

<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	
					1473.00		558.82			558.82	
<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 Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
							102.00 .00		71.40	51.00	20.40
<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				
91.55	46.05	13.81	50%	92.50	46.25		60.06				
TOTAL RECOMMENDATION									639.28		

CASE NO: 995.

JAPANESE PROPERTY CLAIMS COMMISSION

Fort William, Ontario,

April 28th, 1948.

IN THE MATTER OF THE CLAIM OF
GOICHIRO YONEMOTO.

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).

10

Fort William, Ontario,

April 28th, 1948.

IN THE MATTER OF THE CLAIM OF

BOICHIRO YONEMOTO.

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.

MARK H. PEARCE, Esq., Official Reporter.

30

G. Yonemoto,
In Chief.
Discussion.

GOICHIRO YONEMOTO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. CHERNIACK: My lord, I ask leave to amend. The real property claim is correct as shown, my lord. The personal property, however, as to the nets is also correct, but as to the chattels, on furniture should be \$245.55.

THE COMMISSIONER: Instead of \$515.00?

MR. CHERNIACK: Yes, my lord.

10 THE COMMISSIONER: \$245.55.

MR. CHERNIACK: Yes, my lord. The sale by the Custodian was \$47.55, therefore the loss on that portion is \$198.00, so that the total net claim is \$1,026.00.

THE COMMISSIONER: What is the situation in regard to the vessel?

MR. CHERNIACK: That will be withdrawn, my lord, subject to the usual reservation. This vessel, my lord, was one that never touched water. It was sold before it hit the water. We are hoping that we will be able to present it.

20

THE COMMISSIONER: Presumably used later, was it?

MR. CHERNIACK: By someone else, but when sold it was still on the stays, or whatever the expression is.

DIRECT EXAMINATION BY MR. CHERNIACK:

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

Q And this is your signature? A: Yes.

30 Q Do you swear the contents to be true to the best of

G. Yonemoto,
In Chief.

your knowledge and recollection?

A Yes.

MR. CHERNIACK: I tender as Exhibit 1, my lord, the statement as to real estate.

(STATEMENT MARKED EXHIBIT NO. 1).

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

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: Your Lordship will note from Exhibit 1
10 that this property consists of one acre and was purchased in 1940 for \$325.00. The house is the only building on the property and was completed in December, 1941, my lord. And the claimant sets out the value and the extent of cost to him at \$1,821.46.

Q Mr. Yonemoto, you show here a figure for materials and for hired labour for the cost of building your house. On what basis are you able to give these figures? A: I had notes in my notebook and some receipts.

20 Q When were these notes made? A: At the time the costs were incurred, at that time.

MR. CHERNIACK: Q: And the time of paying these bills. I could tender these as exhibits, my lord, unless my learned friend will waive it.

THE COMMISSIONER: Perhaps you better put them in. It is not a thing a person can examine intelligently in a short time.

MR. CHERNIACK: My lord, the claimant produces a receipt from the River Fish Company Limited, Steveston, B.C.,
30 showing land \$325.00, building account to date

G. Yonemoto,
In Chief.

\$682.14. This receipt is dated January 29th, 1940.

THE COMMISSIONER: Put them all in together.

MR. CHERNIACK: Yes, I just wanted to set them out, my lord.

Q Do you have any further material receipts or statements?

A: These other payments were made by cash and they are entered in my notebook.

MR. CHERNIACK: This is all written in Japanese, my lord.

10 THE COMMISSIONER: I would suggest in lieu of putting in the book, let the Interpreter read the entries into the record.

MR. CHERNIACK: Perhaps he should be asked to read just the totals, the larger amounts.

THE COMMISSIONER: Very well.

MR. CHERNIACK: Perhaps the claimant can indicate to him the larger amounts rather than the totals.

THE INTERPRETER: This is not very well summarized, but material for that flooring is \$35.82.

20 MR. CHERNIACK: Q: Do you have the total there for the materials?
A: \$301.32. I paid cash for the material.

MR. CHERNIACK: That is substantiated, my lord. That makes up the total shown here for materials.

THE COMMISSIONER: Very good.

MR. CHERNIACK: That is the receipt which I am filing showing a building account of \$682.14 plus the claimant's statement based on his records that the cash paid was \$301.32 and shows a total of \$983.46 as set out in Exhibit 1

THE COMMISSIONER: Very well.

