

Name of Claimant YAMADA, Yukio

Case 847

Custodian File 5005

| REAL PROPERTY                        |                                     |  |                                   |   |  |  |   |  |                                      |                             |
|--------------------------------------|-------------------------------------|--|-----------------------------------|---|--|--|---|--|--------------------------------------|-----------------------------|
| Greater Vancouver                    |                                     | Rural (except V.L.A.)  |                                   |   | V.L.A. (except Mission Village)                                |  | V.L.A. Mission Village                                |  | Total                                |                             |
| Sale Price                           | 5% thereof & 12.50                  | Sale Price   | 10% thereof                       | Charges 12.50 & Comm.   | Sale Price   | Total Award 80% of all Sale Prices                             |   | Sale Price                             | Total Award 125% of all Sale Prices: |                             |
|                                      |                                     |  |                                   |   |  | % of Total   | Amount  |  | % of Total                           | Amount                      |
|                                      |                                     |  |                                   |   | 413.00   |  | 470.40  |  |                                      | 470.40                      |
| PERSONAL PROPERTY                    |                                     |  |                                   |   |  |  |   |  |                                      |                             |
| Motor Vehicles                       |                                     |  | Boats and Boat Gear               |   |  |  |   |  |                                      |                             |
| Sale Price                           | 25% thereof                         | Sale Price   | Nelson Bros. 23.5% of Sale Price  | Other Sales 28.5% of Sale Price   | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Recorded Now Missing |   | 45% of amount in next preceding column |                                      |                             |
|                                      |                                     |  |                                   |   |  |  |   |  |                                      |                             |
| 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 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                                     |  |                                      |                             |
|                                      |                                     |  | 46%                               | 150.00  |  | 69.00  |   |  | 69.00                                |                             |
| TOTAL RECOMMENDATION                 |                                     |  |                                   |   |  |  |   |  | 539.40                               |                             |

CASE NO: 847.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,  
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF  
YUKIO YAMADA

PROCEEDINGS AT HEARING.

Original.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

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Winnipeg, Manitoba,  
 April 15th, 1948.

IN THE MATTER OF THE CLAIM OF

YUKIO 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).

H. SHIGARU, Esq.,

Interpreter.

H.M. LANGFIELD, Esq.,

Official Reporter.

30

Y. Yamada,  
In Chief.  
Discussion.

MR. CHERNIACK: No. 25, my lord, Yukio Yamada.

YUKIO YAMADA, the claimant herein, being  
first duly sworn, testified as  
follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: No amendment, my lord.

Q Witness, I show you a typewritten statement. Was  
this prepared in accordance with your instructions?

A Yes.

10 Q Is that your signature? A: Yes.

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

A Yes.

MR. CHERNIACK: I will file this as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

Q On behalf of my learned friend, I will file the  
S.S.B. appraisal, as Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2).

20 MR. CHERNIACK: I have in my possession, my lord, and  
will show to my learned friend a deed to land  
from Halbert Menzies to Yukio Yamada covering  
this property which your Lordship will note consists  
of two acres for the sum of \$250.00. It is dated  
October, 1941. The date is not inserted. This  
property was uncleared at the time of purchase in  
1940, was purchased as the statement says at  
\$125.00 per acre. The appraisal, Exhibit 2, values  
this land uncleared at \$15.00 per acre. It was  
cleared at \$75.00 an acre and shows the cost of  
30 clearing \$175.00 to \$200.00.

Y. Yamada,  
In Chief.  
Discussion.

THE COMMISSIONER: What was the purchase price in 1940?

MR. CHERNIACK: \$250.00, my lord, for two acres of un-  
cleared land. The claimant shows that he cleared  
M and cultivated about three-quarters of an acre  
which checks fairly closely with the appraiser's  
estimate and he says that he had one-half acre in  
strawberries, dug a well, constructed about 100  
feet of gravel road to the house at an estimated cost  
of \$50.00, dug about 175 feet of open ditching,  
10 and planted six plum trees. The house and shed, my  
lord, were built in 1940 at a total estimated cost  
of \$1250.00. Our stenographer, my lord, omitted  
the item for value of own labour. She did write in  
the value of the owner's and his father's labour  
but she did not put in the \$100.00 and that item  
\$100.00 should be put under "paid for labour".  
She has moved over one column all the way across.

