Name of Claimant YAMAMOTO, Kiyoshi Case 1181

Custodian File 7371

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	
					49.00 49.00						902.00

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	

TOTAL RECOMMENDATION	902.00

1540

CASE NO: 1181

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 27, 1948.

IN THE MATTER OF THE CLAIM OF

KIYOSHI YAMAMOTO

PROCEEDINGS AT HEARING

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 27, 1948.

IN THE MATTER OF THE CLAIM OF

KIYOSHI YAMAMOTO

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
F.A. BREWIN, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary,
D.J. HANDFORD, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.

KIYOSHI YAMAMOTO, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. You are the claimant in respect of two lots which are lots 1 and 2 in Maple Ridge municipality?

A. Yes.

Q. Was it lot 1 on which you had some strawberries and the house? A. Yes. I think it is lot 1.

Q. Is this your signature on this document?

A. Yes.

Q. And are the facts stated there correct?

A. Yes.

Q. That is the particulars of real estate farm land.

It will be Exhibit 1.

(PARTICULARS OF REAL ESTATE FARM LAND, MARKED EXHIBIT NO.1)

Perhaps it is necessary to have the two put in together, because they will be referring one to the other.

Q. Is this your signature on another document?

A. Yes.

Q. And that contains some facts in respect of Lot 2? A. Yes.

Q. And the facts stated there are correct?

A. Yes.

(PARTICULARS OF REAL ESTATE FARM LAND, MARKED EXHIBIT NO.2)

Perhaps at this stage I might ask my friend to

file the two appraisals.

MR. CHRISTIE: I think perhaps these can go in as one exhibit. They are adjoining lots.

I tender as Exhibit 3 the Farm Appraisal reports on Lots 1 and 2 of North Half of Lot 250, Map 3133.

(TWO APPRAISALS, MARKED EXHIBIT NO.3)

MR. BREWIN: Q. The properties are next door each to the other? A. Yes.

Q. And the Custodian apparently sold each of these properties for $49.?

A. Yes. That is right.

Q. And the appraisals which will be marked as exhibits 3 and 4 value each of these lots at $50.---

MR. CHRISTIE: They are in together as one exhibit.

MR. BREWIN: Q. Put each of them at a value of $50.? A. Yes.

Q. Lot 1 is valued at $50., and Lot 2 is valued at $50., also? A. Yes, sir.

Q. Is that right? A. Yes, sir, that is right.

Q. The appraiser apparently in the one case is a Mr. Doding and in the other case curiously enough it was a Mr. Sinclair. We have two separate people on each of these lots. There is a very peculiar situation here, because I notice from examining Exhibit 3 the appraiser says that first of all there were no buildings on lot 1 at all and secondly that there were five acres of uncleared land. You lived on the property yourself, I take it? A. No. We had it cleared,

though.

Q. How many acres were cleared?

A. Four.

Q. That is, on lot 1? A. Lot 1.

Q. And what did you pay for these two lots altogether? A. $800.

Q. $800., in 1940? A. In 1940.

Q. And you bought it from the United Farms Limited? A. Yes.

Q. You bought Lots 1 and 2 together, and at that time they were both uncleared?

A. Yes.

Q. And you proceeded to clear four lots (sic) and put strawberries on them? A. Yes.

Q. And in addition to that I understand from your form that there was a one-storey building which was built in 1941 and apparently it was a quite small frame building, on Lot 1? A. Yes.

Q. So that when the appraiser says there were no buildings he is either looking at the wrong lot or his eye-sight is not very good. Is that right?

A. I do not know.

Q. When he says that it was uncleared he apparently again ---

THE SUB-COMMISSIONER: When was the appraisal made? May 15, 1942. When were you evacuated?

A. In 1942.

Q. What month? A. In May.

Q. In May? A. Yes.

MR. CHRISTIE: He says he built it, himself, in 1941 and there is an item for "Value of own labour," I notice, too.

THE SUB-COMMISSIONER: I was wondering if there had been a long interval between the evacuation and the appraisal the building might have easily disappeared, but apparently there was not.

MR. BREWIN: The four acres of strawberries would not go as quickly back to the bush, I do not suppose.

THE SUB-COMMISSIONER: They would not disappear so readily.

MR. BREWIN: I notice that Lot 1 was assessed for Land $450. and Improvements $500. Perhaps my friend will produce the Notices of Assessment for the year 1943.

MR. CHRISTIE: Yes. I tender as Exhibit 4 the Notices of Assessment, 1943.