G. Yonemoto,
in Chief

MR. CHERNIACK: I will file this receipt as Exhibit 3
my lord

(RECEIPT MARKED EXHIBIT NO. 3.)

THE WITNESS: The total cost of labour paid in cash
including the cost of my own labour is \$838.30

MR. CHERNIACK:

Q Is that based on the figures in your book made at the
time of payment?

A Yes

10 Q What portion of that figure was your own labour?

A \$200.00 my own labour.

Q And on what basis do you estimate your own labour?

A I reckon it on the basis of \$100.00 a month.

Q I show you a photograph, what is that building?

A That is my building, this is my son and that is my wife.

Q Is this the house on this property for which you are
claiming? A; Yes.

Q When was this picture taken? A: Summer of 1941.

(PICTURE MARKED EXHIBIT NO. 4.)

20 MR. CHERNIACK: Your Lordship will note from Exhibit 2 that
the property is $1\frac{1}{4}$ miles from Steveston B.C. Electric
Railway. That it fronts on Number 2 - I assume highway -
hard surfaced road. My learned friend might be able to
advise us what the assessed value is my lord.

MR. HUNTER: \$300.00 the land, my lord, improvements \$2,000.00

THE COMMISSIONER: Is that 1942 or 43?

MR. HUNTER: I am just trying to check my lord.

MR. CHERNIACK: My note says 1942 my lord.

MR. HUNTER: That would be for 1942 my lord.

30 MR. CHERNIACK: I ask leave to file, my lord, the personal

G. Yonemoto,
In Chief.

property statement in regard to the nets, the statement has already been identified by the claimant.

(STATEMENT MARKED EXHIBIT 5.)

MR. CHERNIACK: And the personal chattel statement my lord identified by the claimant as Exhibit 6.

(STATEMENT MARKED EXHIBIT 6.)

MR. CHERNIACK: And on behalf of my learned friend I will file his analysis as Exhibit 7.

10

(ANALYSIS MARKED EXHIBIT NO.7.)

MR. CHERNIACK: Your lordship will note that these nets are fully itemized and estimated at \$102.00. These nets were sold for \$51.00, that is the nets as well as the lead line and corks. As to the personal chattels your lordship will note the list attached which sets out the number of chattels. Your lordship will also note that the new items, which is the first portion, that is the contents of the living room and the contents of the dining-
20 room were purchased from January until April, 1942. The claimant was evacuated in 1942. He has therefore shown the value of these new things at cost price. Your lordship will also note that I have written in ~~x~~ opposite a few of the items 'sold to tenant'. The claimant has found out from his wife that she had written to the tenant setting out certain prices and we are therefore abandoning claims for those goods which the claimant's wife had authorized the custodian to sell to the tenant. At the bottom you will note
30 I have deducted the value of the goods sold to the tenant. The analysis shows that.

G.Yonemoto

THE COMMISSIONER: Can you ascertain from the witness at what price these articles were sold.

MR. CHERNIACK: My lord, I know that the witness does not know the price. His wife does not remember. However, the analysis does show the price according to the custodians price. We haven't seen the letter although Mr. Shears informs me he has it and I am assuming that they are correct. Your lordship will note that all new items except those which we have withdrawn are shown at cost because they were purchased just prior to evacuation. All used items are shown at 50%.

10

THE COMMISSIONER: Goods for which claim was made, \$258.50, were sold for \$215.00

MR. CHERNIACK: My lord, I think \$269.50

THE COMMISSIONER: Alright.

MR. CHERNIACK: Your lordship might refer to the analysis, the custodians analysis. There is one correction which I have pointed out to Mr. Shears and of which he approves and that is the item under 'no record at any time.'

20

THE COMMISSIONER: Yes.

MR. CHERNIACK: That item my lord refers to records. 'No record at any time' refers to records and in the declaration referred to in the first column of the analysis your lordship will find, about ten lines from the top 'Blinds and Records', it was inadvertently omitted by the custodians office.

THE COMMISSIONER: You are content to make that change in the Exhibit are you Mr. Hunter?

30

G.Yonemoto
In Chief.
Cross-Exam

MR. HUNTER: Yes my lord.

MR. CHERNIACK: Thank you my lord.

MR. HUNTER: It is submitted my lord that the real
property was sold for its fair market value. It
is submitted that the personal property sold was
sold for its fair market value. It is submitted
that the claims made for personal property not
sold by the custodian are excessive. Here is
another photograph of the house on a different
10 angle my lord. I would like to have it identified.

