

3419

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: SAWADA, Toshiaki

HOME ADDRESS: 16th Ave., Ruskin, B.C.

REGISTRATION NUMBER 13296 SEX: Male AGE: 40

OCCUPATION: Farmer

(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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tamaye

ADDRESS OF WIFE OR HUSBAND: 16th Ave., Ruskin, B.C.

NAMES OF ANY LIVING CHILDREN: Hideo (M) Shiji (M) Kotohi (M)

Toshiye (F)

ADDRESS OF CHILDREN: 16th Ave., Ruskin, B.C.

AGE OF CHILDREN: 13 11 8 7

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

1. LOCATION AND DESCRIPTION: Lot 7 of the S.W. Quarter of Section 9,
Township 15, Map 1118, District of New Westminster.

Lot 6, of the S.W. Quarter of Section 9, Township 15, Map 1118

Save and except two portions shown on sketches No. 2113, District
of New Westminster

2. BUILDINGS AND OTHER IMPROVEMENTS: Two houses on Lot 6, 22' x 32'
four-room house and 24' x 24' three-room house. Woodshed 16' x 24'
Barn 22' x 32'. Barn 16' x 24' Garage 14' x 22'

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

4. TAXES (Amount and where payable) \$15.75 on Lot 7. \$16 on Lot 6, payable
at Maple Ridge.

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

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: 3 acres strawberries, 3/4 acre raspberries
40 fruit trees (apple, cherry, pear, plum)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Four-room house 22' x 32' on 16th Ave.,
Ruskin, B.C.
2. LANDLORD'S NAME AND ADDRESS: None (Myself)

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: See Clause 9

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Household furniture, kitchen utensils, cutlery, carpenter tools,
farm implements in my house on 16th Ave., Ruskin, B.C. Key will
be left in care of Charlie Miller, a neighbour.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: 1 dog, 1 cat

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: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

All Claims
1. PERSONAL DEBTS: \$350 owing Mr. Nishiguchi, New Westminster, B.C.
\$300 owing Mr. Okada, West Vancouver, B.C.

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 13th day of April 1942.

(Signature)

I. Sawada

J. M. Wilson
Witness

FOR DEPARTMENTAL USE

N.R.G-68

INFORMATION FROM R.C.M.P.

Mr. F.W. SHOWLER

Date February 9/43

Full Name Toshiki S. SAWADA
(Surname in Block Letters)

Registration No. 13296

Male - Female
(check)

Age Sept 28, 1901

Former Address

Ruskin B.C.

16th Ave. Ruskin, B.C.

Date Evacuated

April 16/42

Naturalized - Canadian-Born - National
(check)

Present Address

40 Neo. Foster

c/o H. Rothlin

30th Jan 1946

Picture Butte, Alta

Married - Single
(check)

Name of Wife

(nee) OKADA #13463
Tamae
Intamae

Name of Husband

Name of Mother

(nee) YAMADA Moka

Name of Father

Isaburo (In Japan)

Names of Children under 18

(In Japan) Chiye (F) 15/3/28 Hideo (M) 26/8/29

Seiji (M) 15/7/32 Kaichi (M) 22/6/35

Toshie (F) 30/11/36

Our File No.

3419

Registered with Custodian
(yes or no)

Requested By

E. Sutton

Additional Information

Farmer (also shingle worker)

Owner of 20 acres + 1 house.

REAL PROPERTY SUMMARY

File 3419

V.L.A. B.C. 143-P

JAPANESE NAME: Toshiaki SAWADA, - - Reg. No. 13296

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: Millar Road, Ruskin, B. C.

LEGAL DESCRIPTION: Lot 6 of the S.W. $\frac{1}{4}$ of Sec. 9, Twp. 15 Map 1118 Save and Except two portions thereof shown colored Red and Yellow respectively on Sketch deposited No. 2113 Municipality of Maple Ridge in the District of New Westminster.

Lot 7 of the S.W. $\frac{1}{4}$ of Sec. 9, Twp. 15 Map 1118 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In name of Toshiaki SAWADA.

INCUMBRANCE: Vesting in Custodian No. 25308, 15th January 1903.

ASSESSED VALUE: 1943 - 18.63 acres.
Land \$800.00
Improvements \$900.00 Total \$1700.00 Taxes \$35.93.

CLASSIFICATION: Berry farm with dwelling. Custodians' inspector on 23rd May 1942 reported 3 acres in strawberries and $\frac{1}{4}$ acre in raspberries, frame house 32 x 32, with 4 rooms, 1 frame shack 24 x 24 with 3 rooms, both buildings with shake roofs, a woodshed, 2 small barns and a garage and a well. Property vacant at that date.

HISTORY OF ADMINISTRATION: Leased by the Custodian May 1942 to end of year to Berco Exploration Co., for \$100.00. Central Fruit Distributors Ltd., made claim that Sawada had sold the 1942 crop to that Company. This claim of \$36.05 was with other claims compromised pro rata at \$31.42 and remains as a liability of Sawada. The rental of \$100.00 was paid to the Custodian.

The property was leased by the Custodian to A. Sutherland for 1 year from March 31st 1943 for \$72.00. Of this rental \$12.00 was paid to the Custodian and allowed to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$968.00 as at 1st January, 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Toshiaki SAWADA - sale price \$968.00 plus Berco rental \$100.00 plus Sutherland rental \$12.00, total \$1080.00, less debits of taxes \$114.13,

EXHIBIT NO. 745-4
DATE October 1/48
FILED BY Y. A. Rice

FUNDS:

of taxes \$114.13, 2 Certificates of Encumbrance \$2.00, 2 registration fees \$6.00, legal fee \$15.00 and rent allowed The Director, The Veterans' Land Act \$12.00, total \$149.15. Net amount released \$930.87.

TITLE:

Included in C. of T'S 169049-E and 169050-E and payment made to Custodian by cheque dated 9th March 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED November 5th, 1945.