(NOTICES OF ASSESSMENT, 1943, MARKED EXHIBIT NO.4)

MR. BREWIN: That shows the land assessed at $450., and the Improvements at $500. That is in respect of Lot 1. With respect to Lot 2 the land at $450. and the value of the improvements at $50.00, which makes a total of $950. for Lot 1 and $500. for Lot 2.

THE SUB-COMMISSIONER: Q. Is Lot 1 on a corner?

A. Yes.

Q. It is on a corner? A. Yes.

Q. On what road does it face?

A. Second Avenue and Powerline.

Q. What is the other? Second? A. It used to be Hunter Road, but it is Powerline now.

Q. And, which corner is it on?

A. Hunter Road.

Q. On which corner is it? A. The south corner.

Q. The southeast corner? A. The southeast corner.

THE SUB-COMMISSIONER: He has the right lot on his sketch and he has it marked all bush.

MR. CHRISTIE: Is it not on Lot 2 the building is?

MR. BREWIN: No.

Q. It is on Lot 1 the building was?

A. Yes.

Q. It was the same lot you had cleared and put the strawberries in. Lot 2 is shown as all bush, too.

THE SUB-COMMISSIONER: On the other fellow's appraisal it shows it all bush but it does not indicate what Lot 1 is.

MR. BREWIN: Q. There is no doubt about it that you, yourself, took part in the clearing of these four acres? A. Yes. My father was doing most of it.

Q. But you were right on the spot, yourself?

A. Yes.

Q. And it was the corner lot which had the cultivation done on it?

A. Yes.

Q. Lot 1? A. Lot 1.

Q. Apparently the appraiser saw something there because he has assessed for improvements?

A. Yes.

MR. CHRISTIE: He assessed before the year 1943. It might have been a later time in the year.

MR. BREWIN: That is always possible. I am trying to learn any explanation of which you can think as to why the appraiser should say it was 5 acres of bush with no buildings on it when you say that there was a small house there and it was cleared and strawberries put on?

THE WITNESS: It was cleared and strawberries were put on it.

Q. You left in May? A. Yes.

Q. How far are the seasons advanced at that stage? Had you planted strawberry plants for the next year's crop?

THE SUB-COMMISSIONER: Q. The berries would be forming? A. The berries were on the bushes, sir.

MR. BREWIN: Q. The berries were actually forming at that time? A. Yes.

Q. But, not picked? A. Yes.

Q. You saw the berries forming there?

A. My father stayed behind.

Q. When did you leave? A. In May 1942.

Q. When you left the strawberries were planted there and were growing and were going to bear fruit shortly? A. Yes.

Q. Is that the situation? A. Yes.

THE SUB-COMMISSIONER: Q. Was there a well on this property? A. Yes.

Q. On Lot 1? A. Yes.

Q. The appraiser says: "No water."

MR. BREWIN: Q. You, yourself, were you there when the six by six well was put in?

A. Yes.

Q. Was dug, or whatever one does with a well.

I think that is all the questions I have to ask you.

THE SUB-COMMISSIONER: The other appraiser is a different man who does Lot 2, Sinclair,

"The holding has not sufficient acreage to make a satisfactory unit, but combined with Lot 1 of the same lot, which is also an undeveloped five-acre property, a compact 10 ac. tract could be acquired."

MR. BREWIN: It is very, very peculiar.

THE SUB-COMMISSIONER: Continuing:

"It strikes me as rather odd that this acreage, situated in the heart of a small fruits area, with a creek that runs the year round cutting thru the holding, should be left in its present undeveloped state."

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I show you sketch of Lots 1 and 2. Show me where you say this Lot is on which you built the house?

A. It is here (Indicating).

Q. It is the corner lot? A. Yes.

Q. And, where is that house located?

A. About here; this part here was cut off.

Q. You indicate the southwestern part of Lot 1 as where the house was erected. Was there any building at all on Lot 2? A. No.

Q. Well, then, on which lot do the say the strawberries were? A. On Lot No. 1.

Q. And is it correct to say that on Lot 2 there was nothing but bush?

A. Nothing but bush.

Q. That is correct? A. Yes.

Q. Were there any other buildings than this house on Lot 1? A. Yes. There was a packing shed but I did not put it in.

Q. That may explain some things.

I am showing you a J.P. Form, dated May 2, 1942. Whose signature is that? A. That is mine.

MR. CHRISTIE: I will tender this as Exhibit 5.

(J.P. FORM, MARKED EXHIBIT NO.5)

Q. I notice on this that you say "Buildings and other improvements, three shacks." What were they and where were they located?

