

4972

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: KAWABATA Bunjiro.

HOME ADDRESS: R.R.I. House 684, Steveston, B.C. (Railway Avenue).

REGISTRATION NUMBER 05247. SEX: Male. AGE: 51.

OCCUPATION: Fisherman.

(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: Self.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Sayono.

ADDRESS OF WIFE OR HUSBAND: as above.

NAMES OF ANY LIVING CHILDREN: Yuriko (F) Masao (M) Fumio (M)

ADDRESS OF CHILDREN: as above.

AGE OF CHILDREN: 20, 19, 18.

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

1. LOCATION AND DESCRIPTION: R.R.I. House 684, Railway Avenue, Steveston, B.C.
Municipality of Richmond. Lot 2 of Section 1, Block 3, North Range 7 West Map 940.
in the District of New Westminster. Certificate of Title No. 52532 E.

2. BUILDINGS AND OTHER IMPROVEMENTS:

Bungalow of 3 rooms.

1 Barn.

3 Sheds.

3. INSURANCE (Give particulars; state where policies are)

None.

4. TAXES (Amount and where payable) \$39.00 approx. paid in 1941 at Richmond Town Hall,
Brighouse, B.C.

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

None.

6. OCCUPANCY AND LEASES (If vacant so state)

Occupied by self and family.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.
9. IF FARM LAND STATE CROPS SOWN Loganberries, Strawberries, Raspberries on
1½ acres.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None.
2. LANDLORD'S NAME AND ADDRESS: None.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None.
4. STATE WHEREABOUTS OF LEASE: _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): _____
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: _____

At R.R.1, House 684, Railway Avenue, Steveston, B.C.

500 ft Water Hose, Hand Cultivator and Seeder, other Farm Implements, Scales 70 lb. Wire Crates and Sacks, Bean Poles 4,000, Lumber, Plough, Cultivator, Harrow, 2 Wheelbarrows, Bicycle, Kitchen Range, Laundry Stove, Chest of Drawers, Couch, Bed, 2 Tables, Pendulum Clock, 6 Buckets, Kitchen Utensils, 3 Lanterns, 3 Coal Oil Holders, Water Tank, Saw, 2 Hammers, Axe, 3 Hatchets, 2 Pruning Shears, Roll of wrapping paper, Wood 4 cords.

1 Gas Engine (Palmer) 7 H.P. Fishing Vessel at New Westminster, in the custody of Japanese Fishing Vessel Disposal Committee. (Sold)

Key of house will be handed over to the Custodians. - Goods as listed will be left in or beside the house or in the barn

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. 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)
\$50.00 Victory Bonds maturing in 1954. In own possession.
\$10.00 War Savings Certificates in own possession.

8. BANK ACCOUNTS: \$200.00 in Royal Bank of Canada, Steveston.

9. LIFE INSURANCE: \$1,000.00 20 year Endowment, Sun Life Assurance Co., Vancouver,
Beneficiary, wife, Sayono. Policy No. 2195637, in own possession.

10. INTEREST IN ANY ESTATES OR TRUSTS None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None.

2. TRADE DEBTS: None.

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 20th day of April, 1942.

A. McLean

Witness

(Signature) B. Kawabata

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date December 9th, 1942.

Our File No. 4972

Full Name KAWABATA, Binjiro
(Surname in Block Letters)

Registration No. 05247

Male - Female
(check)

Age Dec. 14, 1890

Former Address R. R. #1, House 684, Steveston, B. C.

Date Evacuated May 19, 1942

Naturalized - Canadian-Born - National
(check)

Present Address C/o P. O. Box 537, Taber, Alberta.

TABER, ALTA
27/11/42

c/o Roy Lee, Barnwell, Alberta. (28/10/46)

Married - Single
(check)

Name of Wife TAMAKI, Sayono - #05248

Name of Husband -----

Name of Mother Sugiyama Ham (Dec'd)

Name of Father KAWABATA, Samokichi (Japan)

Names of Children under 16 -----

Requested by Miss Carroll

Registered with Custodian Yes
(Yes or No)

Additional Information -----

Fisherman. Owns boat and radio - #303.

October 31st, 1946.

