

736

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: IWAMOTO Tazuo

HOME ADDRESS: Dumaresq Camp, Allison Harbour, B. C.

REGISTRATION NUMBER 10640 SEX Male AGE: 22 yrs.

OCCUPATION: Logger

(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: Hiland Logging Co., Simoon Sound, B. C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: N.W. Sec. of Lot 5, Sub. Div. 3,
Roll No. 3105, Dist. of Maple Ridge, B. C. Happyvalley Road, Whonnock.
Farm land, cultivated for strawberries and vegetables.

2. BUILDINGS AND OTHER IMPROVEMENTS: Location as above with additional
pecking shed, wooden frame.

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

4. TAXES (Amount and where payable) \$17.28 per year at the Dist. of Maple
Ridge, B. C. Paid up Aug. 31st, 1941.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

6. OCCUPANCY AND LEASES (If vacant so state) Vacant. No lease.

Title-In father's possession,
Mr. S. Iwamoto, Whonnock, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: _____
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Strawberries and small vegetables.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Company House of Hiland Logging Co. at
Simoon Sound, B.C.
2. LANDLORD'S NAME AND ADDRESS Hiland Logging Co., Simoon Sound.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent Free.
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: Farming implements, garden tools stored on farm at Whonnock with father.
- also declared by father (file 3rd)*
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

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: Sun Life Assurance Co. \$2000.00 Policy No. unknown.
(Policy in hands of father at Whonnock, B. C.)
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

REMARKS: None

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 23rd day of March 1942.

(Signature) J. Swannick

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Sept. 18/1943

File No. 736

Full Name IWAMOTO, Tsugio
(Surname in Block Letters)

Registration No. 10640 ^V Male - Female
(Check) Age Jan. 28/1920

Former Address Dumaresque Camp, Allison Harbour, B.C.

Date Evacuated 2/4/42 ^V Naturalized - Canadian-Born - National
(Check)

Present Address Lethbridge, Alberta ^{c/o H. M. HANEY}
PICTURE Butte, ALTA

^V Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} (SHIMOKAWA) Hide Name of Father Sukezo #13389

#13388
Names of Children under 16 _____

Requested by Pat Hodgson

Registered with Custodian Yes
(Yes or No)

Additional Information Logger

27/95/10

REAL PROPERTY SUMMARY

Catalogue No.: S. S. B. (B.C.48 P)

File No. 736

Name: IWAMOTO, Tsugio

Reg. No. 10640

Address: 31st Avenue, Whonnock, B. C.

Legal Description: Lot 3 of a 69.38 acre portion of North West quarter, Section 5, Township 15, Map 5872, Municipality of Maple Ridge, District of New Westminster.

Classification: 7.46 acres, approximately $4\frac{1}{2}$ acres in good cultivation. Only building is a packing shed of little value.

Registered Owner: Tsugio IWAMOTO

State of Title: Clear

Administration & Revenue:

Leased by Tsugio IWAMOTO, along with the property of his father, Sukezo IWAMOTO, from April 1, 1942 to Jan. 31, 1943, for the sum of \$550.00. This rental, which covered the properties of both Sukezo and Tsugio IWAMOTO, was collected by the two IWAMOTOS prior to their evacuation, and no adjustment was made with the V.L.A. when the properties were sold on Jan. 1, 1943. (The property of Sukezo IWAMOTO, (Cat. No. S.S.B.BC 49P) is dealt with in File 3415). Tsugio IWAMOTO's property was leased by the Custodian from Feb. 1/ 43 to Sept. 30/43 for \$115.00. (Latter accrued to VLA)

Sold to the Director, Veterans' Land Act for \$359.00 (Cash) as at Jan. 1, 1943.

Title delivered March, 1944.

Payment received May 12, 1944, and net amount of \$334.47 was credited to account after paying tax arrears of \$21.53, and Reg. Fees of \$3.00. Legal Fees of \$15.00 were charged to the account of Tsugio IWAMOTO.

Chattels: None on property

Insurance: None carried.

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

September 22, 1945.