A. Three shacks; must be out-house.

Q. This is your signature. "Buildings and other improvements, three shacks." Where were they located or is that correct?

A. There were three shacks. One was the building. The next one is the ---

Q. Tell me on which lot those three shacks were? A. They were on 1, on this one.

Q. The whole three were on 1? A. Yes; close together.

Q. When you say "three shacks" are you including this house, one-storey?

A. Yes.

Q. Is that among the buildings, the three buildings? A. Yes.

Q. And besides this house there are two other small wooden buildings of some kind?

A. Yes.

Q. That is correct? A. Yes.

Q. Are you sure that you built these prior to the evacuation? A. Yes.

Q. And you took part in the building?

A. Yes.

Q. And of what was the house built?

A. Fir.

Q. Douglas fir? A. Yes.

Q. How many rooms were there in the house?

A. One big one,

Q. This lot 1 is five acres. Do you say that four of those acres were in strawberries?

A. Yes, when I left.

THE SUB-COMMISSIONER: I would think the chances are that the two different men got together and I do not mean improperly at all, and talked it over and made up their several reports and thought they were doing it quite honestly, and they were doing it from memory

and had their own corners in their minds. That is what it looks like to me.

MR. BREWIN: It is curious that we find assessments from inaccurate values, but the assessment on these two properties is over $1,500., and includes $550. for improvements.

MR. CHRISTIE: In regard to the assessment notice it is for the year 1943. It might have been at a later date ---

THE SUB-COMMISSIONER: He never would make all those improvements after these people were evacuated.

Q. Was this property ever rented by you?

A. I do not know. It was handed over to the Custodian.

Q. You did not, anyway, rent it prior to your evacuation? A. No.

Q. And you do not know whether or not it was subsequently rented? A. No.

Q. Do you know whether any of these shacks were moved or removed at any time? A. Not that I know of.

THE SUB-COMMISSIONER: That is what I asked him when he was evacuated and he said it was in May 1942. He said May 1942. This report is on the 15th May, 1942.

MR. CHRISTIE: It is certainly an odd situation.

Q. It is suggested here that these buildings were not liveable. What would you say in regard to that?

A. Not at that time.

Q. Not at that time? A. Not quite finished.

Q. None of them were liveable at that time?

A. Just the one house there.

Q. It says here that all the buildings were in their present state not liveable. A. No. It was not finished.

Q. What kind of timber was on this property?

A. Alder and birch.

Q. Had it any commercial value? A. As fire-wood.

Q. I think that is all, thank you.

MR. BREWIN: There is one further matter about which I desire to ask the claimant.

THE SUB-COMMISSIONER: Very well.

RE-EXAMINATION BY MR. BREWIN:

Q. There is one other matter about which I want to ask you: I suppose there were other people living there with you? A. No, not at that place. We had another place closeby. That is where we used to work, there.

Q. Were there any of the neighbours who might be familiar with the fact that you had strawberries there and would know about the house which was there?

A. I think I could get you someone.

Q. You could find someone? A. Yes.

RE-CROSS- EXAMINATION BY MR. CHRISTIE:

Q. Did you earn a living from this farm prior to your evacuation?

A. No. I was living at my father's place.

Q. Did you earn a living from this farm prior to evacuation? A. Yes.

Q. And what would be your income from the strawberries on it?

A. I have not any idea.

Q. Would you give us some estimate?

A. I am afraid not. It would not be correct, I guess.

Q. I judge you had another position besides working on the farm here? A. Yes; at the lumber mill.

Q. You were employed in the lumber mill?

A. Yes.

FURTHER EXAMINATION BY MR. BREWIN:

Q. Did you have strawberries the year before? Did you get a crop off in 1941?

A. Yes.

Q. To whom did you sell them?

A. Maple Ridge Co-operative Exchange.

Q. So that they would have a record?

A. Not from that land. It went in together with the other land.

THE SUB-COMMISSIONER: Q. Have you any idea of how much you got for your strawberries in 1941?

A. From this land?

Q. From this land? A. No. It all went in together with the other one.

THE SUB-COMMISSIONER: That is all.

Mr. Christie?

MR. CHRISTIE: I tender as Exhibit 6 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.6)

And as Exhibit 7, I tender the Real property summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.7)

It is submitted, your honour that the real properties were sold at their fair market value.

MR. BREWIN: Might I file a deed from United Farmers Limited to the claimant, dated December 27, 1940. It recites the consideration to be $800.

I notice the party who prepared the deed is Hal . Menzies of Haney. The reason I put that in is partly because it confirms what is in the form and also partly because Mr. Menzies who has been a witness in these proceedings and who at one time was on the Advisory Committee is the sort of person who could clear up a good deal of this mystery. I would like to file that, if I may.

MR. CHRISTIE: I have no objection, your honour.

THE SUB-COMMISSIONER: Very well.