R.P.
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REAL PROPERTY SUMMARY

JAPANESE NAME: Bunjiro KAWABATA, Registration No. 05247, File No. 4972

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

PROPERTY ADDRESS: 684 Railway Avenue, Steveston, B. C.

LEGAL DESCRIPTION: Lot 2 of Section 1, Block 3 North, Range 7 West,
Map 940, Municipality of Richmond, District of New
Westminster.

CLASSIFICATION: Small dwelling and cultivated land

ASSESSED VALUE: Land \$1305.00 Annual Taxes \$38.86
Improvements \$ 650.00

TITLE: Registered in the name of Bunjiro KAWABATA

ENCUMBRANCES: Registered Dyking Charge.
No indication of any unregistered.

Vesting Order #25938 - June 16, 1943.

HISTORY OF
ADMINISTRATION: The Custodian's representative reports on May 8, 1942,

"This property consists of 5 acres approximately half an acre each in loganberries, strawberries and raspberries which are in very poor condition needing weeding. The house is a small 3 room frame shingle roof bungalow, in poor shape, needing considerable repairs. There is a barn which is in fair condition and a small shed of little value. The balance of the land is used for market garden."

Before evacuation, KAWABATA entered into a rental agreement with one Charles P. Hacault for the duration of the war. This Agreement was covered in a letter of April 22, 1942, also attached is an inventory of goods rented with the property and goods left in the shed, consideration being \$100.00 per year.

A payment of \$50.00 on this 1942 Agreement was received direct by KAWABATA and \$50.00 to be paid into the Custodian office in monthly instalments before October 30, 1943. This tenancy continued until the sale of the property.

File No. 4972

October 31st, 1946.

Real Property Summary (C continued)

Sold to the Director, The Veterans' Land Act in the amount of \$1178.00.

Adjustments calculated as of January 1, 1943.

Funds credited to KAWABATA's account on February 9, 1944.

Certificate of Title #166796-E delivered to the Director on February 29, 1944.

A complete statement of the transaction was forwarded to KAWABATA on April 18, 1944.

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



George Peters
Office of the Custodian

GP/ic

October 31st, 1946.

PERSONAL PROPERTY SUMMARY

Re: Bunjiro KAWABATA
Registration No. 05247

CHATELS: See Chattel Summary

SPECIFIED ARTICLES: Westinghouse mantle radio was sold as requested by KAWABATA and the receipt for the radio is on file under date of December 10, 1943.

VESSELS: The vessel "B.K." was sold through the Japanese Fishing Vessel Disposal Committee and funds paid direct to Bunjiro KAWABATA on September 10, 1942.

BANK ACCOUNT: \$200.00 Royal Bank of Canada, Steveston. As this did not come under the control of the Custodian, no action required.

BONDS: \$50.00 Victory Bonds maturing 1954, in owner's possession. As this did not come under the control of the Custodian, no action required.

\$10.00 War Savings Certificates in owner's possession. As this did not come under the control of the Custodian no action required.

LIFE INSURANCE: \$1,000.00 20 year Endowment, Sun Life Assurance policy, # 2195637 in owner's possession. As this did not come under the control of the Custodian, no action required.

No property interests other than those mentioned are found on the file.

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


George Peters,
Office of the Custodian.

GP/ic

File No. 4972

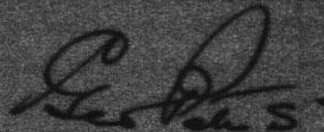
June 3rd, 1946.

LIABILITY SUMMARY

Re: Binjiro KAWABATA
Reg. No. 03247

There are no claims revealed against the above-named
Japanese on file.

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



George Peters
Administration Department

GP/ic

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR BUNJIRO KAWABATA

File No. 4972

Reg. No.

Company Sun Life Insurance Co.,

Agency Vancouver

Policy No. 2195637

Premium - \$ 56.40

Payable: ^X Annually, Semi-annually or monthly

Month April Day 1st

REMARKS:

October 31st, 1946.

CHattel SUMMARY

Re: Bunjiro KAWABATA
Registration No. 05247

Before evacuation chattels and equipment were signed by the tenant, Charles P. Macauld and B. Kawabata (see Chattel Schedule).