Jaul Macpherson

IM:ML

January 29th, 1945

CLAIMS DEPARTMENT

Toshiaki SAWADA - Reg. No. 13296

CREDITORS

1. Saburo OKADA J. W. V. \$300.00 - Admitted 22/1/45
- X✓ 2. Ruskin Box Mfg. Co. ... Note ... 74.63 - " " 7-3-45
- X✓ 3. H. Furuya Co. 10.00 - " " 7-3-45
- X✓ 4. H. Nishiguchi Co. Ltd. ... Note ... 369.19 - " " 10-5-45
- X✓ 5. H. Nishiguchi Co. Ltd. ... 157.36
Against Toshio, note endorsed by Toshiaki \$180.64 10-5-45
- X✓ 6. Shotaro NAKAMURA ... 72.91 Admits \$47.22 - Amount claimed against the brother. 12-3-45
- X✓ 7. Central Fruit Distributors Ltd.
Note ... 36.05 - Admitted 22/1/45 7-3-45
- X✓ 8. Murray Smith ... 38.50 Says against brother Paid 9-3-45
- X✓ 9. Mission Memorial Hospital ... 3.50 - Admits \$2050 5-3-45
- X✓ 10. F. F. Showler ... 5.76 - Admitted 22/1/45 9-3-45

AMCA:ND

a Bul 9502

SEE CLAIMS AGAINST BROTHER ON BACK OF THIS SHEET.

LIABILITY SUMMARY

File No. 3419

14th November, 1945

Re: SAWADA, Toshiaki - Reg.No.13296

When registering with this office the above Japanese declared he owed two personal debts, one to Nishiguchi Co. Ltd. and the other to S. Okada. In addition to the above debts, several others were filed against him at this office and all were admitted as being correct in a letter of January 22, 1945.

		<u>Pro Rata Distribution Accepted</u>	<u>Pro Rata Settlement</u>
M. Furuya Company	\$ 10.00	7/3/45	\$ 8.57
Saburo OKADA	300.00	28/4/45	257.14
Ruskin Box Mfg.Co.	74.63	7/3/45	63.97
M.Nishiguchi Co.Ltd.	369.19	10/3/45	316.44
Shotaro NAKAMURA	72.91	12/3/45	62.49
Central Fruit Dist.Ltd.	36.05	7/3/45	30.90
Mission Memorial Hospital	3.50	5/3/45	3.00
F. W. Showler	5.76	7/3/45	4.94

In addition to the above claims are a number filed against him which were actually originally owed by his brother Toshio who is now in Japan. These claims were assumed by Toshiaki in consideration of receiving Toshio real estate prior to his leaving. The brothers' debts were acknowledged by Toshiaki on August 31st, 1945 although previously he paid one owing to Murray Smith of \$38.50 on March 9th, 1945 and also had endorsed for M. Nishiguchi Co.Ltd. a note for \$180.64, the amount owing by the brother. These claims are as follows:

Shotaro NAKAMURA	\$ 47.82	12/3/45	\$ 40.98
M. Furuya Co.	11.35	7/3/45	9.73
M. Ebisuzaki Co.	10.00		8.57
Dr. L. Broe	18.00		15.43
M. Nishiguchi Co.Ltd.	180.64	10/3/45	154.83
Murray Smith	38.50	(Advised paid direct March 9, 1945)	

As all SAWADA's assets in the Protected Area were liquidated and there appeared to be no likelihood of further money accruing to his account other than \$10.00 from a Pacific Co-operative Union share redeemable in 1946 and a little interest on his unredeemable shares there, the creditors were written asking if they would accept a pro rata distribution of the assets in full settlement. This offer was acceptable to the creditors as shown above.

Toshio SAWADA (Int.File #1244) had a credit balance of \$10.40 to his credit from redemption of a Pacific Co-operative Union share and interest on same. This sum was transferred to this account to assist in settlement.

File No. 3419

(Liability Summary - Cont.)

Settlement on the basis of 85.712% was made to all the creditors in full settlement of their accounts as per the above amounts shown opposite the original claims and cheques were all requisitioned for payment on November 12th, 1944 at which time all the creditors were written to the effect of full settlement.

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

Dated: November 14th, 1945
WEA:KH



PERSONAL PROPERTY SUMMARY

File No. 3419

14th November, 1945

Re: SAWADA, Toshiaki - Reg.No. 13296

CHATELS: The above Japanese declared - household furniture, kitchen utensils, cutlery, carpenter tools and farm implements left in his house at Ruskin, B. C. These were checked and inventoried by our representative on May 23, 1942 who found only a Kitchen Range, 10 gallon crock, 2 beds, small table, heater and four kitchen chairs which he states were all in poor condition and of no value.

The writer visited the property in March, 1945 with a view to preparing the chattels for removal to auction but found they were of very little value and that the cost of moving same would have exceeded their sale value. The chattels were therefore abandoned on the property.

BONDS & INVESTMENTS: Although he did not declare so to the Custodian he has the following share interest in the Pacific Co-operative Union according to their records:

\$60.00	Unredeemable Shares	
\$10.00	1937 Redeemable Shares	(These were redeemed at par in
\$10.00	1938 " "	March 1945 and the \$30.00 credited
\$10.00	1939 " "	to his account here.
\$10.00	1940 " "	

The 1940 Share should be redeemed early in 1946. Interest on the above shares has been paid in to this office from time to time to his credit, totalling \$5.72. No share certificates were remitted by the Japanese to this office although he was requested to do so.

This file reveals no other Personal Property interest nor restricted Specified Articles.

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

Dated: November 14th, 1945
WEA:EH

W. E. Anderson

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 3419

MUNICIPALITY: Maple Ridge.

Date: May 23rd. 1942.

NAME: SAWADA. Teshiaki,

REGISTRATION NO. 13296.

ADDRESS: No# Millar Road, Ruskin, B.C.

PROPERTY:

ACREAGE: 1 $\frac{1}{2}$.

KIND OF CROPS: Strawberries. Raspberries.

APPROXIMATE ACREAGE OF EACH: 3. $\frac{1}{2}$.

HOUSE: VACANT: Yes. OCCUPIED

DESCRIPTION 1 Shack wooden frame
1 House wooden frame.

ROOF: Both Shake roofs.

SIZE: 32 x 32 & 24 x 24.

NO. OF ROOMS 4 & 3

CONDITION: Poor.

OTHER BUILDINGS: Woodshed. 2 Small barns. Garage.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: Well. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY
Stored in the house.

Kitchen stove.

10 Gal. Stone crock.

2 Beds complete.

Small table.

Heater.

4 Kitchen chairs.

All in poor condition and of no value.

Signed:

I. G. Bardwell.

Extract from Lease.

Lease No. 449.