CROSS EXAMINATION BY MR. HUNTER

Q That is a photograph of your house?

A Yes

MR. HUNTER: I am very sorry that Mr. Shears had these
prepared with a glossy finish rather than with a
dull finish.

MR. CHERNIACK: I am sure my learned friend doesn't
want them to look worse than they are.

MR. HUNTER: I would like them to appear the way they
20 are.

THE COMMISSIONER: It is a nice looking house Mr.
Hunter?

MR. HUNTER: Yes, very nice looking my lord.

(PHOTOGRAPH MARKED EXHIBIT NO.8)

MR. HUNTER: It is submitted my lord, when I said the
personal property was sold for its fair market value,
that the nets will be included in that of course.

THE COMMISSIONER: Yes.

30 MR. HUNTER: I think the analysis is fairly well

G. Yonemoto
Cross-Exam

self explanatory my lord. The claim for the property that was sold to the tenant has now been withdrawn. It will be observed however, it is a matter of interest, that they were claiming some \$50.00 more than they agreed to accept from the tenant.

THE COMMISSIONER: I checked it at 80%. They accepted 80% of the amount they claimed.

MR. HUNTER: Very good my lord.

10 THE COMMISSIONER: Most of them are at a substantial lesser percentage, in other cases that is.

MR. HUNTER:

Q I notice Mr. Yonemoto that it was mainly the new furniture that you agreed to sell to the tenant, that is correct, isn't it?

A Yes, the newer items.

Q This new furniture, I presume, was bought for the new house, is that it? A Yes, from January to April I bought new.

20 Q Where had you been living before that?

A In the Cannery House.

Q And the other stuff which you bought I presume was the usual household stuff? A; Yes.

Q And things which you had had in the old house, quite a few of them? A: Yes

Q What about this bed, spring and mattress, six pieces, \$30.00; what do you mean by six pieces?

A There was three beds.

Q Bed, Spring, Mattress, three pieces and you say
30 six pieces, what type of beds were they?

G. Yonemoto
Cross-Exam

A They were double beds, metal.

Q Iron? A: Iron.

Q Solid iron or tubular? A: Yes, tube, two white
and one brown.

Q How long had you had those?

A 1930.

Q And this cabinet was that one you bought?

A Yes, purchased in Vancouver.

Q Bought in 1932 I see? A: Yes.

10 Q What type of cabinet was it?

A About four feet.

Q Did it have glass doors? A: Yes, glass across
the front doors.

Q And you had used it since 1930?

A Yes.

Q Have you a family? A: One child.

Q I see, thank you.

THE COMMISSIONER: Any reexamination Mr. Cherniack?

MR. CHERNIACK: No my lord.

20 THE COMMISSIONER: Alright, that is all thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Mark H. Pearce
"MARK H. PEARCE"
Official Reporter.

base 995

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.

ACKNOWLEDGED

1733

[Signature]

[Handwritten initials]

39

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

(1) NAME YONEMOTO, Goichiro (RCMP) Reg. No. 03573
(Print) Surname Given Name

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

(3) Present Address 1071 Simpson Street, Fort William, Ontario

(4) REAL ESTATE

(a) Street Address (if any) No. 2 Road Dyke, Steveston B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Lot 2 of a 14.4 acre portion of W $\frac{1}{2}$ of Section 18 Block 3 North
Range 6 West Map 6195, New Westminster C of E 51688

(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 - - - - - \$ _____
- (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) - - - - - \$ 2250.00
- (v) Amount at which Custodian sold property and credited your account - - \$ 1473.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 777.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
No. 2 Road Dyke, Steveston, 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
In the house as is.

(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")

With tenant, Myrtle Miller and later with custodian.