THE COMMISSIONER: Yes.

MR. CHERNIACK: She should have put it in the other  
20 column. She has it \$100.00 for own and father's  
labour. It should be "paid for labour, \$100.00",  
and \$250.00 for own labour and father's. And  
estimated cost, \$1250.00, and he adds, "I was  
advised by my tenant, Fred Ming, that during 1942  
in return for free rent and strawberry crop, he  
prepared the house and put in a bathroom in the  
upper part of the house at a total cost of about  
\$250.00." The appraiser estimated the age of  
those buildings at 15 years.

30 THE COMMISSIONER: I noticed that.

Y. Yamada,  
In Chief.  
Discussion.

MR. CHERNIACK: It occurred to me to check the legal description.

MR. HUNTER: Which is the same?

MR. CHERNIACK: Which is the same. And age, 15 years. Shows valuation of \$550.00. That the buildings add \$350.00 to the land and the total valuation of the land is appraised at \$71.40, and the sales price, my lord, is \$413.00.

10 THE COMMISSIONER: Have you got the Soldier Settlement Board appraisal report, Mr. Secretary?

THE SECRETARY: Yes, my lord.

MR. CHERNIACK: As to the value of the land, the claimant says he paid \$125.00 per acre for it uncleared, in 1940, and he considers he did not overpay, and I am sure that Mr. Menzies will be proved an expert, and will state his own opinion. The claimant comments on the appraiser's report. "I consider the soil good for berries and market gardening. I think that the appraisal and the sale price are  
20 much too low and that the fair market value at date of sale was at least \$1350.00." My lord, I have asked my learned friend to produce an inventory of chattels dated October 28th, 1942. He advises me that the same is not on his file and that I am therefore producing this inventory, consisting of three and a fraction columns in length.

Q Witness, did you receive this from the Custodian?

A Yes.

Q Is that an inventory of the chattels on your property  
30 to the best of your recollection?

A Yes.

Q Have you estimated the total value of the items  
set out here? A: Yes.

Q In your claim for it, you have claimed \$150.00?  
Is that for these items? A: Yes.

MR. CHERNIACK: I will tender and file this, my lord.

THE COMMISSIONER: Will you bring out at what time he  
received that inventory from the Custodian?

10 MR. CHERNIACK: Q: I show you a signature: Is that your  
signature? A: Yes, that is  
mine.

Q Opposite the date is written in ink, November 16th,  
1942, "This represents all my chattels remaining in  
any protected area in British Columbia and articles  
informed missing was all in the bathhouse at the  
time of departing". Is this your handwriting?

A Yes.

Q Is that the date you signed it?

A Yes.

20 MR. CHERNIACK: I tender that inventory.

THE COMMISSIONER: November 16th, 1942?

MR. CHERNIACK: November 16, 1942. If your Lordship will  
permit me, I would like it noted for my learned  
friend to provide me with a copy of that as well.

(INVENTORY MARKED EXHIBIT NO. 3).

THE COMMISSIONER: Very well.

MR. CHERNIACK: What is this case number, Mr. Secretary?

MR. HUNTER: No. 847.

30 THE COMMISSIONER: You have not got a photograph of this  
house?

Y. Yamada,  
In Chief.  
Discussion.

MR. CHERNIACK: No, my lord.

Q Do you have a photograph of your house?

A Not here.

MR. CHERNIACK: I will file, my lord, one letter received from the Custodian's office by the claimant, dated August 1st, 1945. The letter reads, "In reply to your letter of July 23rd, 1945, please be advised that your chattels have not as yet been sold but will very soon be as we are attempting to complete liquidation before the end of this summer."