W.E. Lusk

FM

PERSONAL PROPERTY SUMMARY

File No. 736

September 27, 1945.

Re: Tsugio IWAMOTO, Reg. No. 10640

Chattels: See Chattels Summary

Life Insurance: Sun Life Assurance Co. of Canada Policy No. 2256
Amount: \$2,000.00 - Beneficiary: Father, Sukezo IWAMOTO.
This policy did not come under the control of this office,
and no premiums were paid through this office.

Specified Articles: The fishing vessel "Toad" was licensed in the name of
Tsugio IWAMOTO, who, on July 2, 1943, authorized payment
of the net proceeds to Yoshiichi SHIN, File 1040, who had
claimed ownership. Details of the sale of this vessel
are given on Vessel Summary on File 1040.

The file shows no evidence of ownership of motor-vehicles,
radios, cameras or fire-arms.

This file reveals no evidence of ownership of any other
personal property of any kind.

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

September 27, 1945.

W. E. L. L. L.

FM

D

CHATELS SUMMARY

File No. 736

September 27, 1945.

Re: Tsugio IWAMOTO, Reg. No. 10640

In his declaration to the Custodian, April 13, 1942, this man reported no chattels, but in his letter of August 30, 1942, he stated that certain tools, which he listed, were his, but had been used by his father in company with himself. The properties of the father (Sukese IWAMOTO, File 3415) and of the son had been leased jointly by the owners prior to their evacuation to Mrs. E. Clark. Use of the farm implements, which had been declared by the father also, were included in the lease. This office sent Mrs. Clark a list of the implements belonging to Tsugio IWAMOTO, as reported in his letter of August 30, 1942, and she replied on September 21, 1942, that the list was correct. She also reported that the shed in which she had stored tools belonging to herself and the IWAMOTO's had been broken into, and that she had reported the matter to the police; no stolen articles were recovered, however.

The tools reported by Tsugio IWAMOTO, are dealt with in his father's file, as these had been reported originally by the father, and appeared to be common property of the two men.

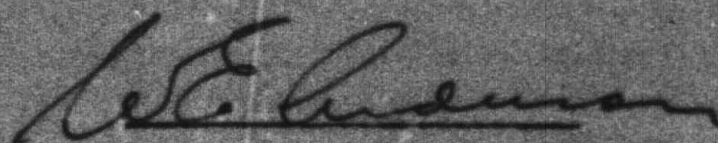
When the chattels were removed to auction, the only saleable articles remaining were five saws, which netted a total of 51 cents. This sum was credited to the account of Sukese IWAMOTO, File 3415.

No funds were credited to the account of Tsugio IWAMOTO from the sale of any chattels.

The above summary is certified to be in accordance with information on this file and File 3415.

SEPTEMBER 27, 1945.

FM



MEMORANDUM

File No.: 3415
736
9418

April 13th, 1943

To: FILES

From: Mr. Green

Re: IWAMOTO, Sukezo
IWAMOTO, Tsugio
UYEDA, Wari (Mrs.)

On July 27th, 1942, an inventory was sent to the father, Sukezo Iwamoto on file 3415. As everything declared was there except five mattocks, this was assumed to be in order and on August 30th was so confirmed by the Japanese.

On the same date, August 30th, on file 736, the son, Tsugio Iwamoto, lists a number of items including the mattocks and otherwise differing from our inventory referred to above. This was confirmed by the tenant, Mrs. Clark on September 21st. A later inventory dated March 17th 1943, comprising the most important items (2 cultivators and 1 tank spray) appears on file.

Mrs. Wari Uyeda, file 9418, also lived on these premises and left a few items of no value as per inventory of March 17th, 1943, on her file.

HFG:IF

LIABILITIES SUMMARY

File No. 736

September 27, 1945.

Re: Tsugio IWAMOTO, Reg. No. 10640

This file reveals no claims registered against
this man.

The above summary is certified to be in accordance with in-
formation on file.

September 27, 1945.