(e) Itemized description of personal property which is the subject of the claim:			Loss
1.	NETS 4/50 X 5 3/8 X 50 - 205 fathoms	Estimated Value \$	30.00
2.	4/50 X 5 3/4 X 55 - 405 "	Estimated Value \$	60.00
3.	50 fathoms lead lines	Estimated Value \$	10.00
4.	50 corks	Estimated Value \$	2.00
5.	Total	Estimated Value \$	102.00
6.	Received by Custodian	Estimated Value \$	51.00 51.00
7.	Chattels on Furn. as per attached sheet	Estimated Value \$	515.05 245.55 47.55
8.	Received by Custodian	Estimated Value \$	395.00 330.05
9.	New boat ready for launching	Estimated Value \$	2000.00 195
10.	Sold by committee	Estimated Value \$	1700.00 300.00
TOTAL CLAIM FOR PROPERTY LOSS \$			571.05

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) - - - - - \$ 1348.05

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

(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 }
Prov. of Ontario)
TO WIT: }

I, Goichiro Yonemoto of Fort William of the City in the Ontario

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 Fort William in the Province of Ontario this 22 day of November A.D. 1947. G Yonemoto. 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.

LIVING ROOM

Chesterfield	3 pieces (New)	\$ 70.00
Two Central Table	"	4.00
Carpet	9' x 14'	12.50
Curtain	"	10.00
Blinds	"	7.20
Records	35	17.50
		<u>120.20</u>

DINING ROOM

Dining Room Set (New)	\$ 155.00
Walnut 9 pieces	"
Warm Stoves	" 35.00
Curtain	" 10.00
Blind	" 16.00
	<u>216.00</u>

KITCHEN

Stove	\$ 21.00
Curtain	.70
Chairs	8.00
Brooms and Mop	1.25
Bread Box	1.30
	<u>32.25</u>

BED ROOM

Bureau 1	\$ 10.00
Bed Spring, Mattress	"
6 pieces	30.00
Cabinet	16.00
Window Blind and Curtain	4.30
	<u>60.30</u>

BASEMENT

Water hose	\$4.50
4 Hoes, Rake, Shovel(2)	4.30
2 Wedges, 2 #10 Sledge	
Hammers	2.00
Fertilizer 6 sacks	19.00
Limes 7 sacks	3.50
Coal - 10 sacks	6.50
Trailer wagon for net	
hauling	12.50
Net truck - 3	15.00
Stoves and Chimney	11.00
Wood - 3 1/2 Cords	11.50
	<u>86.30</u>

Total estimated value	515.05
Custodian's sale	295.00
	<u>220.05</u>

~~245.55~~
~~47.95~~
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G. YONEMOTO
(Claimant's Name)

REAL ESTATE
(Farm Land)

03573
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 Cultivated not planted - 1 acre Cultivated and not in crop List Crops	1 acre	1940	Through a Japanese Fishermen's Association.	\$325.00	Cleared	None	\$2200.00 (land and improvements)
n/a							

Total

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

Description	When Made	Cost
Levelled up land.		

BUILDINGS	Erected after purchase.			Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Cost	Value
	Type	Size	Finish						
House 24 x 32 - 6 rooms and bath with sink and toilet	Frame	-basement siding -	shingle walls		Hired and own labour and bought materials.				\$1821.46
		above - shingle roof-	concrete foundation-		Materials as per book record - \$983.46				
		full basement - partly boarded floors -	shiplap, cloth and papered inside - fir		Hired labour as per book record 638.00				
		floors (4")	Finished December 1941.		Own labour -no record kept-				
					estimate 2 months at \$100.00	200.00			
					per month (long hours)				
						\$1821.46			

Comments re Appraiser's report not covered by above information: I disagree that the general construction of the house was light. I consider that the valuation at \$1500.00 is considerably below a fair market value.

COMMENTS: This property is well located and the house is new and comprises a very nice home ~~stead~~ site.

EXHIBIT No. 995-1
DATE 28 apr 1948
FILED BY Sm Cherniack

Signature
G Yonemoto

BC-599-P
BC-1334-C

Farm Appraisal Report

File No. J.L.609

Land Description Lot 2, S/D of a 14.4 ac. Part of W¹ Sec. 18, Blk. 3N., Rge. 6W., Map 6195.

No house number. Containing 1 Acres

Owner's Name Goichiro YONEMOTO Post Office Address Steveston

Nearest Rail Point Steveston, B.C.E. Rly. Distance 1 1/2

Market Town (Good local deliveries) Vancouver Distance 10

Church (give denomination) All within Distance 3

Nearest School Steveston Distance 1 1/2

State how property was identified: Road, Posts and Map.

Roads: State whether property has access to main road, the kind of road and its condition.
Yes. It fronts on #2 Hard surfaced road.

Is this district a good one? Yes. Both large and small farms.

