

REG. No. 14451

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 10 Apr 42 EVACUATION 16 Apr 42	TAKEN BY DATE			AUCTION	TENDER &c		
Declarant declined to list goods i.e. he is leaving it in the hands of the lessor. (See JP Form for above)		Items sold by Cstdn.	(150 loss $70)				
		Gas engine (irrigation equipment)	75		SOLD AS PART OF PROPERTY		
		Pump do	100				
		Pipes, fittings, sprinklers etc	100				
		Beatty automatic pressure pump	100				
		Disc and plow	25				
			470				
	Goods found 10 May 45 and sold by Cstdn at auction			108 60			

At date of collection of chattels the tenant stated "this is all".

As Yamada would not give a list of chattels prior to evacuation, the above remark had to be accepted.

EXHIBIT No. 846-5

DATE 15 apl 1948

FILED BY

J. W. G. Hunter

No 5002 EXHIBIT No. CASE No.

No. 14451 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
TION	TENDER &c								
70)	SOLD AS PART OF PROP-ERTY								
108 60									

FORM "JP"

PITT MEADOWS, B. C.

FILE No. 846 - 6

EXHIBIT No.

DATE 15 Apl 1948

FILED BY J.W.G.Hunter

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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: YAMADA Keizo

HOME ADDRESS: Harris Rd and Lougheed Highway, Pitt Meadows, B. C.

REGISTRATION NUMBER 14451 SEX: Male AGE: 53

OCCUPATION: Farmer

(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: "Self"

MARRIED? Yes - widower

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: Nobu;(M) Fumio;(M) Toshiko;(F)

ADDRESS OF CHILDREN: Harris Rd and Lougheed Highway, Pitt Meadows, B. C.

AGE OF CHILDREN: 26; 25 and 24 respectively.

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

1. LOCATION AND DESCRIPTION: Corner of Harris Rd & Lougheed Highway, Pitt Meadows B.C. - Pitt Meadows Municipality (has no further information with him) --- 19 acres

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 - storey, 7 rooms, wooden frame house 2 hot houses, woodshed, 1 garage

3. INSURANCE (Give particulars; state where policies are) $1000.00 North West Fire Insurance Co., - Vancouver, B. C. Policy No. unknown

4. TAXES (Amount and where payable) $45.00 paid 1941 (land tax) $22.60 paid 1942 (dyke tax)

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) $300.00 balance of payment on above farm to the Canadian Financier Co., Vancouver, B. C. "Agt/Sale"

6. OCCUPANCY AND LEASES (If vacant so state) Owner - Declarant has leased above property to W.G.Park, Pitt Meadows, B.C. for one year at ~~$110.00~~ "$100.00"

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Registrar Office, New Westminster, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN 1 acre strawberries, tomato plants in the hot house

---

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:

Declarant declined to list goods i.e., he is leaving it in the hands of the lessor

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

FORM "JP FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: Declarant has insurance on property but it is being made over to Mr W.J.Parks, the Lessor of his farm

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: None

9. LIFE INSURANCE: $1000.00 Sun Life . Beneficiary son. In own possession.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney.

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 10th day of April 1942

(Signature) "Keizo Yamada"

"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.

June 3rd 1948

M. Scott
M.a.

EXH. 846 No. 7

DATE 15 Apl 1948

FILED BY J.W.G.Hunter.

NAME YAMADA, Keizo

REGISTRATION NO. 14451 FILE NO. 5002

The following chattels were sold by public auction at Haney B.C. on 7/4/45 and 10/5/45

Bowls, platters, plates	$ 2.00
3 Vases	1.00
Electric lamp	10.00
Tripod	1.00
Plant stand	1.25
Cupboard	0.50
Table	1.75
Dining table	4.50
End Table	3.25
10 chairs	2.00
Scales	12.00
Table	0.50
Tea Tray	0.50
Cupboard	1.50
Chest	4.00
Tea Table	4.00
Small chest	0.25
2 pictures	1.00
Shelves	0.25
Chest of Drawers	2.00
Shelves	1.00
Desk	8.00
Reading Lamp	2.75
Gasoline tank	1.00
Cable	5.00
Lantern	0.35
Cross cut sawa	2.00
Coal oil can and jar	0125
Total Carried forward	$73.60
Less Expenses:	$
Net Proceeds Credited:	$

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks:

NAME YAMADA Keizo

REGISTRATION NO. 14451 FILE NO. 5002

The following chattels were sold by public auction at Haney, B.C. on 7/4/45 and 10/5/45

Brought forward	$ 73.60
Sundries	3.50
Sundries	1.00
Wheelbarrow wheel	1.50
Mandril	2.50
Tools	4.50
Cultivator	7.50
Plough	6.00
2 Section harrow	6.00
piece of electric wire	0.50
Table	2.00

Total			$108.60
Less Expenses:	Auctioneer's fee:	$10.86	
	ADvertising	1.40	
	Moving	16.25	$ 28.51
Net Proceeds Credited:			$ 80.09

Members of Custodian Staff Present. ~~J. Iverson~~ Morgson

Extracted from Auctioneering List No. Haney 15.

Remarks: I hereby certify that the foregoing words (2 pages) are a true copy of the original whereof they purport to be a copy.

June 3rd 1948

M. Scobby
M.a.