W E Hudson

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name IWAMOTO, Mr. Tsugio

File No. 736

Leithbridge, Alta

Reg. No. *10600*

Company Sun Life

Agency Vancouver

Policy No. 2256357

Premium - \$ 57.20

Payable: ^x Annually, Semi-annually or monthly

Month July Day 5th

REMARKS:

27
Letter sent 21/8/43

Extract from Lease.

Lease No. 388.

File No. 736.

Lessor: The Secretary of State. (Tsugio IWAMOTO)

Lessee: Mrs. Ethel CLARK.

Date: 15th March, 1943.

Term: 8 months from 1st February, 1943 to 30th September, 1943.

Consideration: \$115.00 on 15th July, 1943. No Taxes.

Property:

Land: Lot 3 of a 69.38 acre portion of N.W. $\frac{1}{4}$ of Section 5, Tp.15,
Map 5872. C. of T. 133422 E. Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 6/8/43.

BC-48-P
BC-2996-A

BC/48-P Page 1
BC/2996-A

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

Farm Appraisal Report

File No. JI-358

Land Description Lot 3 of a 69.38 ptn. of N.W. 1/4, Sec. 5, Tp. 15, Map 5872.

Containing 7.46 Acres

Owner's Name IWAMOTO, Taugio

Post Office Address Whonnook, B.C.

Nearest Rail Point Whonnook, B.C.

Distance 2 miles

Market Town New Westminster, B.C.

Distance 27 "

Church (give denomination) Anglican & United - Whonnook

Distance 2 "

Nearest School North Whonnook

Distance 1 "

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.

Direct access to 31st Avenue. Gravel road - fair condition.

Is this district a good one? No. Outlying and limited development.

Employment opportunity Very limited in this locality.

Predominating Nationality and religion: Mixed - Japanese predominating.

Describe Fencing and its condition: Partially fenced with 3 strand barb wire. Value \$

Water supply: No domestic water. Creek runs through property. Value \$

BUILDINGS ON FARM

736

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	No other buildings.						
Shed	12 x 26	Posts & Shks.	8'	Shks.	old	Wood	-	-
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm \$

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Nil

Describe the basement and chimneys: Not applicable.

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest 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
4.86	Level & sloping.	Sandy loam running to clay - 10" - 20"	Sand & Gravel & Clay.	Mixed fruits and vegetables.	70.00	340.20
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
2.60	Level - out by creek.	Clay lm. 10-20"	Clay	Clearing and drainage.	150.00 to 175.00	10.00
						26.00
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 \$ 366.20

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 \$ 366.20

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

Property in fair condition. No buildings. Operated by Mrs. Ethel Clark, in conjunction with Sukezo Iwamoto property, Lot 3, Map 3192.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Mixed fruits and vegetables.Noxious weeds:
None of consequence.

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

1942 Tax - \$18.82. District of Maple Ridge.

Date: June 21st, 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 19 day of June 1942

Inspector's Signature

"H.L. SINCLAIR"

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

JL-358 - T. IWAMOTO

Farm Appraisal ReportRemarks:

This property is of limited acreage, situated in a rather outlying district. The uncleared acreage is low lying covered with brush, alder, and hardwood with a creek running through. I consider this uncleared acreage would be subject to flood.

There are no buildings on the property outside of a pole and split cedar shed. Electric power is available from the line on 31st Avenue.

The property has been leased to Mrs. Ethel Clark, in conjunction with Lot 3, Sukazo Iwamoto - a 12.21 acre holding lying immediately East across 31st Avenue. Rental for two holdings \$550.00 from April 1st, 1942, for a 10 month period.

Crops are marketed through Fraser Co-operative, Mission, B.C.

(FOR ORCHARD LANDS ONLY)

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

Portion of cropped land has decided slope to North, balance level. Fertility appears to be fair judging by growth of crops.