Files Nos. 3419 & 1496.

Lessor: The Secretary of State. (Toshiaki & Ishiaki SAWADA, Toyotoshi TAHARA)

Lessee: Albert SUTHERLAND.

Date: 22nd April, 1943.

Term: 1 year from 31st March to 31st March, 1944.

Consideration: \$6.00 monthly in advance on 1st day every month commencing 1st April, 1943. No Taxes.

Property:

Land: Lot 6 of S.W. $\frac{1}{4}$ of Section 9, Tp.15, Map 1118, save & except 2 portions thereof shown red & yellow respectively on Sketch 2113 C. of T. 129108-E.

Lot 7 of S.W. $\frac{1}{4}$ of Section 9 Tp.15, Map 1118, C. of T. 89946-E

Those parts of Lots 4, 5, 6, S.W. $\frac{1}{4}$ of Section 9 Tp.15, C. of T. 11985 E Map 1118, outlined yellow on Sketch 2113.
Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 12/8/43.

142-P

Farm Appraisal Report

File No. JL-460

Land Description Portion Lot 6 & 7, S.W. 1/4 Sec. 9, Tp. 15, Map 1118.

Containing 18.63 Acres

Owner's Name SAWADA, Toshiaki Post Office Address Ruskin, B.C.

Nearest Rail Point Ruskin - C.P.R. Distance 8 miles

Market Town Haney - 9 miles; New Westminster - Distance 29 "

Church (give denomination) C. of Eng. & United Distance 2-4 "

Nearest School Ruskin Public Distance 2 "

State how property was identified: Corner post. Road allowance and map check.

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

Yes. It fronts on #9 Road - good gravelled Municipal Road.

Is this district a good one? No. Not yet, too much bush.

Employment opportunity Strictly limited.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Practically nil

Water supply: Good domestic well.

EXHIBIT No. 745-3
DATE Oct 1/48
FILED BY H. E. & Rine

Value \$

Value \$

BUILDINGS ON FARM

3419

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Lot 6 HOUSE	24 x 24	Crude frame	7'	Shke.	10-12	Wood	Poor	50.00
" 7 "	24 x 30	Frame	8'	"	10-12	"	Fair	300.00
Garage and	(12 x 24	"	10'	"	5-6	"	"	40.00
Lean-to	(18 x 16	"	6'	"	5-6	"	"	
Shed	16 x 24	"	9'	Shgl.	10	"	"	75.00
Shed	24 x 16	"	8'	Shke.	10	"	"	25.00
Rhubarb hse.	20 x 34	"	8'	"	10	"	"	40.00
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value \$ 530.00

Total Value Buildings add to farm \$ 400.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? A modest little neat cottage on Lot 7. The cottage on Lot 6, West of ravine, is crude and surplus.

Describe the basement and chimneys: No basement; brick chimney to ground.

No. rooms downstairs? 5 Upstairs? - How finished wood

Are buildings painted? House stained Condition of paint Good.

Distance from nearest bush Clear.

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

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.5	Undulating	Sandy loam, 10" - 1'	Sandy & clay	Raspberries; straw- berries and oats.	60.00	510.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
7.63	Upland, hilly, broken by creek & ravine	Sdy. lm. 10"-1'	Sandy & clay	Clear logged off land. Very heavy.	150.-200.	10.00
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	
2.5	Ravines and creek bottom			Logged off land; lots of good firewood	-	-

Total value of Land \$ 586.30

Total added by buildings to value of farm \$ 400.00

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

Total value of farm \$ 986.30

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

Owners vacated some considerable time ago. Property left rough and very weedy.

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

Small fruits and poultry.

Noxious weeds:

Plenty of Canada thistle and couch grass.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Municipality of Maple Ridge-Land, School & Library:-
\$35.93;- Arrears on both lots-\$73.50.

Date: July 7th, 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 22 day of June 19 42

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

Remarks:

Mr. T. Shaw informed me that he had rented the properties for \$75.00, that he would have broken more of the clearing and seeded to oats, but the weather was against him. Its a rough property once back from the road and rather encumbered by flimsy buildings. Lot 6 is barely get-at-able from the road, owing to the wide deep ravine; a side-hill trail has been broken into the cabin on Lot 6. The back area, still rising, is traversed by creek and ravine with heavy clearing.

(FOR ORCHARD LANDS ONLY)

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

Rising to North from road, berry plantation appears to have been neglected even before Spring. Very doubtful if Shaw will do any work but take off crop.

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

Raspberries - approx. 1/3 acre.

