Name of Claimant KAWATA, Takeo Case 911

Custodian File 8633

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: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1803.00		979.71				979.71

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	
162.95	81.75	24.52	50.15%	393.55	197.36	26.00	3.12	225.00

TOTAL RECOMMENDATION	1204.71

CASE NO: 911

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 15th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKEO KAWATA

PROCEEDINGS AT HEARING

Original.

CASE NO: 911

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

(THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 15th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKEO KAWATA

PROCEEDINGS AT HEARING

APPEARANCES:

F.M.FERG, Esq., Appearing for the Dominion Government.

S.M.CHERNIAK, Esq., Appearing for the Claimant.

- - - - - -

G.N.R.UPTON, Esq., Official Interpreter.

MARK H. PEARCE, Esq., Official Reporter.

TAKEO KAWATA, the Claimant herein, being first duly sworn, testified as follows:

MR. CHERNIAK: In this case, Your Honour, there is a slight amendment in the Real Property Statement. The value is correctly shown at $4,500.00, the Custodian's sale price should be $1,803.00 and therefore the loss would be $2,697.00

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Kawata, I show you two typewritten statements, were these prepared in accordance with your instructions? A Yes.

Q Are these your signatures?

A Yes.

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

A Yes.

MR. CHERNIAK: I tender as Exhibits 1 and 2 respectively, Your Honour, the Real Estate Statement and the Personal Chattel Statement, identified by the Claimant.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT,EXHIBIT 2.)

MR. CHERNIAK: And on behalf of my learned friend I will file the S.S.B.Appraisal as Exhibit 3 and the Custodian's Analysis as Exhibit 4.

(S.S.B.APPRAISAL, EXHIBIT 3.)

(ANALYSIS, EXHIBIT 4.)

MR. CHERNIAK: The Claimant sets out in Exhibit 1

that he purchased this property in 1934 from T. Fujimoto for $450.00. I have on my file and I am showing to my learned friend a deed of land from Fujimoto to Kawata, dated November 2nd, 1936 for the consideration of $450.00. I also have on file Deed number 118332-E, dated November 19th, 1936 in the name of the Claimant affecting this land.

The Claimant sets out that at the timehe purchased this property it was all bush and that he cleared about three acres, leaving two acres uncleared, a total of five acres. He indicates the crop which he had on the land and sets out that he constructed about 500 feet of cedar covered ditching, dug a well about 20 feet deep and in 1939 equipped it with an electric pump and piped it to the buildings at a cost of $400.00. It should be noted in the S.S.B.Appraisal that there is mention made of the Beatty electric pump and pressure tank but no mention is made at all of the value of same being added to the land in any way. It should also be pointed out that the appraiser's estimate of the uncleared portion of this land is from $175.00 to $200.00 for reclamation. Exhibit 1 continues that the Claimant planted 10 mixed fruit trees and then he itemizes the buildings on the property, showing the sizes of the buildings, the years in which they were built and the estimated cost of these buildings. It is to be noted, Your Honour, that the hen houses

were apparently built in sections, so much every year, 60 feet in 1936, 72 feet in 1937, 40 feet in 1940, 70 feet in 1938 and 90 feet in 1939, together with a two storey hen house built in 1941 . It is interesting to note that the appraiser indicates that the house and the packing shed were both fifteen years old and the other buildings were ten years old. The indication is that the house was the oldest building on the land and it was only eight years old and that it was built in the year in which the property was bought. The comment on Exhibit 1 indicates that the value of the pump was not added to the land nor the fruit trees.

THE COMMISSIONER: Speaking about fruit trees I note on the farm appraisal report form, page 2 that there is a space for adding fruit trees to the value of the famr but that that applies for use in orchard districts only.

MR. CHERNIAK: Possibly it is considered, Your Honour, that when a man has a few fruit trees it is not for marketing purposes but rather for his own use. I don't like to account for what the S.S.B.Appraiser thinks because he has left the man in the dark too much, but that might be a suggestion. In any event, our contention is that when there are ten fruit trees on the land it makes the land a little more attractive for a prospective purchaser. The appraiser is wrong about the age of the buildings, especially the

chicken house as it was completed only one year prior to evacuation. In regard to the size of the buildings the Claimant also indicates that his buildings were quite a bit bigger than shown by the appraiser and were certainly more valuable than as estimated. I propose, Your Honour, on my copy of Exhibit 1, I propose to number the buildings and I wonder if Your Honour would do the same on the original. The house is #1. The next, hen house 20 x 46 is #2. Hen house, 20 x 160, #3. Hen house 20 x 52, #4. Two storey hen house, #5 - - -

THE COMMISSIONER: You are putting them in as one building?

MR. CHERNIAK: Yes, #5. And the pump room #6, and the six colony houses, #7.