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

Blackberries	-	.33 acres - fair condition.	\$
Strawberries	-	2.68 " " " "	\$
Beans	-	1.30 " " " "	\$
Raspberries	-	.55 " " " "	\$

Bush & creek bottom - 2.60 "

7.46 acres

Total \$

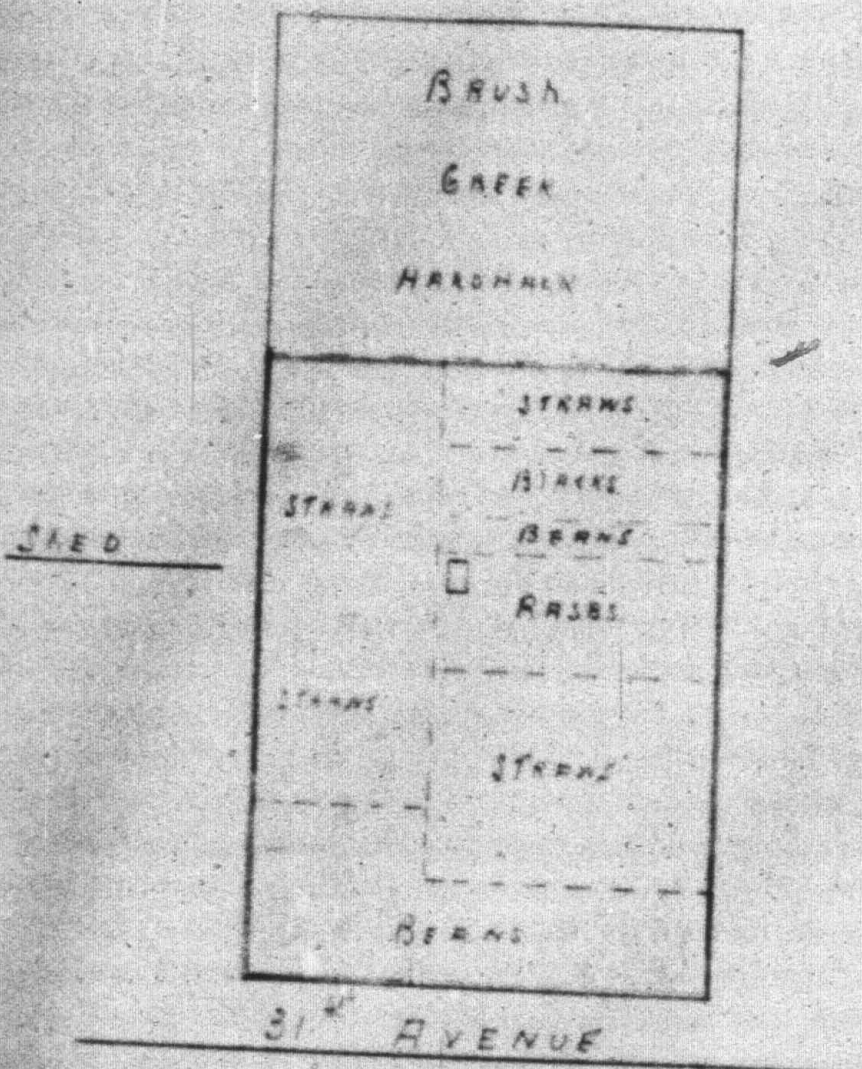
Amount fruit trees add to value of farm \$

Diagram of Property

LOT-3 of a 69.31 AC Pk of NW 1/4- Sect. 5- T. 15- M. 11- S. 12

7-46

TSUGIO-IWAMOTO-



Scale 100 ft. = 1 inch

Following careful review of this appraisal report, it is my opinion that the present value is \$ 350.00

Date 25th June 19 42.

"I.T. BARNET"

District Superintendent.

REGISTERED

September 27, 1945.

Mr. Taugio IWAMOTO,
Reg. No. 10640,
c/o Mr. H. M. Haney,
Picture Butte, Alta.

Dear Sir:

Your letter of August 16th has been received, and in compliance with your request, we enclose Custodian cheque in the amount of \$318.47, representing all funds standing to your credit with this office.

The administration of your affairs having now been completed, it is felt that you would appreciate a report.

Real Property: Your property was leased along with the property of your father for the period from April 1, 1942, to January 31, 1943, for the sum of \$550.00, which was collected by yourself and your father prior to your evacuation. No adjustment of the rental consideration was claimed by the purchaser. Full details of the sale of your property have already been supplied in our statement of May 30, 1944. Since that time legal fees of \$15.00 have been charged to your account in connection with the sale of your property.