(EXHIBIT NO.8: DEED, DECEMBER 27, 1940.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch.

"A.G. VEITCH"
Official Reporter.

I, M.A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

M.A. Miller,
Deputy Commissioner.

DEC - 2 1947

base no 0181

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

7371
Toronto

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

(1) NAME YAMAMOTO KIYOSHI. (RCMP) Reg. No. 14378
(Print) Surname Given Name

(2) Pre-Evacuation Address PORT HAMMOND

(3) Present Address RUTHVEN ONTARIO

(4) REAL ESTATE

(a) Street Address (if any) POWERLINE RD. + 2nd AVE. MUNICIPALITY OF MAPLE RIDGE BRITISH COLUMBIA
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOTS ONE (1) AND TWO (2) OF THE NORTH HALF OF LOT TWO HUNDRED AND FIFTY (250) GROUP ONE (1) MAP THREE THOUSAND ONE HUNDED AND THIRTY-THREE (3133) 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 - - - - - - - - - - - - - - - - $ 1,500
(ii) Buildings - - - - - - - - - - - - - - $ 150
(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) - $ 1,650
(v) Amount at which Custodian sold property and credited your account - - $ 79
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1,571.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
PORT HAMMOND

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

(c) How stored or packed at time of evacuation

(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") _____

CUSTODIAN OF ALIEN PROPERTY.

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

1. _____ Estimated Value $_____
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 $_____

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) - $ 1571.00

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

TORONTO.

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

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,
County of Essex
TO WIT:

I, Kiyoshi Yamamoto of the Leamington of Leamington in the County of Essex

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the Town of Leamington in the County of Essex this 29th day of November A.D. 1947.

K. Yamamoto

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____
_____
_____
_____

YAMAMOTO, Kiyoshi
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1161-1
DATE OCT 27 1948
FILLED BY F. G. Brewin

14378
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	1						
Cultivated not planted							
Cultivated and not in crop							
List Crops		1940	United Farms Ltd.	$800.00 for Lots #1 and #2	All uncleared	None	$1,100.00
Strawberries	4						
Total	5						

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

Description	When Made	Cost	
Cleared and cultivated 4 acres	1940 - 1942	$1,200.00	(labour and material)
Well 6 x 6	1940	25.00	

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House (1 storey)	14 x 28	Frame	1941	$100.00	$ 25.00	$100.00	$ 25.00	$ 200.00

Summary

Estimated value:	Land	$1100.00
	Building	200.00
		$1300.00
Original claim:	$1250.00	
Sold by Custodian:	49.00	
	$1201.00	

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

Notice difference in Farm Appraisal Report and claimant's form respecting cleared land on farms.

Assessment 1943	Lot #1	Land	$ 450.00
		Improve.	500.00
			$ 950.00

K. Yamamoto
Signature

YAMAMOTO, Kiyoshi
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 11 F1 - 2
DATE OCT 27 1948
FILLED IN BY F. A. Brewster

14378
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	5						
Cultivated and not in crop							
List Crops		1940	United Farms Limited	$800.00 for Lots #1 & #2	All uncleared	None	$ 400.00
Total	5						

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

Description	When Made	Cost

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value

Summary

Estimated value	$ 400.00
Original claim:	$ 400.00
Sold by Custodian:	49.00
Claim:	$ 351.00

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

Value of standing timber $ 300.00
Assessment 1943: Lot #2 Land $ 450.00
Improve. 50.00
$ 500.00

K. Yamamoto
Signature

BC-202-P

BC/202-P Page 1

EXHIBIT No. [illegible]
DATE [illegible]
FILLED BY K. A. [illegible]

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

Farm Appraisal Report

File No. JL-44

Land Description Lot 1 of N½ of Lot 250, Gp.1, Map 3133.

Containing 5 Acres

Owner's Name YAMAMOTO, Kiyoshi Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, B.C. Distance 1 mile

Market Town New Westminster, B.C. Distance 16 "

Church (give denomination) Hammond - all denominations Distance 1 "

Nearest School Hammond (Bus to High School-4 miles) Distance 4 "

State how property was identified: Map location & corner posts.

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

Has direct access to 2 good gravel roads.

Is this district a good one? Yes, good locality.

Employment opportunity 2 Sawmills, 1 Brick plant, 1 peat plant.

Predominating Nationality and religion: Japanese predominate.

Describe Fencing and its condition: No fences. Value $

Water supply: No water, but could be easily obtained. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x	(NO BUILDINGS)						
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light available on property frontage.