Q Mr. Kawata, I show you a snapshot of a residence, do you recognize that building?

A Yes, that is my house.

Q That is the house on the property for which you are claiming? A Yes, that is my house.

Q When was this photograph taken, approximately?

A I think it is 1938.

Q Now, do you consider this to be a fairly good likeness of your house, a fairly good picture of your house? A Yes, it was taken from the back of the house.

Q This is a back view of the house, is it?

A Yes.

Q And that porch is at the back of the house?

A Yes.

MR. CHERNIAK: I tender as Exhibit 5, Your Honour a photograph of the house, item #1 on the claim.

(PHOTOGRAPH, EXHIBIT 5.)

MR. CHERNIAK:

Q I show you a photograph or snapshot of a house and chicken house in the rear, can you identify these buildings? A This is my house and the building on the left side is my two storey chicken house.

Q That is the one that was built in 1941, was it?

A Yes.

Q I can see that there seems to be a driveway underneath the second storey of this chicken house, is that correct?

A Yes.

Q Does that then account for the fact that the second storey of your chicken house is twelve feet long than the other part, is that the explanation? A Yes, that is why the up-stairs is twelve feet longer.

Q And, actually, there is a driveway right through underneath that second storey?

A Yes, and the reason for the driveway is because there is another chicken house right behind it.

Q You mean in the same length of it, do you?

A Yes.

Q That is a side view of your house, is it?

A Yes.

Q When do you think this picture was taken, when do you remember it was taken, after this chicken house was built?

A Yes.

Q Was it taken before evacuation?

A I think it was taken after the chicken house was completed.

Q In 1941? A Yes.

MR. CHERNIAK: I tender as Exhibit 6, Your Honour a snapshot or photograph of itmes #1 and 5.

(PHOTOGRAPH, EXHIBIT 6.)

THE COMMISSIONER: And the house again, is it?

MR. CHERNIAK: This is another view of the house but it also includes the double decker chicken house, item #5.

Q I show you now a large snapshot or photograph, marked 1936 - 1937 on the back of it, showing a chicken house, can you identify that chicken house, was it on the land for which you are making claim? That would be your 146 foot house? A Yes.

Q Does this date on the back, 1936 - 1937 indicate that this snapshot was taken then, or the year in which this building was built?

A The year indicated on the back is the year the chicken house was built and the 140 foot chicken house is not in that picture because it was completed later.

Q You don't have any 140 foot chicken house, you have a 146 foot chicken house but I see that you

say you built 60 feet in 1936, 72 feet in 1937, and the 14 feet which you built in 1940 is not shown in the photograph, is that right? A Yes.

MR. CHERNIAK: Now I understand. I tender as Exhibit 7, Your Honour a picture of hen house item #2, which apparently excludes the 14 feet which were added after the photograph was taken

(PHOTOGRAPH, EXHIBIT 7.)

MR. CHERNIAK:

Q Incidentally, witness, on the first photograph which we filed, Exhibit 5, theone of your house, I noticed there had been written on the back 1934, does that represent the year in which the house was built? A The year that is written on the back of the snapshot is the year in which the house was built.

Q I show you another snapshot in which there is a building in the rear, partially covered over by a tree, is that one of the buildings on your property? A Yes.

Q Which building is that? A 20 x 52.

Q That is a shiplap building and it was built when? A 1940.

MR. CHERNIAK: I tender as Exhibit 8, Your Honour a picture of hen house, item #4.

(PHOTOGRAPH, EXHIBIT 8.)

Q I show you now a picture of a building, is that you standing in front of it?

A Yes.

Q What building is that? A That is the shed

Q Is that the pump room, packing shed, etcetera?

A Yes.

Q- 14 x 28 is it? A Yes.

Q When was this photograph taken?

A Before evacuation.

Q Just before evacuation?

A Yes.

MR. CHERNIAK: I tender this as Exhibit 9 Your Honour, it represents item #6.

(PHOTOGRAPH, EXHIBIT 9.)

MR. CHERNIAK: The S.S.B.Appraisal, Exhibit 3, Your Honour indicates that this property was three and a half miles from New Westminster and half a mile from Kennedy Station on the B.C. Electric Railway. The property has access to Horel Road, which is a fair gravel road. The buildings are indicated by the appraiser showing a total valuation of $2,595.00, but it is reduced by almost $1,000.00, by $995.00 when the value of same is added to the land. There is a comment on page 2 of the appraisal to the effect that the property occupied by the tenant; the soil appears to be in a fairly good state of fertility, cropped land in a good state of cultivation. The comment on page 3 is "This is a small holding only partially developed and has been mainly operated as a poultry farm. With exception of one building the poultry

houses are comparatively new and in good condition. The dwelling is small but in good condition. The soil is of fairly good type and appears to be in a good state of fertility."