10

THE COMMISSIONER: November 1st, 1945, is it?

MR. CHERNIACK: <sup>^</sup>Yes, my lord. Sorry, it is August 1st, 1945.  
v  
(LETTER MARKED EXHIBIT NO. 4).

MR. CHERNIACK: May I request my learned friend to state the assessment?

THE COMMISSIONER: It is shown in the Soldier Settlement appraisal, \$600.00 land, and \$300.00 buildings, in 1942.

MR. HUNTER: It is submitted the real property was sold for its fair market value. It is submitted that the claims made for personal property are exorbitant. This appears to be a case where the property was inventoried and left in the possession of the tenant. Due to some carelessness or negligence of some kind, the property was never removed and never sold. I am not suggesting that the Government is spared because there is no difference between sale price and market value. I do suggest, however, that the articles be considered as lost, destroyed or stolen. That is, it was endeavoured to locate these or to see what happened

30



Y. Yamada,  
Discussion.

to them but no trace could be found of them.

THE COMMISSIONER: And this tenant was a tenant of the Custodian, was he?

MR. HUNTER: No, my lord, it was a tenant of the claimant by the name of Fred D. Ming.

THE COMMISSIONER: It is not suggested that the claimant left the chattels with the tenant?

10 MR. HUNTER: <sup>N</sup>~~No~~, my lord, they were left there but I don't think we are in a position where we could sustain an argument that they were left in the control of the tenant, under the management and control. <sup>+</sup>They were left in his possession and I think <sup>+</sup>that is as far as we can go.

THE COMMISSIONER: I think that is a fair attitude to take. Now the only thing for me to do is figure out the valuation. I presume there is a valuation put upon the chattels by the claimant: What is it?

MR. CHERNIACK: Not a detailed one, my lord. Just \$150.00, as a total.

20

(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.

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base 847

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.

5005

ACKNOWLEDGED

*[Signature]*

*[Signature]*

25

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

(1) NAME YAMADA Yukio (RCMP) Reg. No. 10687  
(Print) Surname Given Name

(2) Pre-Evacuation Address 2291 Advent Rd., Pitt Meadows, B.C.

(3) Present Address Lot 3, Chevrier Blvd., Fort Garry, Manitoba

(4) REAL ESTATE  
(a) Street Address (if any) 2291 Advent Rd., Pitt Meadows, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lot "A" Block Two (2) of Lot Three (3) of Lot Twelve (12) of Section Thirty-six (36)  
Block Six (6) North Range One (1) East Map Six Thousand Three Hundred and Twenty-  
eight (1328) in the District of New Westminster.

(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 - - - - - \$ 450.00  
(ii) Buildings - - - - - \$ 900.00  
(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) - - - - - \$ 1350.00  
(v) Amount at which Custodian sold property and credited your account - - - \$ 413.00  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 937.00

(5) PERSONAL PROPERTY  
(a) Place or places at which property was left by the claimant at date of evacuation  
2291 Advent Rd., Pitt Meadows, B.C.  
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
In House, in shed  
(c) How stored or packed at time of evacuation crated

(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 Custodian

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

- 1. Chattels per inventory date Oct. 28, 1942, File # 5005 Estimated Value \$ 150.00
- 2. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 3. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 4. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 5. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 6. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 7. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 8. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 9. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 10. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_

TOTAL CLAIM FOR PROPERTY LOSS \$ 150.00

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) - - - - - \$ 1087.00

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

Winnipeg

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, Yukio Yamada of the Municipality  
of Fort Garry in the Province of 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 13th day of November )  
A.D. 1947. )

*Y. Yamada*

*J. Cherniack*  
A BARRISTER AT LAW ENTITLED TO PRACTICE IN THE PROVINCE OF MANITOBA. 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.