Raspberries	-	approx. 1/3 acre.		
Strawberries	-	"	1	scattered.
		"	2	badly soil

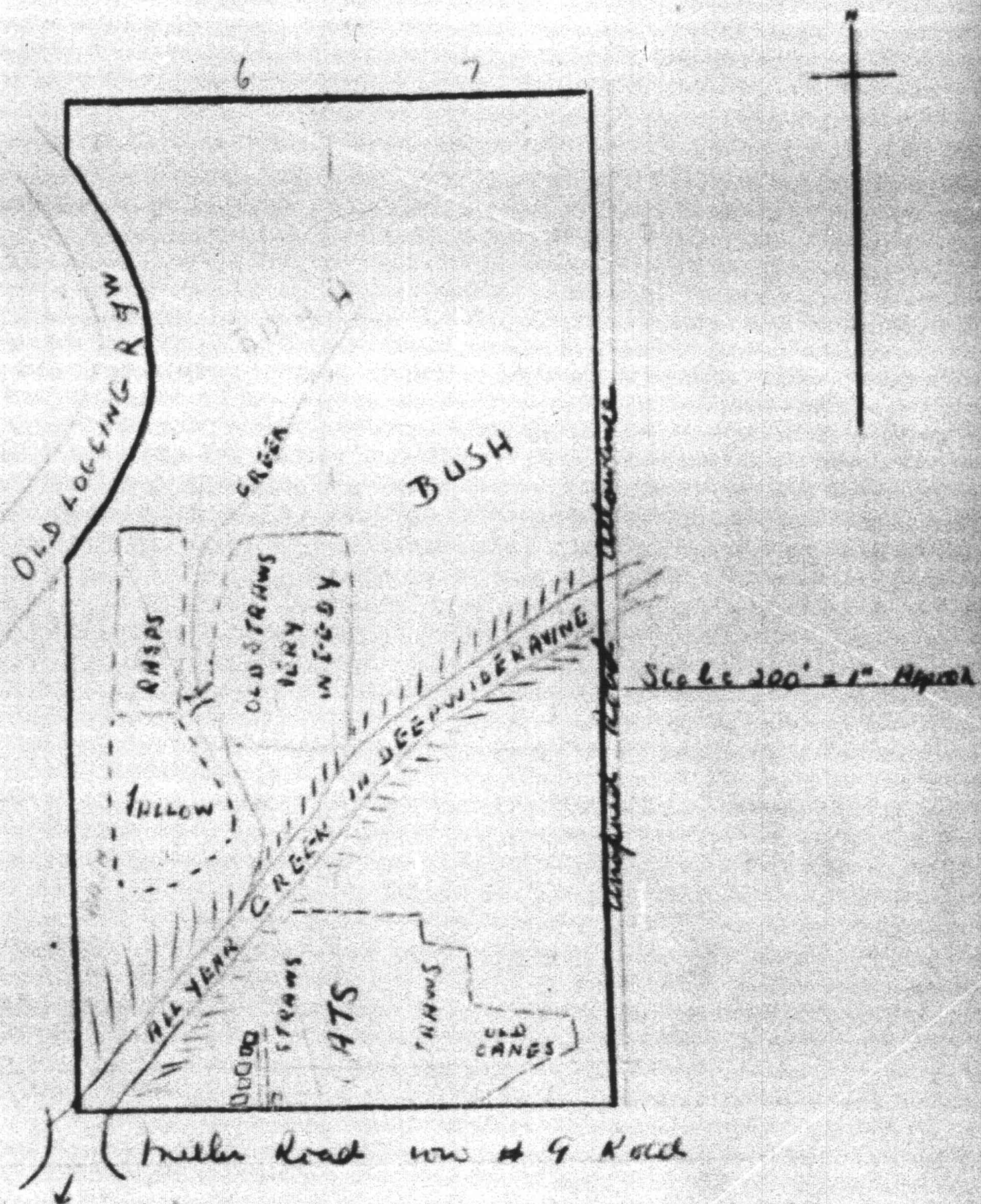
Strawberries	-	"	1	"	contaminated.
Oats	-	"	2	"	badly scalded.

Balance of clearing fallow and weeds.

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 900.00

Date 8th July 19 42.

"I.T. BARNET"

District Superintendent.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 3419

Reg. No. 13296

506 Royal Bank Building,
Vancouver, B. C.

Mr. Toshiaki SAWADA,
c/o George Foster,
Picture Butte, Alberta.

MAY 10 1944

Dear Sir:

Re: Municipality of Maple Ridge, Lot 6 of the S.W. $\frac{1}{4}$ of Sec. 9, Twp. 15,
Map 111E, save & except two portions thereof shown coloured red and
yellow respectively on sketch dep. 2113, D. of H.W., C. of E. 50982.
AND Lot 7 of the S.W. $\frac{1}{4}$ of Sec. 9, Twp. 15, Map 111E, D. of H. W.,
C. of E. 50983.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 968.00
Add:	
Unexpired insurance premium as at January 1st, 1943	968.00
Less:	
Tax arrears to December 31st, 1942	\$ 14.13
Registration fee	6.00
Encumbrance—Principal	
—Interest	20.13
Net proceeds of sale	<u>947.87</u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

6

File 3419.

C
O
P
Y

CENTRAL FRUIT DISTRIBUTORS
LIMITED

P.O. Box - 120

Mission City
British Columbia

July 21, 1944.

Department of the Secretary of State,
Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Attention R. D. Richardson Esq.

Dear Sirs,

File No. 5437 & 5433

We beg to remind you that we are still awaiting settlement of the amount due to us in connection with the sale of Blk. "D", Lot 4212, Group 1, Map 5221, Municipality of Mission.

As we completed the conveyance of this property on May 15th last, we feel that this matter must have been overlooked, and we shall be greatly obliged if you will check up and advise us.

T. Sawada. Ruskin. ✓

We also have a claim of \$36.05 against the above Japanese, which is duly registered with you.

We were advised by you that when the disposal of this man's property was effected, there would be sufficient funds to liquidate his indebtedness, and we shall esteem it a favour if you will inform us how this matter now stands.

Yours truly,

Central Fruit Distributors Ltd.

(Signed) "Geo. H. Moody"

Secretary.

C
O
P
Y

BRITISH COLUMBIA SECURITY COMMISSION

1102-5th Avenue South,
Lethbridge, Alta.
February 12th 1945

B. C. Security Commission, Vancouver, B. C.

ATTENTION: Mr M.L.Brown, Office Manager.

Re Toshiaki SAWADA #13296

In reply to your letter of January 29th re accounts owing by subject person in B. C. we have again contacted Mr Sawada and we wish to report that Mr Sawada has no funds in Alberta to make up the balance you ask for of \$140.45 and that all monies available for settlement of these claims is in the hands of the Custodian to the credit of Mr Sawada.

Mr Sawada is quite willing that you use his credit with the Custodian for the settlement of these accounts on a percentage basis providing you can get each one of his creditors a receipt in full for the amount he owes.

Trusting that you will be able to make a settlement of this nature and therefore be able to close this account.

(sgd) A. Wright

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

Rec'd	MAR 6 1945
File No.	
Ans.	Mr. Alister
RECEIVED	

ROYAL BANK BUILDING

VANCOUVER, B. C.

Our File 295-136

7th March, 1945.

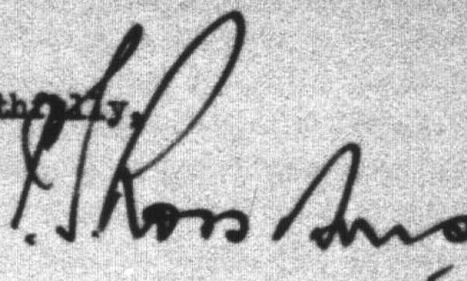
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.Attention: Mr. A. McAlister

Dear Sirs:

Re: Toshiaki Sawada. Your File 3419

In response to yours of the 5th instant wherein you advised us that you are able to make a payment of \$8.72 in full settlement of the claim of M. Furuya Company Limited of \$10.00, this is to advise you that on behalf of M. Furuya Company Limited we are agreeable to this settlement.