Turning now, Your Honour, to the chattels, you will note that Exhibit 2 sets out the larger items showing the years in which they were bought, the price paid and the estimated value. The Claimant sets out that all chattels were stored in his home at 1380 Harrel Road, New Westminster. From all these items It would appear that the Custodian in his Analysis, Exhibit 4 only questions, or states, that there was one square which the custodian had never heard of before. All others have, apparently been reported and inventoried by the Custodian. The claimant sets out that he depreciated all values according to age and use. He doesn't think the items marked abandoned were abandoned or valueless. He says he has shown a low value for these goods because they were used, but that at the date of evacuation they were in fairly good condition and definitely saleable. Your honour will note that the Custodian's Analysis, Exhibit 4, states that 50 pounds of galvanized nails and 20 pounds of 1½ inch nails were sold with the real property. There is no doubt that these were not fixtures and did not form part of the land. If there is any question about that I can ask the witness

whether these things were nailed into the building. Is there any doubt about it Mr. Ferg?

MR. FERG: No. The three linoleums, $15.00, the remarks there were that they were nailed down

MR. CHERNIAK:

Q ½ You had three linoleums for which you are claiming $15.00, were these linoleums nailed down to the floor or building or were they lying flat on the floor or rolled up?

A The Linoleums were nailed on the floor.

Q They were nailed down?

A Yes.

MR. CHERNIAK: That clears that up, Sir, I will withdraw the claim for that. Thank you, Sir.

MR. FERG: It is submitted, Your Honour that the real property sold at its fair market value; that the chattels were sold at their fair market value and that the prices claimed for goods not accounted for, theft etcetera, is excessive and unreasonable. I will file the assessment on this property. It is the assessment notice of the Municipality of Delta for the year 1943, showing land assessed at $267.00 and the value of the improvements $1,800.00.

(ASSESSMENT NOTICE, EXHIBIT 10.)

I will also file a statement of goods sold to the tenant. It is dated October 12th, 1945 and is signed by one of the officers for the Custodian.

(STATEMENT, EXHIBIT 11.)

MR. FERG: And I will also file an appraisal of the chattels belonging to the Claimant which were sold to the tenant Mr. Goertz. It is the assessment of Trapp Motors, Limited and it shows that the goods were sold for $35.10. I think they are listed in the analysis form.

(APPRAISAL, EXHIBIT 12.)

MR. FERG: I will also file a report of the Custodian by R.M.Anderson, dated May 1st, 1945, stating that on examining the undermentioned articles he found them valueless and considers that they should be abandoned.

(REPORT, EXHIBIT 13.)

MR. CHERNIAK: That is filed subject to the production of Mr. Anderson?

MR. FERG: Yes, he is one of their active men and will be on hand.

CROSS-EXAMINED BY MR. FERG:

Q Mr. Kawata, You haven't had an independent valuation made of your real or personal property at the time of evacuation or since?

A No.

Q So that the prices put in your claim are your own estimates of values? A Yes.

Q How long have you lived on this property?

A I believe it was eight years.

Q And you paid taxes for eight years?

A Yes, I think I did.

Q And you have always been satisfied as to the assessed value of your property placed on it by the Municipal authorities?

A I never noticed the assessed value because I am not able to read English.

Q Well, you got an assessment notice every year?

A Yes, I received the statement every year but I never knew what the figures stood for.

Q Did you note that on the assessment, on the basis of the assessment depends the amount of taxes you pay?

THE COMMISSIONER: Is he complaining the property is under assessed?

MR. FERG:

Q At any rate you tell us that on the assessment notice you received for the various years you were there you never took any notice of the figures on them? A No, I never took notice of them.

Q Did you ever attempt to sell your property?

A No.

Q And you have never received an offer for it?

A No.

Q Now, with regard to the spray pump, the Custodian says it was sold to the tenant along with a spade and chicken trought and that it was badly worn and of no recoverable value if it was moved away from the property, is that right?

A The spray pump itself was quite new, it wasn't

worn.

Q Is a spray pump a chattel or is it fixed to the property? A It was the type that you carry around on your back and spray the fields.

Q In other words it was a chattel, a moveable chattel? A Yes, itwas the type that you had two tubes and you could use your arms free to support the plants.

MR. FERG: That is all, Your Honour.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

Mark H. Pearce

(MARK H. PEARCE)
OFFICIAL REPORTER

I, the undersigned Sub Commissioner hereby certify that the foregoing 15 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

J. G. Buchanan

(SUB-COMMISSIONER)

Case 911 w/p 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.