Total present day value $ NIL

Total Value Buildings add to farm $ NIL

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

$

Describe the basement and chimneys: -

No. rooms downstairs? - Upstairs? - How finished -

Are buildings painted? - Condition of paint -

Distance from nearst bush -

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
5	Slightly undulating	Sandy loam	clay	Clearing & stumping	175.00 to 200.00	10.00	50.00

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 $ 50.00

Total added by buildings to value of farm $ nil

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

Total value of farm $ 50.00

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

Bush lot with no improvements.

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

Suitable for small fruits if cleared.

Noxious weeds:

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

Maple Ridge Municipal Assessment
1942 - $20.47

Date:
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 8th day of May 1942

Inspector's Signature "D. Dodding"

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

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

JL-44 - YAMAMOTO, K.

Farm Appraisal Report

Remarks: This is an undeveloped bush holding of limited acreage. It is located in a successful small fruit area, and it is situated in the corner of two main roads.

This holding is too small to make a satisfactory unit in itself. If it were combined with Lot 2 of the same Lot, which is also an undeveloped bush lot, a very suitable 10 acre holding could be acquired, which could be developed into a satisfactory small fruit and poultry unit.

(FOR ORCHARD LANDS ONLY)

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

NIL

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

NIL

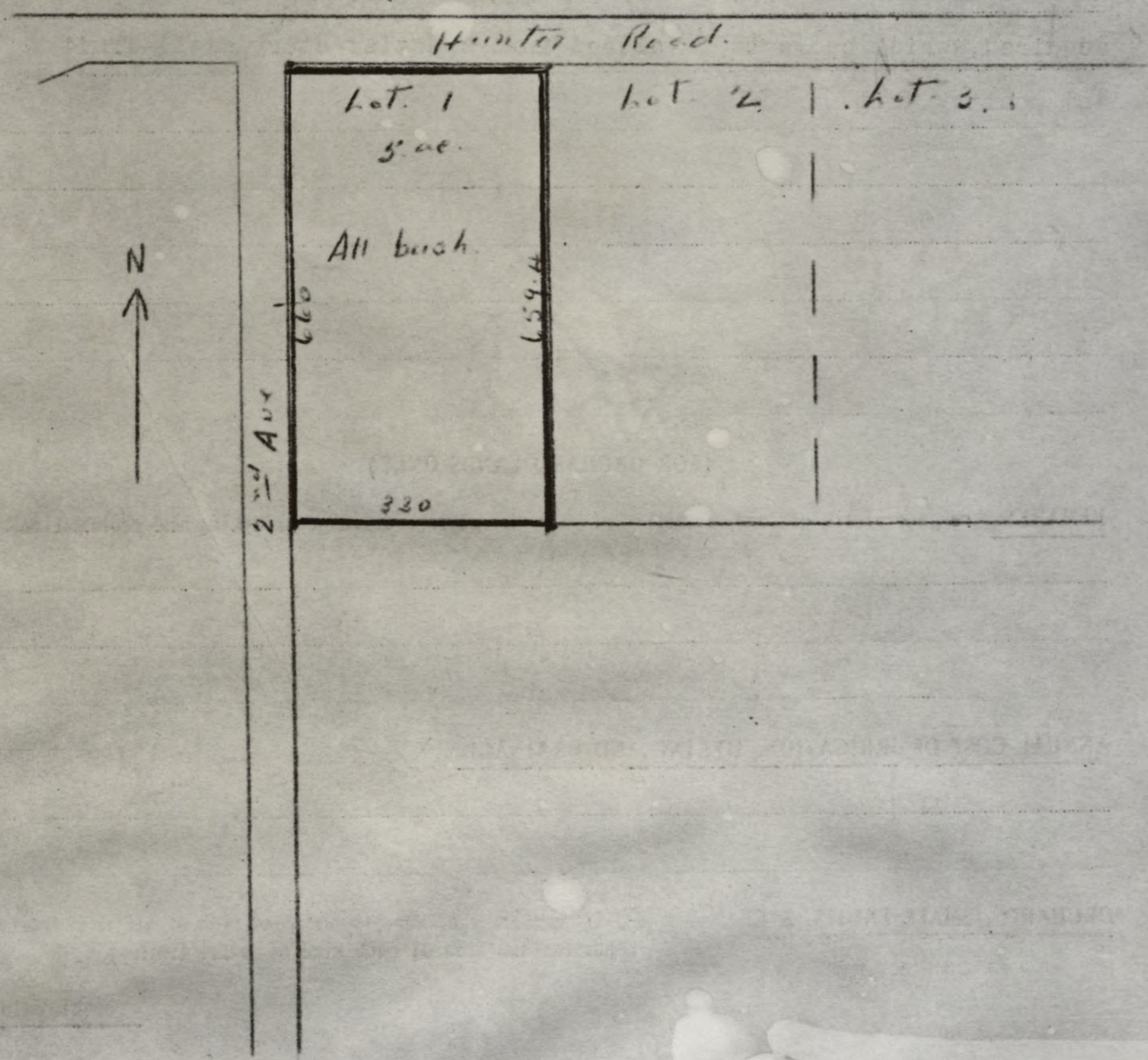
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
NIL	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Kiyoshi Yamamoto.
Lot 1 of N½ of Lot. 250. Gp 1. Map 2123.
200' = 1"