Yukio YAMADA

(Claimant's Name)

REAL ESTATE  
(Farm Land)

10687

Reg. No.

| LAND   | Acres            | Date of Purchase | From Whom       | Cost Price | Cleared or cultivated at date of Purchase | Improvements at date of Purchase | Estimated value at Date of Sale |
|--|------------------|------------------|-----------------|------------|---|----------------------------------|---------------------------------|
| Uncleared <del>not planted</del> <del>Cultivated and not in crop</del><br>List Crops | -----1 1/4 acres |                  |                 |            |   |                                  |                                 |
| About 1/8 acre strawberries  |                  |                  |                 |            |   |                                  |                                 |
| About 1/4 " house & garden   |                  | 1940             | Halbert Menzies | \$250.00   | uncleared                                 | none                             | \$1350.00                       |
| Total 2 acres  |                  |                  |                 |            |   |                                  |                                 |

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

| Description  | When Made | Cost |
|--|-----------|------|
| cleared and cultivated about 3/4 acre  |           |      |
| dug one well   |           |      |
| constructed about 100 feet of <del>gravel</del> road to house - at cost of about \$50.00 |           |      |
| dug about 175 feet of open ditching  |           |      |
| planted six plum trees.  |           |      |

BUILDINGS

| Type   | Size                             | Finish   | Date Built | Cost Material                      | Paid for Labour | Value of Own Labour     | Allowance for Depreciation | Estimated Value | Cost   |
|--|----------------------------------|--|------------|------------------------------------|-----------------|-------------------------|----------------------------|-----------------|--------|
| House  | 1 1/2 storey, 5 rooms<br>20 x 24 | frame on<br>concrete blocks<br>shingle finish,<br>shiplap inside,<br>fir floors,<br>electricity<br>installed | 1940       | approx. \$900<br>all new materials | \$100           | & father's labor<br>250 |                            | 1250.00         |        |
| Shed   | 12 x 16                          | frame & posts  |            |                                    |                 |                         |                            |                 |        |
| I was advised by my tenant Fred Ming that during 1942, in return for free rent and strawberry crop, he papered the house, and put in a bathroom in the upper part of the house, at a total cost of about - |                                  |  |            |                                    |                 |                         |                            |                 | 250.00 |

Comments re Appraiser's report not covered by above information: House has 3 rooms downstairs and 2 upstairs. The buildings were started in 1940 and we moved in 1941 and we lived there about one year. The appraiser is mistaken when he states that the buildings were 15 years old and in "fair" or "poor" repair. They were new and in very good state of repair. The appraiser values the cleared land at \$75.00 per acre and the uncleared at \$15.00 per acre. I paid \$125.00 per acre uncleared in 1940, and I consider that I did not overpay. I consider the soil good for berries and market gardening. COMMENTS: I think that the appraisal and the sale price are much too low and that the fair market value at date of sale was at least \$1350.00.

EXHIBIT No. 847-1  
 DATE 15 April 1948  
 FILED BY Sam Cherniack  
 Signature Y. Yamada

BC-592-P  
BC-2673-B

# Farm Appraisal Report

File No. JL 456

Land Description Lot "A", Blk. 2, of Lot 3 of Lot 12, Sec. 36, Map 6328.

House No. 2291 Advent Rd. Containing 2 Acres

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

Nearest Rail Point Pitt Meadows, B.C. Distance 1/4 mile

Market Town New Westminster Distance 13 miles

Church (give denomination) Pitt Meadows, Protestant Distance 1/4 mile

Nearest School Pitt Meadows Distance 1/2 mile

State how property was identified: Map location and corner post.

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

Has direct access to Advent Road.

Is this district a good one? Fair.

Employment opportunity Fair, 2 sawmills, brick yard, peat plant.

Predominating Nationality and religion: Mixed.

Describe Fencing and its condition: Fenced on north only. Value \$

Water supply: From shallow well. Value \$

Electricity:- Power available, light installed.