8633. ACKNOWLEDGED W/P

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

(1) NAME KAWATA, Takeo (RCMP) Reg. No. 12437
(Print) Surname Given Name

(2) Pre-Evacuation Address 1380 Horrel Rd., R. R. 1, New Westminster, B. C.

(3) Present Address 1408 Selkirk Ave., Winnipeg, Man.

(4) REAL ESTATE 1380 Horrel Rd., R. R. 1, New Westminster, B. C.

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 99 of the South-East Quarter of Section 36, Township 4, Map 1133, in the District of New Westminster. (Municipality of Delta)

(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) also Chicken Ranch.

(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 - - - - - - - - - - - - - - - - - $ ~~xxxxxx~~
(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) - $ 4,500.00
(v) Amount at which Custodian sold property and credited your account - - $ 1,800.00 -1803
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2,700.00 2697.

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
1380 Horrel Rd., R. R. 1, New Westminster, 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
Locked in shed and upstairs.

(over)

KAWATA, Takeo. Reg. No. 12437

LIST 1.

	Value	Custodian Sell.Price.
2 Peavies, 3 axes, 1 auger.	9.00	4.25
Part roll wire	12.00	10.00
Heater	--	--
Box stove	10.00	6.00
6 Chairs	6.00	4.50
6 Chairs	6.00	2.50
Bed complete	20000	10.50
Winnipeg couch	10.00	5.50
Dining table	10.00	3.00
Buffet	10.00	5.00
Net shuttles	35.00	4.00
Box of dishes (2)	3.00	.50
2 Cupboards	5.00	1.00
Cupboard and chest	5.00	1.50
3 Cross cut saws	20.00	5.00
Box sundries	35.00	3.00
Table and book rrack	6.00	2.00
Crock of Sundries	5.00	3.75
Decoration and Tray	5.00	2.75
Lot of dishes	8.00	4.00
4 Pails	1.50	1.50
Dresser	15.00	10.00
Mop and clock	4.00	3.00
Garden tools	10.00	8.00
	$ 250.50	$ 101.25

Loss from above sales $ 149.25

List 2 (as per (e))

Chattels Received by Custodian and Unaccounted for

3 Linoleums	$15.00
2 wedge	2.00
1 sledge hammer	1.00
2 spring door	4.00
3 wood barrel	1.00
6 automatic water float	4.00
1 roll building	2.00
1 portable gas stove	2.00
1 rubber raincoat	3.00
2 pr. boots	3.00
2 big basket	1.00
1 step ladder	3.00
2 hauling wedge	2.00
3 wedge	3.00
50 lb. Galvanized nails	5.00
20 lb. 1½" nails	1.50
2 cartons kitchen utensils	10.00
1 crow bar	2.00
1 gas lantern	2.00
wheelbarrow	2.00
2 swuare	4.00
1 buck saw	2.00
spray pump	15.00
14 shake	5.00
18" pipe wrench	2.50
Loss	$97.00

KAWATA, Takeo
(Claimant's Name)

REAL ESTATE
(Farm Land)

12437
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	2 acres						
Cultivated not planted	1½ acres	1934	T. Fujimoto	$450.00			
Cultivated and ~~not~~ in crop					all bush	none	land and bldgs. $4500.00
List Crops							
strawberries	½ acre						
Currants	¼ acre						
Raspberries	¼ acre						
vegetable garden	½ acre						
Total	5 acres						

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

Description	When Made	Cost
cleared and cultivated about 3 acres		
constructed about 500 feet of cedar covered ditching		
dug well about 20 feet deep and in 1939 equipped with electric pump and piped to buildings at a cost of $400.00		
planted 10 mixed fruit trees		

BUILDINGS

	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ cost
1	house	20 x 24 with extension 6 x 12 and porch 6 x 6 full basement with shiplap inside	shiplap inside outside shiplap tarpaper and cedar drop siding, fir floors	1934		bought material and own & hired labor			1000.00
2	henhouse	20 x 146	shingle on shiplap	20 x 60-1936 20 x 72-1937 20 x 14-1940		" " " " " " "			1500.00
3	henhouse	20 x 160	shiplap on frame	20 x 70-1938 20 x 90-1939		" " " " " " "			1600.00
4	henhouse	20 x 52	shiplap	1940		" " " " " " "			500.00
5	henhouse	1st storey 19 x 72 2nd " 20 x 84	drop siding-special shingle on roof	1941		" " " " " " "			1500.00
6	pump room, packing shed etc. -	14 x 28	frame	1936 extended 1940		" " " " " " "			150.00
7	6 colony houses		lumber	1938 to 1940		" " " " " " "			300.00

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

The appraiser does not add the value of the pump to the land, nor does he mention the fruit trees. All buildings were built ~~of~~ AFTER I bought the land, so that the appraiser is wrong about their age. This applies especially to the chicken houses, the 2 storey house having been completed only one year prior to evacuation. All the buildings were quite a bit bigger than shown by the appraiser and were certainly more valuable than his estimate. This was a well located property and was always kept in good condition. In my opinion the fair market value at date of sale was at least $4500.00.