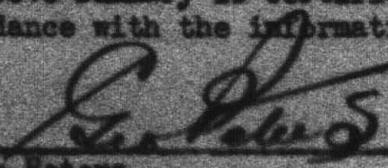
On January 22, 1945, the Custodian's agent removed chattels from 684 Railway Avenue and these in turn were auctioned in full with the exception of the roll of wire (see Chattel Schedule.)

It is discovered, however, that on the inventory signed by the tenant, the following odds are missing:

70 lb. scales
crates and saks
4000 bean poles
lumber
plough
cultivator
harrow
1 wheel barrow
1 bicycle
2 tables
clock
2 pruning shears

We are today writing the tenant to make an accounting of these items.

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


George Peters
Office of the Custodian

GP/1c

CHattel SCHEDULE

Re: Bunjiro KAWABATA
Registration No. 05247

JAPANESE DECLARATION APRIL 20, 1942

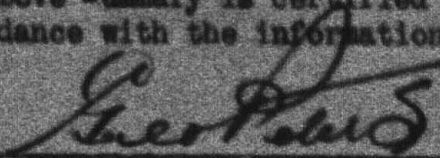
500 ft. water hose
Hand cultivator and seeder
Other farm implements
70 lb. scales
Wire crates and sacks
4000 Bean Poles
Lumber
Plough
Cultivator
Harro
2 wheel barrows
Bicycle
Kitchen range
Laundry stove
Chest of drawers
Couch
bed
2 tables
Clock
6 buckets
Kitchen utensils
3 lanterns
3 coil oil holders
Water tank
Saw
2 hammers
Axe
3 hatchets
2 pruning shears
Roll wrapping paper
4 cords wood

...2/

GOODS INVENTORIED AND REMOVED FROM 684 RAILWAY AVENUE JANUARY 22, 1945

4 bundle garden hose	Auctioned
1 seeder and attachments	Auctioned
1 roll wire	Missing
1 regal creek	Auctioned
1 single bed	Auctioned
6 kitchen chairs	Auctioned
5 lanterns	Auctioned
1 stove board	Auctioned
1 roll wrapping paper	Auctioned
1 iron pot	Auctioned
1 sprayer	Auctioned
1 galv. pail	Auctioned
4 suitcases	Auctioned
1 box china	Auctioned
1 cross cut saw	Auctioned
1 hand saw	Auctioned
1 meat saw	Auctioned
1 mail box swing	Auctioned
1 small book rack	Auctioned
2 boxes misc.	Auctioned
2 boxes books	Auctioned
several cans misc.	Auctioned
1 buck saw	Auctioned
3 bundles garden tools	Auctioned
1 sledge hammer	Auctioned
1 spade	Auctioned
1 mattock	Auctioned
1 sewing machine	Auctioned
1 couch	Auctioned
1 wheelbarrow	Auctioned
1 chiffonier	Auctioned
1 kitchen stove	Appraised and sold
Stove and can	Auctioned

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


George Peters
Office of the Custodian

GP/10

MEMORANDUM

June 9th, 1943.

To: File 4972

From: Specified Articles Department

Re: KAWABATA, Bunjiro - Reg. 05247

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	Westinghouse mantel radio # 194273.	\$ 45.00

Jan 4, 1944
Released for shipment
to purchaser. J. B. Clancy
J. MacLison

EB

SUMMARY TAKEN FROM VESSELS RECORDS

Date: Jan. 28, 1944

Name: Bunjiro KAWABATA

Reg. No. 05247

File: 4972

Boat File No.: JFVDC #805

Name of Vessel: "B.K." 26'x6'x3' (1932) Palmer 7 HP

Lic. or Reg. No.: New Westminster 2039

Naval No.: NW.006-E

Owner's Valuation: \$900.00

JFVDC Valuation: \$374.00 Survey #245

Custodian Valuation: None

Date of Sale: July 9, 1942

Purchaser: Wallace W. Gallagher

Signature on Sales Papers: Bunjiro KAWABATA

Selling Price: \$375.00

Paid to JFVDC ~~ex-Custodian~~: \$375.00

Supervision Costs: \$ 6.25

Balance due Owner: \$368.75

Paid to: Bunjiro KAWABATA on Sept. 10, 1942.

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.:

Missing Inventory Claim #239 - W.W. Gallagher - \$24.50 (Paid)

*Through the Capt. J. Fisher's
Fin*

Additional Information:

*G. Macdonald
Nov 18/46*

FM

Goods to be Rented to Mr. Charles Hacault.