**BUILDINGS ON FARM**

5005

| BUILDINGS | DIMENSIONS | MATERIAL    | HEIGHT | ROOF   | AGE | Foundation   | REPAIR | VALUATION |
|-----------|------------|-------------|--------|--------|-----|--------------|--------|-----------|
| HOUSE     | 20 x 24    | frame       | 1 1/2  | shgl.  | 15  | conc. blocks | fair   | 550.00    |
| Shed      | 12 x 16    | fr. & posts | 1      | patent | 15  | wood         | poor   | 30.00     |
| BARN      | X          |             |        |        |     |              |        |           |
|           | X          |             |        |        |     |              |        |           |
| BARN      | X          |             |        |        |     |              |        |           |
|           | X          |             |        |        |     |              |        |           |
| GRANARY   | X          |             |        |        |     |              |        |           |
|           | X          |             |        |        |     |              |        |           |
|           | X          |             |        |        |     |              |        |           |
|           | X          |             |        |        |     |              |        |           |

Total present day value \$ 580.00

Total Value Buildings add to farm \$ 350.00

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

Describe the basement and chimneys: No basement; chimney - stovepipe.

No. rooms downstairs? 2 Upstairs? 2 How finished Wood.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Adjacent to bush.

EXHIBIT No. 847-2  
DATE 15 apt 1948  
FILED BY D. M. Cherniack

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

| ACRES   | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth) | SUB-<br>SOIL                                      | KIND AND<br>QUALITY OF CROP        | VALUE<br>PER ACRE            | TOTAL             |
|---|--|-----------------------|---|------------------------------------|------------------------------|-------------------|
| .69   | level  | sandy lm.<br>12"-18"  | gravelly  | mixed                              | 75.00                        | 51.75             |
| Area which can be cultivated without cost other than for breaking.                                |  |                       |   |                                    |                              |                   |
|   |  |                       |   |                                    |                              |                   |
| Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc. |  |                       |   |                                    |                              |                   |
|   | LEVEL, UNDULATING,<br>ROLLING OR HILLY           | SOIL<br>(State Depth) | SUB-<br>SOIL                                      | NATURE OF<br>RECLAMATION NECESSARY | RECLAMATION<br>COST PER ACRE | VALUE<br>PER ACRE |
| 1.31  | level  | sdy.lm.<br>12"-18"    | gravelly  | clearing,<br>stumping,<br>breaking | 175.00 to<br>200.00          | 15.00             |
|   |  |                       |   |                                    |                              | 19.65             |
| Area Unsuitable for Cultivation.  |  |                       |   |                                    |                              |                   |
|   | CHARACTER OF LAND E. G.<br>HILLY, SWAMPY, ROCKY. |                       | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE |                                    | VALUE OF LAND<br>PER ACRE    |                   |
|   |  |                       |   |                                    |                              |                   |

Total value of Land \$ 71.40

Total added by buildings to value of farm \$ 350.00

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

Total value of farm \$ 421.40

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

Property vacant. Land is in fair condition but appears to be lacking in fertility.

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

Not suitable for agriculture.

Noxious weeds: No serious weed condition.

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

Fitt Meadows Municipality.

Ass'd. Improvements \$600.00

Land 300.00

\$900.00 - Taxes, 1942 - \$9.45

Date: July 6th, 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 3rd day of July, 1942.

Inspector's Signature

"D. DODDING"

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

*L. 156*

# Farm Appraisal Report

Remarks: This is a small holding of little or no agricultural value, it appears to have been the home of an industrial worker.

The house is small and only a fair structure, it is poorly finished and generally speaking is little more than a shack.

Land area is limited and the soil is light and sandy.