EXHIBIT No. 911-1
DATE Sept. 15/48
FILLED BY Claimant.

Takeo. Kawata.
Signature

KAWATA, Takeo
(Claimant's Name)

PERSONAL CHATTELS

12437
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
Bed complete (steel)	1937	new	40.00	good	20.00
Winnipeg COUCH	1940	new	17.00	"	10.00
Dining table (hardwood)	1939	used	15.00	"	10.00
net shuttles (13 doz.)	time to time	new	3.75 per doz.	excellent	35.00
Buffet (hardwood)	1934	used	15.00		10.00
3 cross cut saws	1934-1936	new	31.50	good	20.00
Box Sundries containing:					
1 compass	1938	"	15.00	"	
1 barometer	"	"	8.00	"	
1 chronometer	1937	"	15.00	"	35.00
1 creseent wrench set and other small miscillaneous boat equipment	1938	"	10.00		
Dresser	1934	"	25.00	"	15.00
3 picks, 2 mattacks, 5 hoes, 1 rake, etc.	time to time	"	about 20.00	"	10.00
spray pump	1938	"	25.00	"	15.00

Description of Storage of Goods:

All chattels were stored in my home at 1380 Harrel Road, New Westminister.

General Statement as to all Chattels ~~not Described above~~:

I have depreciated all values according to age and use. I do not think that the items marked abandoned were valueless. I have shewn a low value for them because they were used, but at date of evacuation they were in fairly good condition and definitely saleable.

Additional Comments, if any:

EXHIBIT No. 911-2
DATE Sept. 15/48
FILLED BY Claimant.

Takeo. Kawata
Signature

BC-449-P
BC-2474-B

911-3
Sept 15/48
Claimants.

BC/449-P
BC/2474-B

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

Farm Appraisal Report

File No. J.L.663

Land Description Lot 99 of SE¼ Sec.36, Tp.4, Map 1133.
House No. 1380, Horel Rd.

Containing 4.85 Acres

Owner's Name TAKIO KAWATA Post Office Address R.R.1, New Westminster, B.C.

Nearest Rail Point New Westminster, C.P.R., and shipping Kennedy Station, B.C.Electric Rly. Distance 3½ / ½ mile.

Market Town New Westminster Distance 3 miles.

Church (give denomination) New Westminster, all denominations Distance 3 "

Nearest School Kennedy Public School Distance ½ mile

State how property was identified: Map location.

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

Has direct access to Horel Road, fair gravel road.

Is this district a good one? Fairly good small fruit & poultry locality.

Employment opportunity City industries at 3 miles.

Predominating Nationality and religion: Mainly Japanese owners.

Describe Fencing and its condition: No fencing. Value $

Water supply: from well by Beatty Electric pump & pressure tank. Value $

Electricity - Power available. Lights & power used.

8633

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 20	frame	1 sty	shgl	15	wood	fair	500.00
Hen house	20 x 130	"	1 "	"	10	"	"	650.00
" "	18 x 70	"	2 "	"	10	"	"	630.00
Feed shed	18 x 25	"	1 "	"	10	"	"	175.00
Hen house	18 x 140	"	1 "	"	10	"	"	620.00
BARN	x							
Packing shed	15 x 25	"	1 "	"	15	"	poor	20.00
GRANARY	x							
	x							
5 colony houses	x	Light structure - no value.						
	x							
	x							

Total present day value $2595.00

Total Value Buildings add to farm $1600.00

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

$

Describe the basement and chimneys: Full basement from ground level, all wood. Stove-pipe chimney.

No. rooms downstairs? 4 Upstairs? nil How finished wood finish.

Are buildings painted? house only Condition of paint fair

Distance from nearest bush Approx. 200 yards.

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
2.78	level	sandy loam 10" to 18"	hard pan	mixed	70.00	194.60

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	
2.07	level	sandy loam 10 to 18	hard pan	clearing stumping breaking	$175.00 to $200.00	20.00	41.40

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 $ 236.00

Total added by buildings to value of farm $ 1600.00

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

Total value of farm $ 1836.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property occupied by tenant; soil appears to be in a fairly good state of fertility; cropped land in a good state of cultivation.

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

Noxious weeds: A few Canada thistle, and numerous lesser weeds.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Delta. Ass't Improvements - $1800.00 Land - 267.00 Taxes 1942 - $18.96.

Date: July 27th, 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 24 day of July, 1942.