Singer Sewing Machine (1)

05247

~~Laundry Stove~~ (1)

Kitchen Stove (1) ✓

Couch (1) ✓

Shower (1) ✓

Hoe (2) ✓

Garden Hose (1/2") 200 ft. (4-50 ft) ✓

Wheelbarrow (1) ✓

Hand Cultivator & Seeder & Accessories ✓

Chiffonier to be left in the house ✓

Charles^P. Hacault

B. Kawabata

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 27 1942

April 27, 1942.

File 4972
Bunjiro Kawabata, Esq.,
House #684, Railway Avenue,
Stevenson, B. C.

Registration No. - 05247

EXHIBIT NO. *682-9*

DATE *Sept 17/42*

FILLED BY *W. A. Rice*

Dear Sir:

This will confirm the Custodian's Office's understanding of the agreement you made this afternoon with Charles P. Macaul of 755 West Broadway in Stevenson.

We understand that you have rented your property, consisting of your land, consisting of Lot 2 of Section 1 Block 3 North Range 4 West Map 940, in the District of New Westminster (Certificate of Title #52532-2) plus your bungalow of three rooms, your barn and your three sheds, together with certain furniture and equipment which you will be listing and 1 1/2 acres of loganberries, strawberries and raspberries for the sum of \$100.00 per year.

We note that the new tenant has paid you a sum of \$50.00 to-day and that the balance due of \$50.00 is to be paid by Mr. Macaul to this office in monthly installments before October 30th of this year.

Macaul
We further understand that taxes for last year which were paid at the Richmond Town Hall, Frigate House, B. C., amounted to approximately \$30.00 and that it is your desire that we pay taxes for 1942 from which will be paid to us by Mr. Macaul out of the rental monies he will be sending to us.

Furthermore, we understand that the agreement you have made is to continue for the duration of the war.

We would like to receive your confirmation that the goods listed in your registration form and which you will not be turning over to your tenant, will be stored in the house or in the barn and that

OFFICE OF THE CUSTOMS
JAPANESE SECTION

05247

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RECEIVED
APR 25 1948

You are satisfied that such storage is satisfactory to you. You may wish perhaps to consider the advisability of placing fire insurance on the goods which you are leaving stored in Steveston.

We trust that our understanding of the entire matter is clear and so that we may receive this assurance, we would appreciate your being good enough to sign the attached copy of this letter and arrange to have Mr. Macauld sign the letter also and returned to us, at the same time that you and Mr. Macauld check the inventory of goods which you are sending to Mr. Macauld, which we have asked that you both be good enough to sign and forward to us for the completion of our files.

Yours truly,

R. P. Alexander,
Assistant Manager.

ENCLOSURE

Copy attached for signatures.

Signed B. Kawabata
Bunjiro Kawabata

Signed Charles P. Macauld
Charles P. Macauld

Bunjiro Kawabata

684 Railway Ave,
Sturton, B.C.

Goods left in shed

05247

Garden Hose 300 ft. ✓
Wire 70 lbs. ✓

Crates & Sacks ✓

Beam Poles ✓

Horse Plough, Cultivator & Harrow ✓

Wheelbarrow (1) ✓

Bicycle (1) ✓

Bed (2) ① ✓

Table (2) ✓

Chairs (6) ✓

Clock (pendulum) (1) ✓

Bucket (2) ✓

Kitchen Utensils ? ✓

Lantern (3) ② ✓

Coal Oil Holder (3) ✓

Hammer (2) ✓

Pruning Shear (2) ✓

Wrapping Paper 1 roll ✓

Saw (3) ✓

Lumber 1x12 ✓

Spray (1) ✓

~~Scale~~ ✓

Scale (1) ✓

RP₁

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EXHIBIT No.

Sept. 17/48

DATE

FILED BY A.G. Virtue

Registration Number 05247

KAWABATA, Bunjiro

R. R. #1, House 684, Steveston, B. C. (Railway Avenue)

LOCATION AND NATURE OF PROPERTY

Description of property as per Form
"JP" is correct.

OWNERSHIP

I have inspected the Title, which is
in the name of the above Bunjiro Kawabata.