### (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

Strawberries and garden - .69 aca. \$

Bush - 1.31 " \$

2.00 " \$

\$

\$

\$

\$

\$

\$

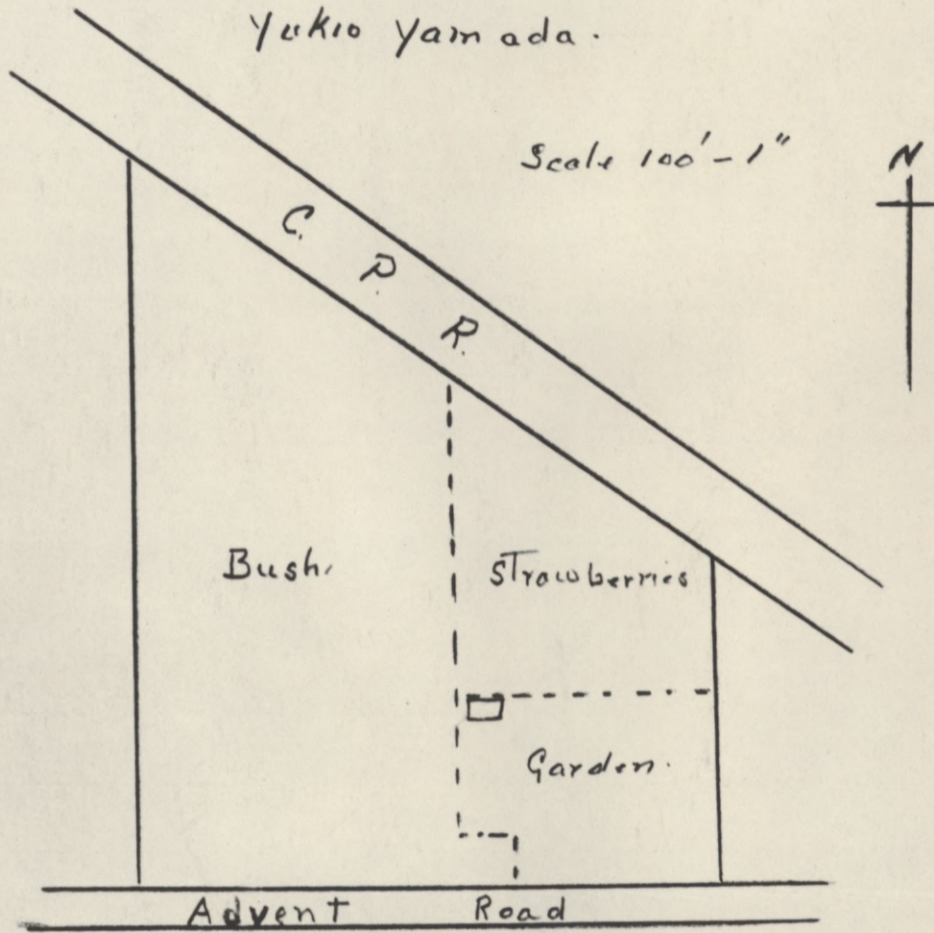
\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Lot "A" Blk 2 of lot 3 of lot 12.  
Sec 36 Blk. 6 - Map 6328 - 2 ac.  
Yukio Yamada.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 400.00

Date 8th July, 1942.

"I.T. BARNET"  
District Superintendent.



#37

File No: 5005

October 28, 1942

Name: Yukio YAMADA

Reg. No: 10687

Address: ~~124 Harris Rd., Pitt Meadows~~  
2291 Advent Road,

EXHIBIT No. 847-3

DATE 15 April 1948

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R. M. Chernack

INVENTORY OF CHATELS LEFT ON PROPERTY

In the house downstairs

2 kitchen chairs  
1 door mat (rubber)  
1 kitchen cabinet  
1 wash stand  
2 1 gal. wine jugs  
1 lge. candy jar  
2 metal towel racks  
2 window blinds

In the house upstairs

1 sml. settee  
1 sml. bench  
1 lge. shrine cabinet (empty)  
2 sml. tables (hm)  
1 foot stool (hm)  
? 3 Jap. boxes (hm. 1 tied up)  
1 box (cont. 2 1 pt. sealers,  
and 1 jar)  
1 sml. wall cabinet (hm)  
? 3 shallow boxes (tied up)  
1 box (cont. 1 5 gal. stone crock  
and 1 2 gal. stone crock)  
1 lge. bdle. of Jap. papers (tied up)  
1 lge box (cont. misc. books,  
magazines)  
1 roll tar paper (tied up)  
1 4 paned window (loose)  
1 box (cont. 3 lge. platters)  
1 desk lamp (hm)  
1 box containing:  
    glass flower vase  
    1 Jap. plane  
    1 sml. carton bottle caps  
    1 bottle capper  
    1 Fly-Tox sprayer  
    1 flour sifter