Inspector's Signature "D. DODDING"

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

Farm Appraisal Report

Remarks: This is a small holding only partially developed and has been mainly operated as a poultry farm. With exception of one building the poultry houses are comparatively new and in good condition. The dwelling is small but in good condition.

The soil is of fairly good type and appears to be in a good state of fertility.

The property is rented to Mrs. A. Cornes for the current year for $10.00 a month plus taxes. In addition to the monthly rental $75.00 was paid for the year's small fruit crop.

The place is in good condition and apparently well looked after, although on a portion of the land the weeds got out of control during the wat weather.

(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.

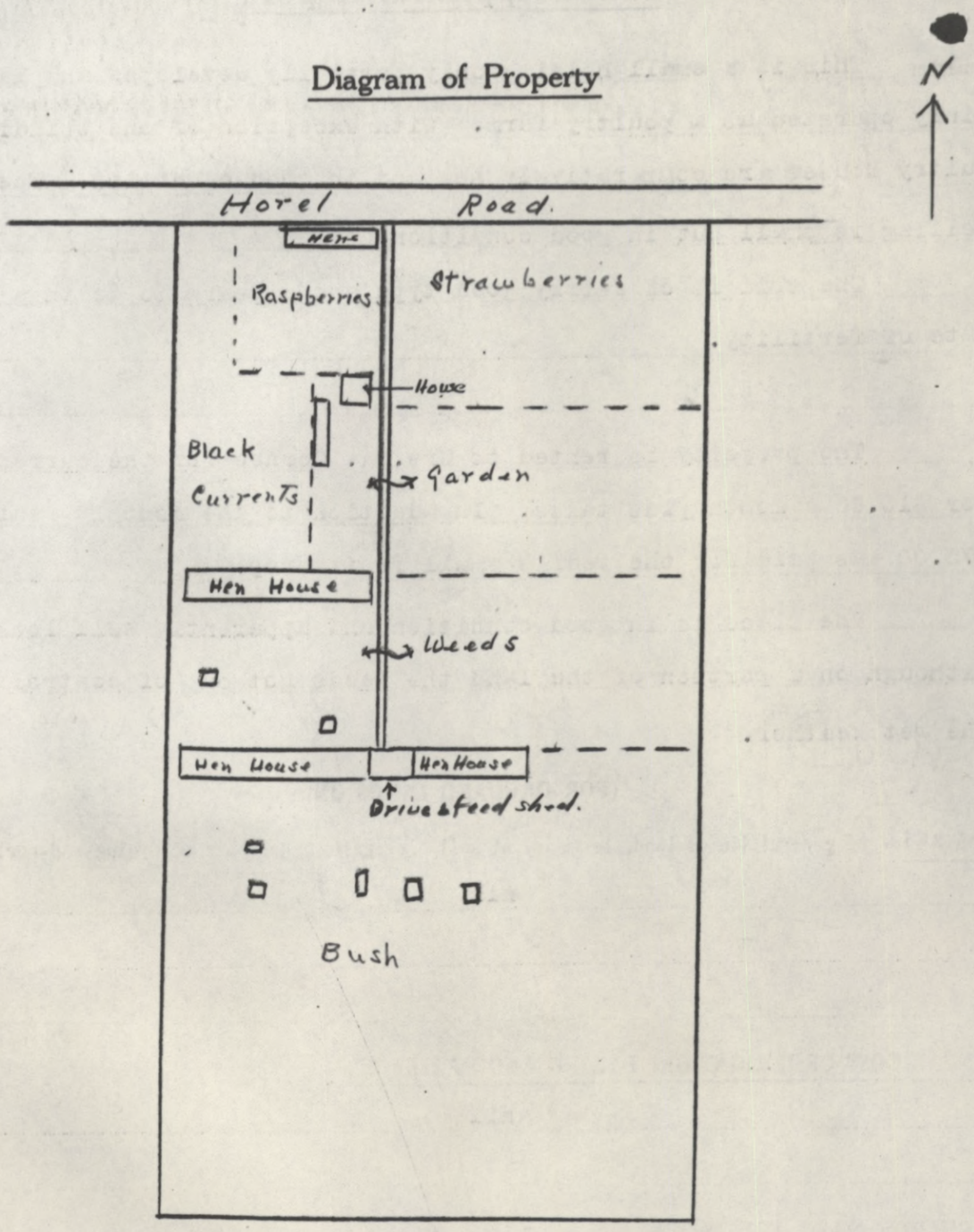
nil

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
Strawberries	.55	$
Garden	.5	$
Black currants	.34	$
Raspberries	.21	$
No crop - gone to weeds	.68	$
Buildings and yards	.5	$
	2.78	$
Bush	2.07	
	4.85 acres.	$
		$
		Total $

Amount fruit trees add to value of farm $

Diagram of Property



Lot 99 of SE¼ Sec. 36. Tp 4 Map 1133
Takio Kawata

Scale - 100' - 1"

Following careful review of this appraisal report, it is my opinion that the present value is $ 1800

Date 29th July, 1942.