Employment opportunity Varied. Fishing, Canneries, Farms & Industrial.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing. Value \$

Water supply: City water installed. Value \$

BUILDINGS ON FARM

1733

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 30	frame	16	shgl	2	concrete	good	1300.00
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

EXHIBIT No. 995-2
DATE 28 April 1948
FILED BY A.W. Chumash

Total present day value \$ 1300.00

Total Value Buildings add to farm \$ 1300.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Boarded up now and vacant.

Note: floor joists are only 2x6. General construction light. \$

Describe the basement and chimneys: Full basement. Earth floor. B. Chimney to ground.

No. rooms downstairs? 4 Upstairs? 2 attic How finished Wood, papered down.

Are buildings painted? No Condition of paint -

Distance from nearest bush All clear.

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
1	flat	good silty clay loam 1'	Good clay	wild grass	200.00	200.00
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 \$ 200.00

Total added by buildings to value of farm \$ 1300.00

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

Total value of farm \$ 1500.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Vacated this spring. Now vacant.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Just a nice little home site.

Noxious weeds:

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

Corporation of Township of Richmond \$29.60
Subject to Lulu Island West Dyking Charges.

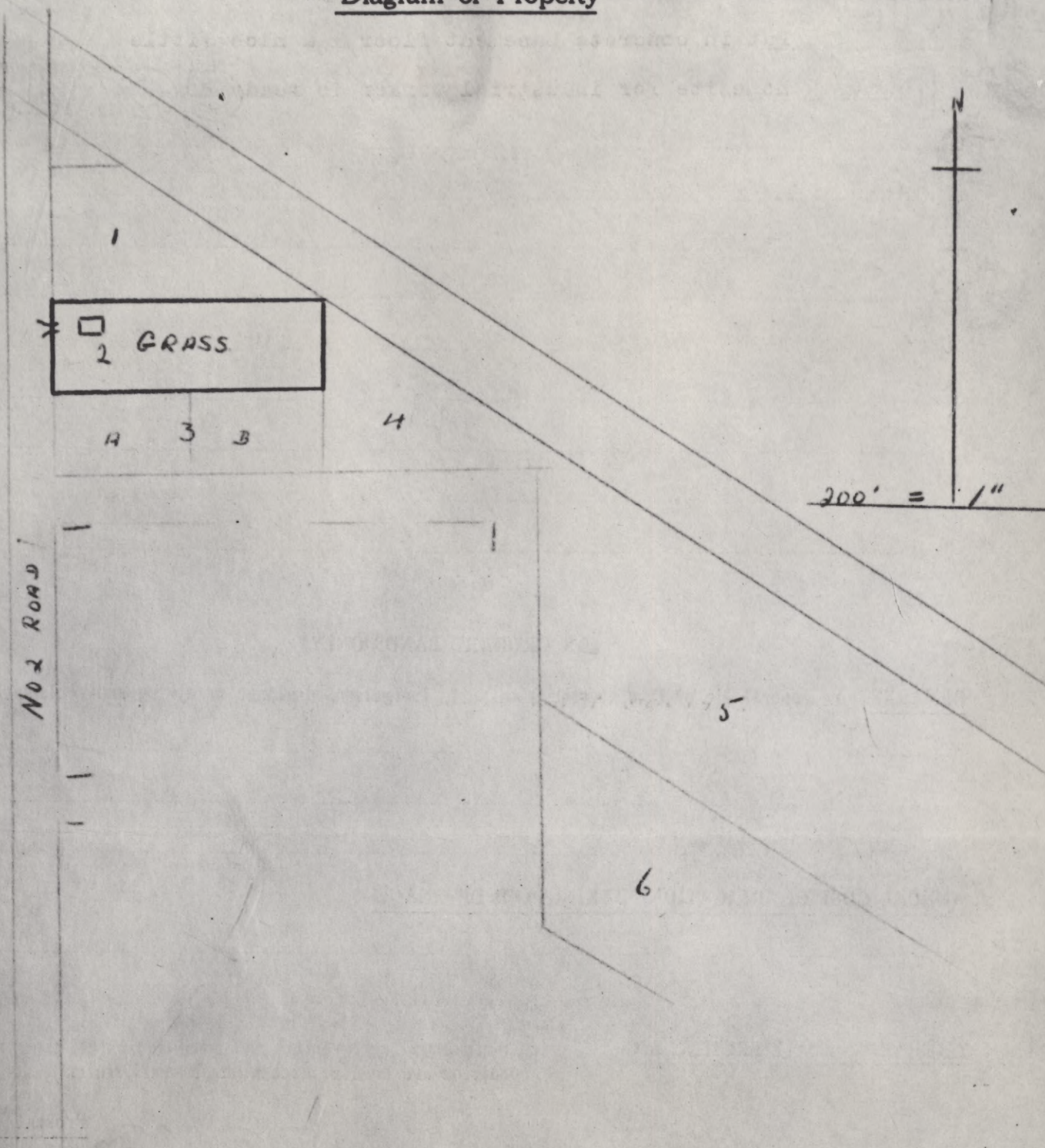
Date: **22nd July, 1942.**
Place: **New Westminster, B.C.**