1 desk lamp (glass)  
1 tin tray  
1 wooden tray  
    sml. wooden Jap. box  
    sml. box cont. Xmas decorations  
    misc. articles  
1 mattress (tied up)  
1 box marked dishes tied up  
1 screen door (loose)

In the house downstairs (continued)

3 curtain rods  
✓ 1 good heater - 1940-18-  
1 baseball bat  
1 sml. box nailed up  
1 ctn. containing:  
    wall scale  
    1 tin containing #2 tar paper  
        tacks  
    1 bicycle generator  
    1 hand sickle  
    1 trowel  
    1 lge. wrench  
    1 desk lamp  
    1 kalsomine brush  
    1 file  
    1 water tap  
    2 sml. paint brushes  
    1 chisel, misc. articles  
3 sml. tables (hm)  
1 broom  
1 4 gal. stone crock  
1 water pail  
1 pump pulley  
3 burlap sacks  
✓ 1 cook stove, 2 lid lifters 1940-18  
2 straw hats  
3 extension cords and 4 globes  
1 bench

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Inventory of chattels continued

In the packing shed

- 2 tables (hm)
- 1 bdle. shingles
- 1 water pail
- 4 3' lengths of  $\frac{1}{2}$ " pipe
- 1 garden trowel
- 1 box (cont. 1-1 qt. sealer  
and 16 misc. btles.)
- 2 cupboards (loose, h.m.) containing:
  - 1 aluminum pot
  - 1 mixing bowl
  - 1 wooden pail
- 1 h.m. cooler
- 1 clothes dryer
- 1 bench

In toilet house

- 5 kitchen chairs <sup>1940</sup>
- 1 arm chair
- 1 bicycle inner tube
- 8 lengths stove pipe and 1 elbow
- 2 bicycle tires
- 22 berry trays
- 5 berry crates

In the bath-house (boarded)

- 1 wheelbarrow
- 2 bedsteads
- 1 bamboo rake
- 5 Jap. tubs
- 1 water pail
- 6 lge. biscuit tins
- 3 bent shovels
- 2 potato forks
- 5'  $\frac{1}{2}$ " galv. pipe
- 1 bucksaw
- 1 enam. wash tub
- 1 wet mop
- 1 baseball bat
- 4'  $1\frac{1}{2}$ " pipe (rusty)
- 2 Jap. boxes (h.m.)
- 1 spade

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed: *9 articles improved missing was all in the bath house at the time of departing.*

DATE: Nov. 16, 1942..... SIGNED: Yukio Yamada.....

Please sign and return one copy to the Custodian.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

PHONE PACIFIC 6131

PLEASE REFER TO

FILE No. 5005

JAPANESE EVACUATION SECTION

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

August 1, 1945.

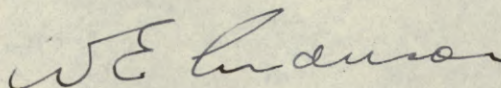
Mr. Yukio YAMADA,  
Registration No. 10687,  
Oak Bluff, Manitoba.

Dear Sir:

In reply to your letter of July 23, 1945, please be advised that your chattels have not as yet been sold but will be very soon as we are attempting to complete liquidation before the end of this summer.

All articles saleable will be sold except those of a very personal nature or pertaining to religion. You will be fully advised at the time.

Yours truly,



W. E. Anderson,  
Farm Department.

WEA/HMS

EXHIBIT No. 847-4

DATE 15<sup>th</sup> apt 1948

FILED BY

R. M. FERNIACK