(SIGNED) I. T. Barnet
District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 8633 EXHIBIT

NAME (Mr.) Takeo KAWATA

REG. No. 12437

DATE
DECLARATION May 7/42
EVACUATION June 2,1942.

INVENTORY
TAKEN BY
DATE

1 Heater Stove
1 Table
7 Chairs
Beds
Gramaphone
2 Dressers & 2 Drawer
Electric Water pump & pipes
2 brooders
1 spray pump
Farming tools & implements.
Garden tools
Wheelbarrow
All to be left at house
1380 Horrel Rd., R.R.
#1, New Westminster, B.C.

DETAILS OF CLAIM		SALES: AUCTION		SALES: TENDER &c		SOLD WITH REAL PROP.
List 1.						
2 Peavies, 3 axes 1 auger	9.00	T	4.25			
Part roll wire	12.00	M	10.00			
Heater		F	.50			
Box stove	10.00	F	6.00			
6 chairs	6.00	F	4.50			
6 chairs	6.00	F	2.50			
bed complete	20.00	F	10.50			
Winnipeg couch	10.00	F	5.50			
Dining table	10.00	F	3.00			
Buffet	10.00	F	5.00			
Net shuttles	35.00	M	4.00			
Box of dishes (2)	3.00	K	2.00			
2 Cupboards	5.00	F(1)	1.00			
Cupboard and chest	5.00	F	1.50			
3 cross cut saws	20.00	T	5.00			
Box sundries	35.00	Misc.	3.00			
Table and book rack	6.00	F	2.00			
Crock of Sundries	5.00	K	3.75			
Decoration and Tray	5.00	Misc.	2.75			
Lot of dishes	8.00	K	4.00			
4 Pails	1.50	M	1.50			
Dresser	15.00			F	10.00	
Mop and clock	4.00			F	3.00	
Garden tools	10.00			T	2.00	
	$250.50		$82.25		$15.00 = $97.25	
List 2.						
3 Linoleums	15.00					
2 wedge	2.00	T				
1 sledge hammer	1.00					
2 spring door	4.00					
3 wood barrel	1.00					
6 automatic water float	4.00					
1 roll building	2.00					
1 portable gas stove	2.00					
1 rubber raincoat	3.00					
1 step ladder	3.00					
2 pr. boots	3.00					
2 big basket	1.00					
2 hauling wedge	2.00	T	8.00			
3 wedge	3.00	T				
50 lb. Galvanized nails	5.00					x
20 lb. 1½" nails	1.50					x
2 cartons kitchen utensils	10.00			K	6.00	
1 crow bar	2.00					
1 gas lantern	2.00	Misc.				
wheelbarrow	2.00					
2 square	4.00					
1 buck saw	2.00					
spray pump	15.00			M	5.00	
14 shake	5.00					
18" pipe wrench	2.50					
	$97.00		8.00		11.00 = $19.00	
TOTAL CLAIM.....	$347.50					

Also sold but not claimed above:

1 Phonograph	F	2.00		
Go-Cart	Misc.	2.50		
Kiddie Car	Misc.	2.00		
Box of Paints	M	1.75		
8 Kitchen chairs			F	8.00
Bed and Spring			F	10.00
		8.25		18.00
TOTALS		98.50	*	44.00 = $142.50 - T

EXHIBIT No. 911-4
DATE Sept. 15/48
FILLED BY Claimant.

No 8633 EXHIBIT No. I CASE No.

No. 12437 VENUE Winnipeg, MANITOBA.

SALES			SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
	TENDER &c								
4.25									
0.00									
.50									
6.00									
4.50									
2.50									
0.50									
5.50									
3.00									
5.00									
4.00									
2.00									
1.00						x			
1.50									
5.00									
3.00									
2.00									
3.75									
2.75									
4.00									
1.50									
	F	10.00							
	F	3.00							
	T	2.00							
2.25		$15.00 = $97.25							
						x			Nailed down - abandoned Probably sold as tools or sundries.
							x		
							x		
							x		
							x		
							x		Mr.Cornies stated on inventory received by us July 20/42, that building paper belonged to him
						x			Rotten - no value - abandoned.
						x			Abandoned - no value.
						x			Rotten - no value - abandoned.
						x			Broken - abandoned.
8.00									Probably sold as tools or sundries.
									Probably sold as tools or sundries.
			x						Used on property.
			x						
	K	6.00							
							x		Sold as Sundries.
						x			Worn out and abandoned.
				(1) x			(1) x		
							x		
	M	5.00							Sold to tenant with 1 spade & chicken troughs-badly worn & of no recoverable value if moved away from property.
						x			
						x			
8.00		11.00 = $19.00							
2.00									
2.50									
2.00									
1.75									
	F	8.00							
	F	10.00							
8.25		18.00							
98.50	*	44.00 = $142.50 - Total Sales.							