Yours faithfully,





VALLEY CREDITS LIMITED



ROOM NO. 1, 463 MAIN ST.
MISSION CITY, B.C.

March 9, 1945.

EVACUATION SECTION	
Rec'd	MAR 12 1945
File No.	3419
Referred	McAlister

Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Dear Sir: Re Toshiaki Sawada #13296.

Our Edmonton office has just advised us that this account has been paid in full. Therefore, would you please close your file and oblige.

Yours truly,

Valley Credits Limited.

GWH/M

Manager.

Your Paying Habits Govern All Future Credits

CONFIDENTIAL REPORTS
CREDIT REPORTS
COLLECTION BUREAU
BONDED AGENTS
ASSIGNED



Filing Please put in file
ORGANIZED FOR MUTUAL BENEFIT AND PROTECTION

REFERENCE:
BANK OF NOVA SCOTIA

Fraser Valley Merchants Exchange Limited

Owned and Operated by Business and Professional Men

AFFILIATED WITH THE
ASSOCIATED CREDIT BUREAUS OF CANADA

D. STUART, Mgr.

PHONE 2410

22 LORNE STREET,
NEW WESTMINSTER, B.C.

March 9, 1945.

EVACUATION SECTION	
Rec'd	MAR 12 1945
File No.	3419
App.	
Referred	<i>McAlister</i>

you

Mr. A. McAlister,
Claims Department,
Custodian Japanese Property,
506 Royal Bank Bldg.,
Hastings & Granville Sts.
Vancouver, B.C.

Dear Sir:

Re: Toshiaki Sawada.

We are in receipt of yours of
5th instant re claim by Mr. F.W. Showler against
the above named, and have to advise we will accept
the settlement as offered in your letter.

Yours very truly,

FRASER VALLEY MERCHANTS EXCHANGE LTD.

Per: *D. Stuart*

DS:k

M. NISHIGUCHI

Japanese Goods and Rice Mills
Importer and Exporter

Bridge River, B. C.
Shalalth P.O.

NEW WESTMINSTER, B. C., March 10th. 1945.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

File No. 11519A
3419.

Attention: Mr. A. McAlister,
Claims Department.

EVACUATION SECTION	
Rec'd	MAR 14 1945
File No.	11519A, 3419
Ans.	A. M. - al
Entered	McAlister

Dear Sir:

Re: Toshiaki SAWADA, #13296.

Thank you very much for your letter dated March 5th, 1945, with reference to our claim of \$369.19 against the above party.

As suggested by you in your letter, we would accept the amount of \$321.65 which represents 87% of our total claim as there is no other alternative open to us. Therefore, kindly give this matter your kind attention.

Yours truly,

M. NISHIGUCHI COMPANY LIMITED.

Per... *[Signature]* ...
A. Nishiguchi.

AN:M

M. NISHIGUCHI

Japanese Goods and Rice Mills
Importer and Exporter

Bridge River, B. C.
Shalalth P. O.

NEW WESTMINSTER, B. C., March 10th, 1945.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

File No. 11519A
3419, 1244.

EVACUATION SECTION	
MAR 14 1945	
File No.	11519A, 3419, 1244
Referred	McAlister

Attention: Mr. A. McAlister.
Claims Department.

Dear Sir:

Re: Toshio SAWADA, \$180.64.
(Note endorsed by Toshiaki Sawada)

Thank you very much for your letter dated
March 5th, 1945, with reference to our claim of
\$180.64 against the above party.

As suggested by you in your letter, we
would accept the amount of \$157.36 which represents
87% of our total claim as there is no other alternative
open to us. Therefore, kindly give this matter your
kind attention.

Yours truly,

M. NISHIGUCHI COMPANY LIMITED.

PER. *A. Nishiguchi*
A. Nishiguchi.

AN:M

Evac. 3419
Int. 1244

July 13, 1945.

Mr. Toshiaki SAWADA,
Registration No. 13296,
c/o George Foster,
Picture Butte, Alta.

Dear Sir:

Further to our correspondence with you regarding claims filed against you and your brother Toshio, now in Japan, the following is a complete list of these claims, and beside each claim is the proposed settlement in full.

<u>Creditor</u> (Toshiaki SAWADA)	<u>Claim</u>	<u>Proposed Settlement</u>
Saburo OKADA	300.00	257.14
Ruskin Box Manufacturing Co.	74.63	63.97
M. Furuya Co.	10.00	8.57
M. Nishiguchi Co. Ltd.	369.19	316.44
Shotaro NAKAMURA	72.91	62.49
Central Fruit Distributors Ltd.	36.05	30.90
Mission Memorial Hospital	3.50	3.00
F. W. Showler	5.76	4.94
(Toshio SAWADA)		
Shotaro NAKAMURA	47.82	40.98
M. Furuya Co.	11.35	9.73
M. Ebisuzaki Co.	10.00	8.57
Dr. L. Broe	18.00	15.43
M. Nishiguchi Co. Ltd.	180.64	154.83

These claims total \$1,139.85. Your credit balance at this office is \$966.59. The credit in your brother's account is \$10.40, and this amount is being transferred to your account to assist in settlement. The basis of settlement will, therefore, be on an 85.712 per cent basis.

Please acknowledge that this is to your complete satisfaction.

Yours truly,

W. E. Anderson,
Administration Department.

WEA/PA

Picture Butte, Alta.
August 31, 1945.

To: Administration Dept.,
Japanese Branch.

The settlement of claims against myself and brother
Tashio as shown in your letter of July 13, 1945, is hereby ac-
knowledgeed that the settlement shown in that letter is completely
satisfactory to me.

I Sawada

3419

4th December, 1945.

REGISTERED

Mr. Toshiaki SAWADA,
Registration No. 13296,
c/o George Foster,
Picture Butte, Alta.

Dear Sir:

Your file has now been completely reviewed and the following is a brief summary of our administration of your affairs.

Real property registered in your name at Huskin became vested in the Custodian upon your registration with this office on the 13th April, 1942. No arrangements were made by you regarding your property prior to your evacuation. However through the efforts of the Custodian, the property was rented for the balance of that year for the sum of \$100.00, which was credited to your account. No further revenue accrued to your credit at this office as in accordance with the Canadian Government's policy of liquidation, your property was sold to the Director of Veterans Land Act as of the 1st January, 1943, and full details of the sale were sent to you on the 10th May, 1944, although since that time legal fees amounting to \$15.00 in connection with the conveyance of your property has been charged to your account.