I certify that the above report is based on a personal examination of the whole farm made on the **17** day of **July**, 19**42**.

Inspector's Signature

T. GODFREY

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$1500.....

Date..... 25th July, 1942.

(SIGNED) I. T. Barnet
District Superintendent.

#42 ✓

NO. 000318

RIVER FISH CO., Ltd.

TEL. STEVE. 127
P. O. BOX 612

STEVESTON, B. C.

DATE Jan 29 19340

Received from M. Yonemoto
hand. 325.00

Building ac. to date

682.14

EXHIBIT No. 995-3

DATE 28 apr 1948

FILED BY

A. M. L. Kermack

Paid 1007.14
507.14

Bal. 500.00

\$ 507.14

J. J. Minsky

EXHIBIT NO: 4.



EXHIBIT NO: 4.

EXHIBIT NO. 995-4
DATE 28 Apr 1948
FILED BY S. M. C. Hennack

1940 12月20日出来上
1942 4月19日到达

G. YONEMOTO
(Claimant's Name)

PERSONAL PROPERTY
(Fishing Vessels, gear and equipment)

03573

Reg. No.

NETS:

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value (approx)	Estimated value at Evacuation
Cohoe	4/50	5 5/8 x 50	125	2 yrs.	\$100.00 for both	\$30.00 for both
Cohoe	4/50	5 5/8 x 50	80	2 yrs.		
Sockeye	4/50	5 1/4 x 55	125)	Used one season	180.00	60.00
Sockeye	5/50	5 1/4 x 55	220)			
Sockeye	5/50	5 1/4 x 55	80)			
Sockeye	5/50	5 1/4 x 55	80)			

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
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N/A

Improvements to Vessel since date of purchase:

Lead line

Type	Date	Cost
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EXHIBIT No. 995-5
DATE 28 apr 1948
FILED BY D. M. Tohermach

OTHER GEAR:

Description	Date Purchased	New or Used	Approx. Price Paid	Condition when Evacuated	Estimated value at date of evacuation
Lead line (50 fathom)	1941	New	\$13.00	Practically new	\$10.00
50 corks		New	2.50	" "	2.00
					<u>\$12.00</u>

TOTAL CLAIM - \$102.00

Arrangements made for storage when evacuated: Stored in my house (upstairs) and hung on racks.

COMMENTS: I have allowed for depreciation on above items.

Additional Comments, if any:

G. Yonemoto

Signature

G. YONEMOTO
(Claimant's Name)

PERSONAL CHATELS

03573
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

See list attached to ~~claim form~~ for all articles claimed and itemized values.

\$515.05

Description of Storage of Goods: Goods were left ~~at~~ in house No. 2 Road Dyke, Steveston, B.C. in rooms as noted on list attached to claim form.

General Statement as to Chattels not Described above: See list attached to claim form.

EXHIBIT No. 995-6
DATE 28 April 1948
FILED BY J. M. C. Bernick

Additional Comments, if any: I did not include blinds with my estimate of value for my real estate as I considered them to be chattels (apart from realty) - similarly with curtains. All items claimed were declared either specifically (or under "general" description) on list attached to J. P. form. Re: sale of chattels to Mrs. Miller: ~~I never settled on price with her but wrote her that I would be agreeable to her taking articles (unspecified) at a fair price. I heard nothing more about this until Custodian wrote me February 18, 1944 that he had credited my account with \$295.00 leaving amount agreed upon in my letter direct to her. I never agreed upon or mentioned (P.T.C) I have now learned that my wife quoted ^{being} prices for certain items, to Mrs Miller and I am therefore reducing my claim by \$269.50 to \$245.55 less custodian's Sale Price of 47.55. I have depreciated all used items by 50% or less. The new and unused items have been put in at cost to me.~~