Personal Property: When you signed the declaration to the Custodian on April 13, 1942, you reported no personal property, except your life insurance policy, which did not come under the control of this office.

In your letter of August 30, 1942, however, you stated that you had an interest in a quantity of farm tools. These were stored on your father's property in a building which was broken into and the tools stolen. Although the police were notified at the time, no recovery was made.

Vessel: The fishing vessel "Toad" was licensed in your name, but as you informed us on July 2, 1942, that this vessel was the property of Mr. Yoshiichi Shin, the proceeds of the sale of the vessel were transferred to his account.

Financial Statement: The only entry made in your account since the date on which we sent you the statement of your account, May 30, 1944, is the debit for legal fees of \$15.00. Your credit balance at this time, therefore, is \$318.47, which is being remitted to you herewith.

736

Mr. Tsugio IWAMOTO

- 2 -

September 27, 1945.

It is felt that we have accounted for all property of every kind left by you in the protected area, which vested in the Custodian, and in order that you may confirm this and acknowledge the enclosed cheque, we enclose a stamped, addressed envelope.

Yours truly,

WEA/PM
Enclosures (2)

W. E. Anderson,
Administration Department.

File No. 736

SUMMARY RELATIVE TO CLAIM OF
Tsugio IWAMOTO - Regn. No. 10640

12th May, 1948

REAL PROPERTY: Municipality of Maple Ridge, Lot 3 of a 69.35 acre portion of NW $\frac{1}{4}$ of Sec. 5, Tp. 15, Map 5872, D.N.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>	
Land	\$450.00	\$366.20		\$1500.00	7.46 acres
Improvements	<u>350.00</u>				
	\$800.00	\$366.20	\$359.00	\$1500.00	
		Less sale price		<u>359.00</u>	
		Amount of claim		<u>\$1141.00</u>	

Claimant values the land at \$201.07 per acre.

EXHIBIT NO. 675-3
DATE Sept. 15/48
FILED BY [Signature]

MIR

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 R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 September 15th, 1948.

IN THE MATTER OF THE CLAIM OF
TSUGIO IWAMOTO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

T. Iwamoto,
In Chief.

THE SECRETARY: Case No. 675, Tsugio Iwamoto.

TSUGIO IWAMOTO, the claimant herein,
being first duly sworn,
testified as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q I believe you speak and read English, do you?

A Yes.

Q Pardon?

A: Yes.

Q Just speak out a little bit so that I can hear you.

10 Now I show you a form of summary of evidence in
support of claim covering your 7.46 acres of
land at Whomock? A: Yes.

Q And do you remember what you paid for that land
when you bought it?

A \$500.00 and -- it was \$75.00 an acre.

Q \$75.00 an acre? A: Yes.

Q Would it be about \$562.00?

A Yes.

Q At that time what would be the condition of your
20 land when you bought it?

A It was bush.

Q Bush? A: Yes.

Q Any buildings? A: No.

Q And then you cleared it and put on the improvements
shown in this claim, did you?

A Yes.

Q At a cost of \$1835.90? A: Yes.

Q Is that right? A: Yes.

Q And you put on a packing shed which you valued at
30 \$65.00? A: Yes.

3
T. Iwamoto,
In Chief.

Q Making a total cost of land and improvements
\$2462.40?

A: Yes.

Q But you only value your property in your claim,
the whole thing at \$1500.00?

A Yes.

Q Do you consider that a fair valuation at the time
that you were evacuated?

A Yes, I think so.

Q You think so?

A: Yes.

10 Q You know that the land was sold by the Custodian
for less than \$400.00?

A Yes.

Q What would you say about that sale?

A Three hundred --

Q \$359.00?

A: Yes.

Q What do you say about that price for the land?

A It was too cheap.

Q It is too cheap?

A: Yes.

THE SUB-COMMISSIONER: Could you speak up a little
20 louder, please?