You declared a quantity of household effects were left on the property. These were checked and inventoried by our representative just after your evacuation, and their condition noted. As all chattels were liquidated by public auction, your property was visited with a view to preparing your chattels for removal to the auction rooms, but they were found to be of such low value that they were abandoned on the property, in view of the fact that the expense involved in handling and trucking of same was likely to have exceeded their sale value.

Although you did not declare so to the Custodian, according to the Pacific Co-operative Union records, you were the holder of a share interest there. \$60.00 worth of your shares are unredeemable. \$30.00 worth of shares representing those issued in 1937, 1938 and 1939 were redeemed at par and the \$30.00 credited to your account. A \$10.00, 1940 share is still in your name and should be redeemed early next year, and at that time, together with any interest that accrues, will be forwarded to you. Interest totalling \$5.72 has been paid in to this office to your credit from time to time on your share investment.

When registering with this office you declared that you owed two personal debts, and several more were filed against you. There were also a number of claims against your brother, Toshio, who is now in Japan. All these claims were referred to you, and your responsibility for them was acknowledged. An account owing to Mr. Murray Smith by your brother, amounting to \$38.59 was paid by you direct. The balance of the claims are listed below, and your creditors after having been advised of your financial condition agreed to accept

Mr. Toshiaki SAWADA

- 2 -

4th December, 1945.

a pro rata distribution of the funds held at this office in full payment of your debts. The sum of \$10.40 in your brother's account here was transferred to your account to assist in settlement. The pro rata settlement accepted by your creditors was on the basis of 85.71% of their claims.

	<u>Amount of Claim</u>	<u>Pro rata Settlement made & accepted in full payment.</u>
M. Furuya Company	\$ 10.00	\$ 8.57
Saburo OKADA	300.00	257.14
Ruskin Box Manufacturing Co.	74.63	63.97
M. Nishiguchi Co. Ltd.	369.19	316.44
Shotaro NAKAMURA	72.91	62.49
Central Fruit Distributors Ltd.	36.05	30.90
Mission Memorial Hospital	3.50	3.00
F.W. Showler	5.76	4.94
 Claims against Toshio SAWADA		
Shotaro NAKAMURA	47.82	40.98
M. Furuya Co.	11.35	9.73
M. Ebisuzaki Co.	10.00	8.57
Dr. L. Broe	18.00	15.43
M. Nishiguchi Co. Ltd.	180.64	154.83

We have attached hereto a statement of your account, from which you will note that all the above payments have been made and no funds remain to your credit at this time.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Enclosures (2)

File 3039

Statement of Account.
Tosilali SAVADA

January 1, 1943.
Reg. No. 13296

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance.</u>
1942				
May 15,	Cash consideration of lease			
Sept. 3,	Paid on account of Taxes		\$100.00	
Nov. 9,	Interest on P. C. U. Shares		3.20	

<u>\$100.00</u>	<u>\$103.20</u>	<u>CR, \$3.20</u>
-----------------	-----------------	-------------------

[Handwritten signature]

File No. 345

STATEMENT
Tomball, Wanda,
Ref. No. 1326

April 17, 1944

Date	Particulars	Dr. It	Credit	Balance
1943 Jan 1-	Balance brought forward		3.20	3.20 CR
	Credit re sale of Property		947.87	
	and Registry Office C/E (2)	2.00		
Sept. 25- 1944	Interest on P.C.B. Shares		.80	
April 8-	ditto		.80	
	ditto		.06	
		2.00		
				CR. 950.73

[Handwritten signature]

Toshiaki SATADA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 April 17	Balance as per statement sent		\$ 950.73	
1945 March 21	Pacific Co-Operative Union - redemption of shares		30.00	
April 23	Legal fees	15.00		
May 12	Pacific Co-Operative Union - interest on redeemable shares " unredeemable shares		.80 .06	
July 16	To assist in settlement of claims for \$267.81 against Toshi SATADA to be paid from Toshiaki SATADA's account		10.40	
November 15	Settlement of claims - M. Furuya Co. " - M. Furuya Co. for Toshi SATADA " - Central Fruit Distrs. " - Mission Memorial Hospital " - F. W. Shaver " - W. Edisuzaki for Toshi SATADA " - Dr. L. Broe " - S. NAKAMURA " - S. NAKAMURA " - S. NAKAMURA " - Ruskin Box Manufacturing Co. " - S. OKEDA " - M. NISHICUCHI Co. for Toshi " - M. NISHICUCHI Co.	8.57 9.73 30.90 3.00 4.94 8.57 15.43 40.98 62.49 63.97 257.14 154.83 316.44		
		\$ 991.99	\$ 991.99	

(over)

HIL

Toshiaki SAWADA

<u>Date</u>	<u>Particulars</u>	<u>debit</u>	<u>Credit</u>	<u>Balance</u>
1946 Jan 10-	Brought Forward Proceeds from redemption of P.C.U. shares 1940- C1288/02941-	991.99	991.99	<i>Nil</i>
30-	Cheque to you	10.00	10.00	
1947 Jan 11-	Interest on P.C.U. redeemable shares " " " " " "		.20 .06	
Feb. 19-	Cheque to you	.26		

\$ 1002.25

1002.25

Nil

[Signature]

4

Proof of Claim

NOV 27 1947

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

3419

JL 460

PC 142P

Nov 15

1. Name of Claimant in full:

Toshiaki Sawada

Registration No.

13296

2. Claimant's address at the time of his evacuation from the protected area:

Ruskin, B.C.

3. Claimant's present address:

Picture Butte, Alta.

4. Claim relating to real property:

(a) Street address of real property:

Municipality of Maple Ridge, B.C.

(b) Legal description of property:

Lot 7, S. W. Quarter of Section #9 Township 15

Lot 6, S. W. Quarter of Section #9 Township 15

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Small Fruit Farm.

(d) Title or interest held by Claimant in the real property:

Lot 7 Title No. 899463
Lot 6 Title No. 1291683

(e) Fair market value of real property at date of sale:

(I) Land—	\$	1800.00	
(II) Buildings—	\$		
	400.00	28'x32'	residence
	450.00	24'x24'	residence
	200.00	16'x24'	rhubarb house
	100.00	24'x32'	rhubarb house
	100.00	16'x24'	wood shed
	200.00	16'x24'	barn
	7250.00		

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

~~\$ 3250~~ **\$3250**

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

Ruskin, B.C.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Furnitures etc. were stored in the barn and some personal belongings inside the house.