RECAP:

Goods valued by Claimant at $228.00 were sold at Auction for.....$90.25
Goods valued by Claimant at 54.00 were sold by tender etc., for 26.00
Goods valued by Claimant at 6.50 were used on the property.
Goods valued by Claimant at 2.00 were not recorded at any time.
Goods valued by Claimant at 37.00 were abandoned
Goods valued by Claimant at 20.00 were not accounted for theft, etc.

TOTAL CLAIM-$347.50 TOTAL - $116.25





EXHIBIT No. 911-5
DATE Sept. 15/48
FILLED BY Claimant.



Ex 5

EXHIBIT No. 911-6
DATE Sept. 15/48
FILLED BY Claimant.





1936.-1937.

EXHIBIT No. 911-7

DATE Sept. 15/48

FILLED BY Claimant.

1940

27

Ex 7.

EXHIBIT No. 911-8
DATE Sept. 15/48
FILLED BY
Claimant.



911 - 10

EXHIBIT No.

DATE Sept. 15/48

FILED BY Crown

File #8633
Reg #12437

MUNICIPALITY OF DELTA ASSESSMENT ROLL FOR THE YEAR 1943

All Lands are Assessed as "Improved".

Date of Transmission of Notice, December 30th, 1942.

NAME OF TAXABLE PARTY AND ADDRESS

Takeo Kawata
c/o Official Custodian

Description of Property												
Roll No.	Lot	Blk	Qtr.	Sec.	Twp.	D.L.	Gp.	Map	No. Acres or Lots	Value per acre or lot	Value of Improvements	Value of land only
2480	99		SE	36	4			1133	4.85	55.	1800.	267.
											267	
											2067	

Take notice that the above property is assessed as above for the year 1943. Court of Revision will be held at the Municipal Hall, Ladner, B. C., on 8th February, 1943, at 10 AM., see section 234 of the Municipal Act on the back of this Notice.

J.P. SMITH, Assessor.

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

Date: December 10, 1948.

E. La Casse
A.Y.

911 - 11

EXHIBIT No.

DATE Sept. 15/48

FILED BY Crown

GOODS SOLD TO TENANT

File No. 8633

October 12th, 1945.

RE: Takeo KAWATA

The following goods were sold to the tenant, Mr. H. Geortz as they were badly worn and of no recoverable value if moved away:

1 Tank sprayer
1 Spade
Quantity of chicken troughs } M

Price for above $5.00.

"W. J. Iverson"
W. J. Iverson

WJI:LBM

To be collected by W.J. at end of November WJI

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

Date: December 9, 1948.

E. Labrosse
J.J.

File No. 8633

EXHIBIT No. 911 - 12
DATE Sept. 15/48
FILED BY Crown

CHATTELS BELONGING TO Takeo KAWATA
Reg. 12437

Sold to Tenant, Mr. Goertz

8 Kitchen chairs	$ 8.00
Bed and spring	10.00
Dresser	10.00
Wash boiler and dish pan	6.00
Mop and clock	3.00
Garden tools	2.00
	$39.00
Less Appraisal fee - 10%	3.90
NET PROCEEDS	$35.10

"Certified a just and fair appraisal as made by us this 12th day of April, 1945".

TRAPP MOTORS LTD.

SIGNED (Signature illegible)
TRAPP MOTORS LTD.

WITNESS: "W.J. Iverson"
Office of the Custodian.

APPROVED BY OUR RURAL ADVISORY COMMITTEE. June 15, 1945.

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

Date: December 10, 1948.

E. L. Bussey
J.J.

911 - 13

EXHIBIT No.

DATE Sept 15/48

FILED BY Crown

REPORT

FILE NO: 8633

May 1, 1945.

TO: The File

FROM: Mr. R. M. Anderson

RE: Takeo KAWATA

On examining the undermentioned articles I found them valueless and consider they should be abandoned:

3 Linoleums on the floors
1 Kitchen cupboard (fixture)
1 Home made cooler
2 Cartons of papers and old clothes
2 Rubber coats
2 Pair rubber boots
2 Old step ladders
A small quantity of ½" cable (all rusted)
2 Old beds and springs
A quantity of loose shakes and shingles
1 Very old pipe wrench
1 Box of books

The nails mentioned on inventory were used on the property.

RMA: O.K. W. Iverson

"R. M. Anderson"

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

Date: December 10, 1948.

E. L. Bassett
A.J.