MR. VIRTUE: Q: You have no personal property claim?

A No.

Q Did you live with your father at that time?

A Yes.

Q The father, is that the old gentleman who just
gave evidence in the previous claim?

A Yes.

Q Now you signed this claim, did you?

A Yes.

30 Q What do you say about the statements in this claim?

4
T. Iwanoto,
In Chief.

A True.

Q They are true?

A: Yes.

Q Are the values you have placed on the land and improvements and buildings reasonable values?

A Yes.

MR. VIRTUE: I will tender that as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: The Custodian says that there is a possibility that this land of yours would be subject to floods. How long did you live on it?

10

A Four years.

Q Four years?

A: Yes.

Q And was there ever any danger of floods during that time?

A: Not at all.

Q None at all?

A: No.

Q From your knowledge of the land and the rivers and the rainfall and all that sort of thing, was there any possibility of your land being flooded?

A: No.

20 Q Your land was close to a good gravel road, I believe?

A: Yes.

Q There was a little creek running through the property?

A: Yes.

Q Did that give you good drainage?

A Yes.

Q Was there any indication or sign of any kind when you bought this land, or since, that part of the land ever had been flooded?

A No.

30 Q No indication whatever?

A: No.

5
T. Iwanoto,
In Chief.
Cross-Exam.

Q And you are satisfied that it could not be flooded?

A No.

Q All right, thank you.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I wish to submit as an exhibit a farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

10 MR. RICE: I also wish to submit as an exhibit a summary respecting the real estate, showing its assessed values, the Soldiers Settlement Board appraisal, the sale price and the claimant's value.

(SUMMARY MARKED EXHIBIT NO. 3).

CROSS-EXAMINATION BY MR. RICE:

Q I show you a proof of claim form (indicating). Is that your signature?

20 A Yes.

Q Dated the 12th of November, 1947, completed by yourself?

A: Yes.

MR. RICE: I wish to submit that as an exhibit, your Honour.

(PROOF OF CLAIM FORM MARKED EXHIBIT NO. 4).

MR. RICE: Q: Now in that form that I have just shown you marked Exhibit 4, you swore that the value of your land was \$1000.00; today you are swearing that the value of the same land is \$1500.00.

30 How do you reconcile these two statements, if your

T. Iwanoto,
Cross-Exam.

oath means anything?

THE SUB-COMMISSIONER: Q Did you understand
what he said?

A: No.

Q He said that on the 12th of November you stated in
your proof of claim that the value was \$1000.00.

A Yes.

Q And now, according to Exhibit 1, you say that
the value is \$1500.00. He wants to know how you
account for that \$500.00?

10 A I figured everything out and it came out to
more, so that I put more down.

Q You think that everything has gone up in price,
is that what you said?

A Yes.

MR. VIRTUE: No, sir, as I understood his answer was
he figured out everything more than that.

BY THE REPORTER: "I figured everything out and it
came out to more, so that I put more down".

THE SUB-COMMISSIONER: Of course that does not answer
20 it. What is the basis of the increase?

MR. RICE: Do you wish to answer the question or not?

MR. VIRTUE: Q: The Judge, His Honour, wishes to know
why you think now that the land is worth
\$1500.00 when last November when you filed your
proof of claim you only thought it was worth
\$1000.00. You go ahead and tell him why you
say that.

A There was quite a few missing then.

Q Pardon?

A: There was

30 quite a few missing then. There was quite a few

T. Iwanoto,
Cross-Exam.

improvements and I didn't put that down at the very first.

THE SUB-COMMISSIONER: Q: Quite a few missing?

A: Yes.

Q: What do you mean by missing?

A: Improvements on the land.

MR. VIRTUE: Q: Is this what you mean, that when you set down a figure, what it cost you to clear that land and plant it with berries and so on, and put on drainage and all that sort of thing, that you found it was worth more than \$1000.00, is that what you mean?

A: Yes.

THE SUB-COMMISSIONER: Anything else?

MR. RICE: Q: Or do you mean that after discussing the matter with counsel that you raised your views as to the value of the land?