- (c) In whose care was property left by the Claimant at date of evacuation?

In the care of the Custodian.

- (d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

No personal property of such value.

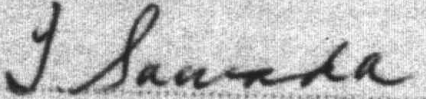
- (e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will be required.

DATED this 11th day of October, A.D. 1947.


Witness to Signature of Claimant.


Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, **Toshiaki Sawada** (Name of Claimant)

of **Picture Butte, Alta.**
(Present Address)

Best Worker
(Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

\$950.00 for the sale of my property.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at *Picture Butte*

in the Province of Alberta,

this *13th* day of *November*

A.D. 1947.

Robert A. Lusk

A Commissioner for Oaths in and for
the Province of Alberta.

T. Sawada

File No.
3419

ANALYSIS OF
CLAIM

June 21, 1948
REAL PROPERTY
SECTION

Toshiaki SAWADA,
Reg. No. 13296

REAL PROPERTY,

Ruskin, B.C. (P.O.)
Property described as
Lot 6 of the S.W. 1/4
Sec. 9, Tp.15, Map 1118
save and except two portions
thereof shown colored Red and
Yellow respectively on sketch
deposited No. 2113, Municipality of
Maple Ridge, B.C.
and
Lot 7 of the S.W. 1/4, Sec. 9, Tp.15,
Map 1118, Municipality of Maple Ridge,
B.C.

re Director, The Veterans' Land Act

Toshiaki SAWADA makes claim for (Gross) as
follows:-

Land -	1800.00	
Improvements -	<u>1450.00</u>	\$3250.00

Sales price (Gross)	968.00
---------------------	--------

	1942 Assessed value	Claimant's value	S.S.B. Appraisal	V.L.A. Purchase price
Land -	800.00	1800.00	586.30	
Improvements-	<u>900.00</u>	<u>1450.00</u>	<u>400.00</u>	
	\$1700.00	3250.00	986.30	968.00

RECAP:

Gross amount of claim	-	3250.00
" " " sale		<u>968.00</u>

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

Mr. Rie

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. **108**

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Toshiaki SAWADA**

2. Registration Number: **13296**

EXHIBIT No. 745-1
DATE Oct. 1/48
FILED BY A. J. Virtue

3. Present Address: **~~1111111111~~, Alta.**
Box 22, Inver Springs

4. Address Prior To Evacuation: **Roskin, B. C.**

-2-

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

**Lot Seven (7) of the South West Quarter of Section Nine (9)
Township Fifteen (15)**

**Lot Six (6) of the South West Quarter of Section Nine (9)
Township Fifteen (15) Map 1118 in the District of New Westminster.**

- (a) Nearest Post Office adjacent to land. **Ruskin, B. C.**
(b) Number of acres: **20 acres**
(c) When purchased: **10 acres--1924, 10 acres--1935**
(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bushland with standing timber

No buildings

(e) Purchase Price\$ **1200.00**

6. IMPROVEMENTS:

(a) Clearing..... 11acres at \$ 200.00per acre	\$ 2200.00	
(b) Fencing 1935	\$ 90.00	
(c) Tillage	\$	
(d) Drainage	\$ 70.00	
(e) Weed Eradication	\$	
(f) Planting Strawberries, Raspberries, Rhubarb, Fruit trees--5 acres	\$ 440.00	
(g)	\$	
(h)	\$	
Total	\$ 2300.00	\$ 2800.00
Carried Forward	\$	\$ 4000.00

Brought forward

\$ 4000.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
Residence (1)	28 x 32	1924	\$ 400.00	\$ 300.00	\$ 700.00
" (2)	24 x 24	1925	450.00	300.00	750.00
Barn	16 x 24	1925	150.00	100.00	250.00
Boat House 1	16 x 24	1925	150.00	100.00	250.00
" " (2)	24 x 32	1925	150.00	100.00	250.00
Shed	16 x 24	1925	100.00	50.00	150.00

Total Cost of Buildings \$2350.00

2350.00

Total Cost of Land and All Improvements \$ 6350.00

Fair Market Value of buildings \$1450.00
of Land ~~4000.00~~
\$1800.00

3,250.00

\$ 2282.00

Sold by Custodian for \$ 968.00

Loss Claimed on Parcel 1 \$ 2282.00

8. Assessment for 1942:

Land \$ 800.00

Improvements \$ 900.00

Total \$ 1700.00

9. Appraisal or Valuation (by Custodian):

Lands \$ **586.30**

Improvements \$ **400.00**

Total \$ **986.30**

10. Rental Value per Year:

\$ _____

11. Fire Insurance on Buildings:

(List amount on each building):

..... \$

..... \$

..... \$

..... \$

12. Documents in Support:

(a) Photographs:

(b) Deeds **Certificate of Title # 89946 E**
Certificate of Title # 129108 E

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence **Statement from Custodian Setting out Sale**
Price of Property dated May 10, 1944

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1\$

2282.
~~4482.00~~

Parcel 2\$

Parcel 3\$

Parcel 4\$

TOTAL:

\$2282.
~~\$4482.00~~

I Certify the above to be True and Correct.

.....
Witness

.....
Signature of Claimant

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

23rd June, 1949

PLEASE REFER TO FILE NO. 3212 - 136

D.T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood: RE: SETTLEMENT AWARDS
Toshiaki Sawada, Case No. 745
Custodian File No. 3419

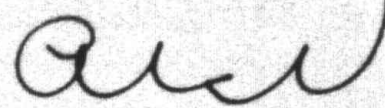
We return Settlement Award form approved.

We point out, however, that this farm which
cost \$6,350.00 and was only valued at half price - \$3,250.00,
and was assessed at \$1,700.00, sold for \$968.00.

Yours truly,

VIRTUE, RUSSELL & MORGAN,

Per



V/L
encl.

*acknowledged
27/6*

1
Case No. 745.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION.

BEFORE

(HIS HONOUR JUDGE R. M. EDMANSON, SUB-COMMISSIONER).

Lethbridge, Alberta,

October 1st, 1948.