Following careful review of this appraisal report, it is my opinion that the present value is $ 100.00

Date 15th May 1942

"I.T. BARNET"
District Superintendent.

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

Farm Appraisal Report

File No. JL-44

Land Description Lot 2 of N½ of Lot 250, Gp. 1, Map 3133.

Containing 5 Acres

Owner's Name YAMAMOTO, Kiyoshi Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, B.C. Distance 1 mile

Market Town New Westminster, B.C. Distance 16 miles

Church (give denomination) Hammond-all denominations Distance 1 mile

Nearest School Hammond - Bus to High School-4 miles Distance 1-4

State how property was identified: Corner posts & map location

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

Has direct access to Hunter Road. Gravel, good.

Is this district a good one? Yes.

Employment opportunity 2 Saw mills & brick yard.

Predominating Nationality and religion: Mixed, Japanese predominating.

Describe Fencing and its condition: No fences. Value $

Water supply: Creek runs thru property. Value $

Electric power available from Power Line.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x	NO BUILDINGS						
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ nil

Total Value Buildings add to farm $ nil

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

$

Describe the basement and chimneys: Not applicable.

No. rooms downstairs? Upstairs? How finished N.A.

Are buildings painted? Condition of paint N.A.

Distance from nearst bush N.A.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
5	Undulating	sandy loam	clay 12 to 24"	Clearing, stumping & levelling	175. to 200.00	10.	50.00

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 $ 50.00

Total added by buildings to value of farm $ -

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

Total value of farm $ 50.00

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

Bush property - no improvements.

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

Suitable for small fruit & poultry, when cleared.

Noxious weeds:

Nil

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

Maple Ridge - $14.77.

Date:
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 8th day of May 19 42

Inspector's Signature "H.L. SINCLAIR"

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

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

Farm Appraisal Report

JL-44 - YAMAMOTO,K.

Remarks: This property is a 5 acre bush lot located in a well developed small fruit district.

The holding has not sufficient acreage to make a satisfactory unit, but combined with Lot 1 of the same lot, which is also an undeveloped 5 acre property, a compact 10 ac. tract could be acquired.

It strikes me as rather odd that this acreage, situated in the heart of a small fruits area, with a creek that runs the year round cutting thru the holding, should be left in its present undeveloped state.

Electric light would be available from road line.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