Signature
G. Yonemoto

~~any such sum when I wrote Mrs. Miller. I have depreciated all used items claimed by 50% off cost. The new and unused items claimed have been put in at cost to me. See also list attached to claim form.~~

Description of item	Date acquired	Original cost	Depreciated value	Date disposed	Date purchased	Description of item
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WARD SMITH
FAST BOND



HOWARD SMITH
BELL-FAST BOND



Additional comments, if any: _____

Signature: _____

Date: _____

CHATELS OF G. YONEMOTO:

Contents of Living Room

Chesterfield - 3 pieces	(new)	70.00	<i>Sold to tenant</i>	
Two Central Table	(New)	4.00		
Carpet 9'x14'	(new)	12.50	<i>Sold to tenant</i>	
Curtain	"	10.00		
Blinds	"	7.20		
Records 35		17.50		120.20

Contents of Dining Room

Dining Room Set				
Walnut - 9 pieces	(new)	155.00	<i>Sold to tenant</i>	
Warm Stoves	"	35.00		
Curtain	"	10.00		
Blind	"	16.00		216.00

The above were all purchased from January to April 1942 (evacuated Apr. 1942) and were new when left. The above values are at cost prices to me except records which I have depreciated 50%.

Contents of Kitchen

Stove bought at 1937		21.00	<i>Sold to tenant</i>	
Curtain	(new)	.70		
Chairs - 3 to 4 yrs. old		8.00		
Brooms and Mop - 3 mos. old		1.25		
Bread Box	(new)	1.30		32.25

Contents of Bed Room

Bureau (1) bought at 1937		10.00		
Bed Spring, Mattress - 6 piece				
	bought at 1930	30.00		
Cabinet	bought at 1930	16.00		
Window Blind and Curtain				
	1 yr. old	4.30		60.30

The items valued above are put in at 50% of cost to me.

Contents of Basement

Water Hose		4.50		
4 Hoes, Rake, 2 Shovels		4.30		
2 Wedges, 2 #10 Sledge Hammers		2.00		
6 sacks Fertilizer		19.00		
10 sacks Coal		6.50		
Trailer wagon for net hauling		12.50		
3 Net truck		15.00		
Stove and Pipes		11.00	<i>Sold to tenant</i>	
	(Box stove sold by Custodian)			
$3\frac{1}{2}$ Cords Wood		11.50		86.30

These values are after depreciating 50% off cost - except coal & wood items which are put in at cost.

Total estimated value	\$ 515.05
<i>Sold to tenant</i>	<i>269.50</i>
Custodian's Sale	<u>\$215.00</u>

<i>Value</i>	<u>245.55</u>
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<i>Sale Price by custodian</i>	<u>47.55</u>
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<i>Net loss.</i>	<u>198.-</u>
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SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c Sold to Tenant by owner							
2 90	45 5	X	X	X		X		<i>should be declared not found</i>
1 80	30 (Two for 30 see other state below X)					X		
1 50	135	X				X		
5 3 50 7 25 15 50	<i>Withdrawn</i>	X				X		
4 10						X		
2 50 3 50								<i>Likely used by Tenant</i>
			X					<i>see above do</i>

EXHIBIT No. 995-7
 DATE 28 April 1948
 FILED BY J. W. G. Hunter

New boat "Thelma" sold 18 Mar 42 through JFVDC \$1700.
 Net Proceeds \$1683.00 paid to G. Yonemoto 19 Mar 42. See Ref #4

~~50~~
~~12 85~~
~~4~~
~~2 25~~
~~1 50~~
 15
 30
 5
 1
 63 05 52.50

Goods values @ 138 35 See for 47 55

<i>Withdrawn</i>	@ 269 50	✓	215 00	So Tenant by agreement with owner
	27 50	-		with Real Property
	37 00	?		used by Tenant. Fertilizer Boat.
	17 50	-		No record @ any time
	25 20	✓		no acc of Sale: curtains.
	<u>515 05</u>		<u>262 55</u>	
	<u>247 55</u>			

Rum

RP

2

YONEMOTO, Goichiro
640 No. 2 Road, Steveston, B.C.
Evac. File 1733



Picture Taken April 9, 1943

EXHIBIT No. 995-8
DATE 28 April 1948
FILED BY J. W. G. Hunter