IN THE MATTER OF THE CLAIM OF
TOSHIAKI SAWADA.

PROCEEDINGS AT HEARING.

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.

B.R. HOWARD, Esq.,

Official Reporter.

2
T. Sawada,
In Chief.

THE SECRETARY: Case No. 745, Toshiaki Sawada.

TOSHIAKI SAWADA, being first duly sworn,
the claimant herein, testified through
the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Can you talk English enough to go through with this?

A Not much.

Q If you can speak English, let us get along in English as far as possible, but if you don't understand the question, ask the interpreter. I show you a form called a summary of evidence showing your land near Ruskin, British Columbia, the improvements on it, the buildings you put on it and so on. Now, there is an obvious error in what my learned friend calls my adding machine, which is very nice of him, but on page 3 where it shows the loss claimed, that should be \$2282.00 instead of \$4482.00.

THE SUB-COMMISSIONER: That is a saving of \$2000.00.

MR. RICE: We make \$2000.00 on that.

MR. VIRTUE: Q: But apart from that, was this statement prepared by you in my office with the help of an interpreter?

A: Yes.

Q Is that your signature (indicating)?

A Yes.

Q Now, are the statements contained in this summary true statements?

A: Yes.

Q What about the values you put on your land and cultivation and clearing and so on, and buildings, are they high or low or are they fair values?

T. Sawada,
In Chief.

A I think they are fair.

Q You think they are fair? A: Yes.

Q Now, you had 20 acres of land near Mission, or near Ruskin, I mean, in British Columbia?

A Yes.

Q How far is Ruskin from New Westminster, about?

A About 25 miles.

Q Up the Fraser Valley? A: Yes.

Q Ruskin is in the Fraser Valley about 25 miles from New Westminster? A: Yes.

10

Q And how far was your land from Ruskin?

A The highway or the station?

Q From the station, from the place where you marketed your crop? A: Two and a half miles from the station.

Q How far from the highway? A: About the same.

Q And was there a road from your place to the station?

A Yes.

Q Now, I believe you bought this 10 acres in 1924 and another 10 acres in 1935?

20

A Yes.

Q It was all bushland then with no improvements?

A Yes.

Q And you paid \$1200.00, I believe?

A Yes.

Q Do you remember how much you paid for the first 10 acres and how much you paid for the second?

A The first ten acres was \$750.00.

Q And the second ten acres would be \$450.00?

30

A Yes.

4
T. Savada,
In Chief.

Q Which was the better land?

A I think that although the second ten acres were cheaper that the land was better.

Q I see. Now, you cleared eleven acres of that land and planted six acres of berries?

A Yes, I planted six acres but there was various things in there, berries and various things.

Q I mean, you planted it? A: Yes.

Q And that cost you \$2800.00?

10 A Yes.

Q Now, you put on houses and a barn and a beathouse and so on and that cost you \$2350.00?

A Yes, that is what I estimate.

Q So that the total cost of the land to you and the cultivation and the clearing and buildings was \$6350.00, was it? A: Yes.

Q But you only valued your land complete at the time you were evacuated at \$3250.00?

A Yes, that is my estimate.

20 Q Now, what do you say about that price of \$3250.00?

A I think it is quite fair; I think it is an ordinary price.

Q Do you know that this land was all sold by the Custodian for \$966.00? A: Yes.

Q What do you say about that?

A Naturally, I think it is very low.

MR. VIRTUE: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

THE SUB-COMMISSIONER: Page 5 will have to be amended too; you have got the less there \$4482.00.

T. Sawada,
In Chief.

MR. VIRTUE: Yes, that figure, wherever it appears, would have to be amended, sir.

I put in the assessment notice for the year 1941 showing the land assessed at \$600.00 and the improvements at \$900.00, total \$1700.00.

MR. RICE: That is both parcels?

MR. VIRTUE: Yes, the entire parcel.

(STATEMENTS MARKED EXHIBIT NO. 2).

MR. VIRTUE: Thank you.

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

I tender as an exhibit a farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3)

MR. RICE: I tender as an exhibit a real property summary and a real property analysis.

(DOCUMENTS MARKED EXHIBIT NO. 4).

MR. RICE: That is all, thanks.

MR. VIRTUE: I just want to comment on the farm appraisal report, sir. "Nearest rail point: Ruskin - C.P."., 2 miles." "Roads: Yes. It fronts on #9 Road, good gravelled municipal road." "Water supply: Good domestic well." "Is dwelling habitable? Yes" and he says, "A modest little neat cottage on Lot 7.

Then going to the second page, this 8.5 acres of cultivated and planted land is valued at \$60.00 an acre, whereas two paragraphs lower, the reclamation cost per acre of the remaining land is \$150.00 to \$200.00 an acre.

Under "Orchards, small fruits, etc.," on

T. Sawada,
Discussion.

page 3, the acreage is given and the present value is not entered, nor considered at all, and then the appraiser appraises the property at \$900.00, a property that was bought as bush-land for \$1200.00. That is all.

THE SUB -COMMISSIONER: Is that all?

MR. VIRTUE: Yes.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

[Signature]
"S.R. HOWARD" Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the proceedings herein.

SUB-COMMISSIONER.

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Defence Brief

Toshiaki SAWADA

File No. 3419

Case No. 745

LETHBRIDGE

1 Oct. 48

V.L.A.

REAL PROPERTY CLAIM

1. Real Property Claim

\$3250.00

Appraised at

\$986.30

Sold for

\$968.00

Witness: T. Godfrey, Appraiser.

Claimant's counsel comments on the
S.S.B. Appraisal as follows:

8. 5 acres of cultivated and planted
land is valued at 60.00 an acre,
whereas the reclamation cost per
acre of the remaining land is
\$150.00 to \$200.00 an acre. The
acreage of the orchard, small fruits,
etc., is given, but the present value
is not entered, nor considered at all,
and then the appraiser appraises the
property at 900.00 -- a property
that was bought as bushland for
1200.00.

Submission: Sold for fair market value.

RWN/mw

Name of Claimant **SAWADA, Toshiaki**
 Custodian File **3419**

Case **748**

<u>REAL PROPERTY</u>									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total	
					968.	1262.50			1262.50
<u>PERSONAL PROPERTY</u>									
Motor Vehicles		Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
<u>NETS</u>									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold 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									1262.50