$

$

$

$

$

$

$

$

$

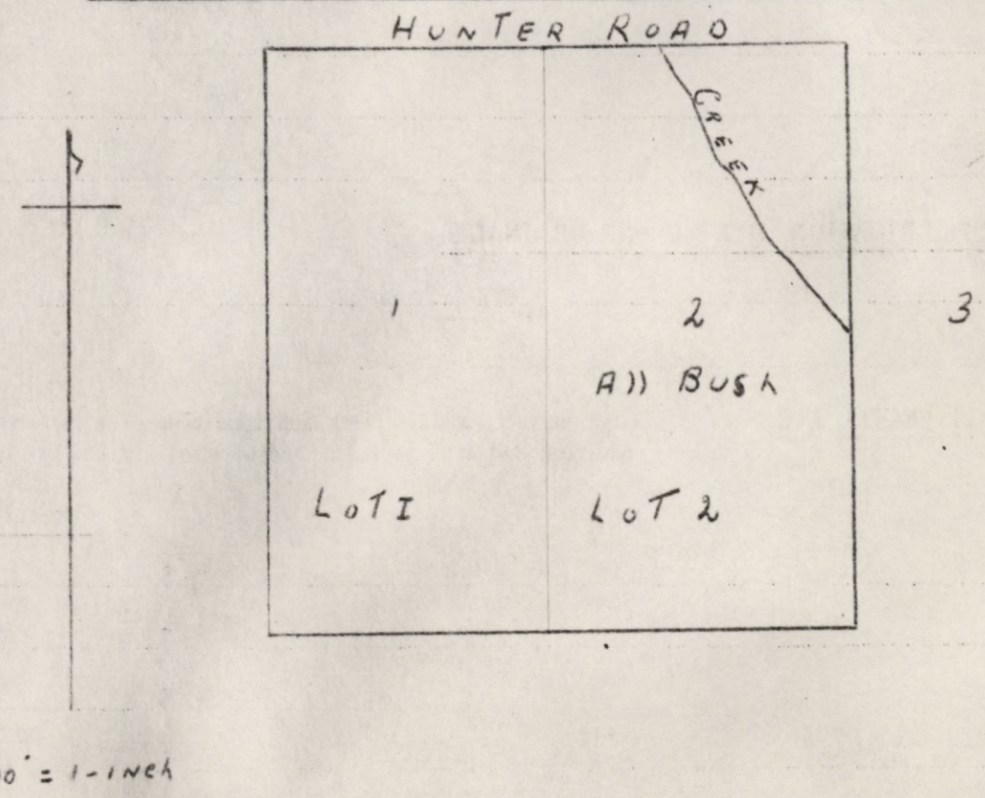
Total $

Amount fruit trees add to value of farm $

Diagram of Property

KIYOSHI-YAMAMOTO

LOT 2 of N½ of LOT 250 GRP-I MAP 3133



Following careful review of this appraisal report, it is my opinion that the present value is $ 100.00

Date 18th May 1942.

"I.T. BARNET"
District Superintendent.

R.P. 2

7371

Notice of Assessment, 1943. Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements: Improved	Value of Land Exclusive of Improvements: Wild
1331	1		750	9	3133	5	$500—	$ 450—	$
1332	2		"		"	5	50—	450—	

EXHIBIT No. 1181-4

DATE OCT 27 1948

FILLED BY K. B. Griffiths

TAKE NOTICE that the above property is assessed as above for the year 1943 The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.00 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

FORM "JP"

HAMMOND

FILE No. 7371

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

EXHIBIT No. 1181 - 5

DATE Oct 27 1948

FILED BY K.A. Christie

NAME: YAMAMOTO, Kiyoshi

HOME ADDRESS: R.R. #1, Hammond, B. C. (Powerline Rd.)

REGISTRATION NUMBER 14378 SEX: male AGE: 23

OCCUPATION: millhand

(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: Hammond Cedar Co. Port Hammond, B. C.

MARRIED? no

NAME OF WIFE OR HUSBAND: --

ADDRESS OF WIFE OR HUSBAND: --

NAMES OF ANY LIVING CHILDREN: --

ADDRESS OF CHILDREN: --

AGE OF CHILDREN: --

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

1. LOCATION AND DESCRIPTION: Roll #1297 - Sub-div. 1, sec-lot 250 twp. 9 Roll #1298 sub-div. 2 of sec-lot 250 twp. 9 in the Dist. of Maple Ridge. "C. of T. 140937E"

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 shacks

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

4. TAXES (Amount and where payable) $32.35 p.a. 1941 paid to Dist. of Maple Ridge.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Wishes to lease land: no details as yet.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, Haney, B.C.

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

9. IF FARM LAND STATE CROPS SOWN strawberry

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: R.R.#1, Port Hammond, B.C. (Powerline Rd)
living with family

2. LANDLORD'S NAME AND ADDRESS: father-same address
"Father - Riyohei Yamamoto File 7370. This has been declared Sept.4/42. A.G.M."

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:
none

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"

4. INSURANCE CAR

5. MORTGAGES, LI
OTHERS:

6. MONEYS OWING

7. BONDS, DEBENT

8. BANK ACCOUNTS

9. LIFE INSURANC

10. INTEREST IN AN

11. SAFETY DEPOSI

LIABILITIES:

1. PERSONAL DEBT

2. TRADE DEBTS:

I, the undersigned,
tected area as set out a
tures, bonds or other sec

I certify that the a
every description in any
and indirect.

Dated this 2nd

"F. T. W
Witn

FOR DEPARTMENTA
of the origina

Date: January

l, Haney, B.C.

werline Rd)

.4/42. A.G.M."

FIXTURES,
FFECTS:

EST IN, OR

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

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

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

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

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 2nd day of May 194 2.

(Signature) "K. Yamamoto"

"F. T. Williams"
Witness

FOR DEPARTMENTAL USE I hereby certifythat the foregoing words are a true of the original whereof they purport to be a copy.

Date: January 31, 1949.

C. M. E. LeBasse

NO. 50410

Your file no. 7371

R.P. 1

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

EXHIBIT No. 1181 - 6

DATE Oct 27 1948

FILED BY K.A. Christie

--- minutes 10 o'clock 6th day of November, 1942

I HEREBY CERTIFY that the following is the state of the title to ----------
Lots 1 and 2 of the North half of Lot 250 Group 1 Map 3133 Municipality of Maple Ridge in the District of New Westminster.