MR. VIRTUE: What is that question again, Mr. Rice? Would you read it to me, Mr. Reporter?

BY THE REPORTER: Q: Or do you mean that after discussing the matter with counsel that you raised your views as to the value of the land?

MR. VIRTUE: Tell him what you mean by "counsel," will you?

MR. RICE: Q: That is, after you discussed the matter with your lawyer, did you think that the land was worth more than you originally swore as the amount of your claim? Oh well, if you don't want to answer it.

MR. VIRTUE: Make it clear that that is a question. I don't think that he knows that you are asking

the question.

MR. RICE: I don't know how much clearer it can be.

MR. VIRTUE: Go ahead and read it to him, Mr.
Reporter.

BY THE REPORTER: "That is, after you discussed the
matter with your lawyer, did you think that the
land was worth more than you originally swore
as the amount of your claim?"

A Yes.

10 MR. RICE: The answer is yes, is it?

THE SUB-COMMISSIONER: Where did you sign this proof
of claim?

MR. RICE: It is sworn to.

THE SUB-COMMISSIONER: I say where did he sign it?

MR. RICE: Oh, I beg your pardon.

THE SUB-COMMISSIONER: Q: Some person witnessed your
signature there. Who was it witnessed your
signature there?

A It is Mr. Aoki here.

20 Q This young man here who is with Mr. Virtue?

A Yes.

MR. VIRTUE: It shows on the face of it it was
sworn at Iron Springs, sir.

THE SUB-COMMISSIONER: Yes, but it is witnessed there
before him.

MR. VIRTUE: Before me, sir?

THE SUB-COMMISSIONER: In the Exhibit 1 it shows
the purchase price of the land at \$562.50
and then they add improvements at \$1835.90 to
30 bring it up to \$2397.40. Now with the basis of

\$562.50 and the price of \$1000.00, of course something is allowed for improvements it would appear.

MR. VIRTUE: I think the claim speaks for itself. When he came to figure what it cost to clear it and plant it, and so on he realized that he was justified in putting a higher value and we wrote and put on a higher claim.

THE SUB-COMMISSIONER: I see there is a letter there.

10 MR. VIRTUE: Yes, the claim was deliberately amended.

THE SUB-COMMISSIONER: That is all, thanks.

MR. VIRTUE: I wish to call attention to the farm appraisal report, Exhibit 2, showing that there is access to good gravelled road, that the place is only two miles from Whonnoek. And then there is this extraordinary addition again, the cleared and planted land planted to mixed fruits and vegetables is valued at \$70.00, whereas the same valuator in the next
20 paragraph gives the cost of reclamation of the uncleared land at \$150.00 to \$175.00 an acre. I just call attention to that.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S. R. Howard
"S. R. HOWARD: Official Reporter."

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

30 SUB-COMMISSIONER.

Defence Brief

Tsugio IWAMOTO

File No. 736

Case No. 675

LETHBRIDGE
15 September 1948
V.L.A.
Sheet B 5 - 9

REAL PROPERTY CLAIM

(All claims shown are Gross)

Land only

Lot 3 of a 69.38 portion of NW $\frac{1}{4}$ Section 5 Township 15 Map 5872.

Amended Claim

\$1500.

(Trans. Page 3)

Appraised at

\$366.20

Sale Price

\$359.

Witness: Appraiser H. L. Sinclair.

Claimant originally claimed \$1000. for this land but says he considers it now to be worth \$1500., the additional \$500. he states is for improvements which he omitted to include in his first declaration.

Appraiser (Sinclair) reports -
Property in fair condition, no buildings.

Appraiser (~~Sinclair~~) reports -
There are no buildings on property except a shed. I consider the un-cleared acreage would be subject to flood. Fertility appears to be fair.

It is submitted that the real estate was sold for its fair market value.

Summary of Defence Witnesses

H. L. Sinclair

Where required

1

Appraiser

Name of Claimant **INAMOTO, Tongie**Case **675**

Custodian File

736

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					359.50	324.40				324.40
<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 & Not Found & 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 Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<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			
TOTAL RECOMMENDATION										324.40