Registered Owner: KIYOSHI YAMAMOTO Reg # 14378 viz:

Register of Indefeasible Fees Folio No. 140937E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24875

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of creditors: None

Judgements: None

Mechanics' Liens: None

To: Office of the Custodian.

"E. S. Stokes"

Registrar.

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

Date: January 31, 1949.

Em. E. LeBasse

1181 - 7

EXHIBIT No.

DATE Oct 27/48

FILED BY K.A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Kiyoshi YAMAMOTO Reg. No. 14378 File No. 7371

CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/202-P. First Offer.

PROPERTY ADDRESS: R. R. No. 1, Hammond, B. C.

LEGAL DESCRIPTION: Lots 1 and 2 of the North half of Lot 250, Group 1, Map 3133, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Kiyoshi YAMAMOTO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order No. 24875, dated November 3rd, 1942.

ASSESSED VALUE: Land - $900.00
Improvements - $550.00 - $1450.00. Taxes - $35.24.

CLASSIFICATION: A 10 acre piece of bush-land with 1½ acres cleared. This man states on his JP Form that there were some strawberries planted and there were 3 shacks. There is also on file a memo which states that the buildings in their present state are not liveable.

HISTORY OF ADMINISTRATION: This property was leased by The Secretary of State to Storey Sunderland as from 5th March, 1942, for the term of 10 months, from 1st March, 1943, to 31st December, 1943. Consideration being 1943 taxes and $1.00 payable on 15th July, 1943.

SOLD: To The Director, The Veterans' Land Act for $98.00 as at January 1st, 1943.
Approval of Advisory Committee - 1st June 1943.

Funds released to the credit of Kiyoshi Yamamoto as at May 10th, 1944, against which were charges for Registration Fees - $3.00, Legal Fees - $15.00, leaving a net credit of $80.00 from said transaction.

Certificate of Title No. 169882-E in the name of The Director, The Veterans' Land Act.

The above summary is certified to be accordance with the information on file.

November 14th, 1945.

"D.A. Cramer"
D.A. CRAMER.

DAC:JS

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: January 31, 1949.

E. LeBasse

EXHIBIT No.
DATE Oct 27, 1948
FILED BY F. A. Brewin

THIS INDENTURE made the 27th day of December in the year of our Lord one thousand nine hundred and forty.

IN PURSUANCE OF THE "SHORT FORM OF DEEDS ACT"

BETWEEN

UNITED FARMERS LIMITED, a Body Corporate having its Head Office at the town of Haney, in the Province of British Columbia,

(hereinafter called the "Grantor")

AND

KIYOSHI YAMAMOTO, of the town of Port Hammond, in the Province of British Columbia, Farmer,

(hereinafter called the "Grantee")

WITNESSETH, that in consideration of the sum of Eight Hundred ($800.00) Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER.

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge and consisting of lots One (1) and Two (2) of the North Half of Lot Two Hundred and Fifty (250), Group One (1), Map Three Thousand One Hundred and Thirty - three (3133), in the District of New Westminster.

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

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

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

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

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

AND the said Grantor Relleases to the said Grantee ALL HIS CLAIMS upon the said lands.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (Where the context or the parties so require).

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED
In the Presence of

Signature
Of Witness_____)
)
Street Address_____)
)
City or Town_____)
)
Occupation of Witness_____)
)

UNITED FARMERS, LIMITED

"Signature illegible"
Secretary

SEAL

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

Date: January 31, 1949.

Wm E. LaBasse

FOR ATTORNEY

(NOT COMPLETED)

FOR MAKER (Including Married Woman)

(NOT COMPLETED)

DATED December 27th 1940

UNITED FARMERS LIMITED

To

Kiyoshi YAMAMOTO

DEED OF LAND

Original registered

No. 140937

HAL MENZIES,
HANEY, B. C.

FOR THE SECRETARY (OR OTHER OFFICER) OF A CORPORATION

I hereby Certify that, on the 27th day of December, A. D. 1940, at Haney, in the Province of British Columbia,
who is personally known to me, appeared before me and acknowledged to me that he is the of UNITED FARMERS LIMITED, and that he is the person who subscribed his name to the annexed Instrument as of the said UNITED FARMERS LIMITED and affixes the seal of the United Farmers Limited to the said Instrument; that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my hand and Seal of Office at HANEY, in the Province of British Columbia, this 27th day of December, A.D. 1940.

A Notary Public in and for the Province of British Columbia.

AFFIDAVIT OF WITNESS

(NOT COMPLETED)