LAND AND BUILDINGS

This property consists of 5 acres,
approximately half an acre each in loganberries,
strawberries and raspberries, which are in very poor
condition, needing weeding. The house is a small
3 room frame, shingle roof bungalow, in poor shape,
needing considerable repairs. There is a barn which
is in fair condition and a small shed, of little value.
The balance of the land is used for market garden.

TAXES

Taxes paid to December 31, 1941.

INSURANCE

There is no fire insurance on the property.

FINANCIAL POSITION

Claims to have no liabilities. Inventory
of personal effects attached hereto.

REMARKS

This property has been leased to one
Charles P. Hacault for the duration, as per letter of the
Custodian, dated April 22nd, 1942. I am informed by
both parties, that a copy of the letter referred to,
was signed by each and returned to the Custodian's office.
Although Kawabata has not yet been evacuated, Hacault is
now in possession, under this arrangement.

RECOMMENDATION

I would recommend that the arrangement as
set out, be permitted to stand.

May 8, 1942.

"J.D. Mather"

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

November 1, 1948.

[Signature]

Registration Number 05247

KAWABATA, Bunjiro

INVENTORY (To be stored in barn)

300' Water Hose
70# Wire
Miscellaneous quantity of Crates and Sacks
2000 Bean Poles
1 Plough
1 Harrow
1 Wheelbarrow
1 Laundry Stove
1 Bed Complete
2 Tables
6 Buckets
3 Lanterns
3 Coal Oil Cans
1 Water Tank for carrying water
1 Cross Cut Saw.
2 Hammers
1 Axe
3 Hatchets
2 Pruning Shears
1 Roll Wrapping paper

Following to be left for the use
of the tenant.

1 Sewing Machine
1 Couch
1 Wheelbarrow
1 Kitchen Stove
1 Shovel
200' Garden Hose
1 Chest of Drawers
1 Cultivator & Seeder
1 Scale.

May 8, 1942.

DATE Sept. 17/48FILED BY A.G. Virtue

THIS AGREEMENT, made in duplicate this
day of September 9th, in the year of Our Lord one thousand nine hundred and twenty-
one

BETWEEN

TSENUKO YAMASHITA of the town of Steveston,
Province of British Columbia, Widow,

hereinafter called the "said Vendor" of the one part,

AND

BUNJIRO KAWABATA of the Town of Steveston,
Province of British Columbia, Fisherman.

hereinafter called the "said Purchaser" of the other part

WHEREAS, the said Vendor has agreed to sell to the said Purchaser and the said Purchaser has agreed to purchase of and from the said Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Richmond Province of British Columbia and being composed of the northerly half of Block two (2) Subdivision of Section No. 1, Block Three (3) North Range 7 West Lulu Island, Group 1, New Westminster District according to a map or plan of the said subdivision deposited at the Land Registry Office at the City of New Westminster, Province of British Columbia and numbered 940.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of Two thousand nine hundred and fifty (\$2950.00)-----Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of One thousand seven hundred and forty (\$1740.00) Dollars on the execution of this AGREEMENT (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

The sum of Six hundred and five (\$605.00) Dollars on the 6th day of March, A.D. 1922 and the sum of Six hundred and five (\$605.00) Dollars on the 6th day of September A. D. 1922.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE

said Purchaser DOTH COVENANT, PROMISE AND AGREE, to and with the said Vendor that he or they shall or will well and truly pay, or cause to be paid, to the said Vendor the said sum of money above mentioned, together with the interest thereon at the rate of 8% per cent. per annum, on the days and times in manner above mentioned: AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the said Vendor DOTH COVENANT, PROMISE AND AGREE to and with the said Purchaser his heirs and assigns to convey and assure, or cause to be conveyed and assured, to the said Purchaser his heirs and assigns by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except local improvement assessments or taxes and sewer rates, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the said Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in the possession of the said Vendor.

AND ALSO shall and will suffer and permit the said Purchaser his heirs and assigns to occupy and enjoy the same until default be made in the payment of the said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the said Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the said Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE PURCHASER covenants and agrees with the Vendor that he and they will pay the Vendor all sum or sums of moneys that may be paid by him for insurance premiums in respect of fire insurance on buildings on said premises during the currency of this Agreement, and the Vendor shall hold a charge or lien against the lands and premises for the amounts so paid, together with interest as well after as before maturity of this Agreement, at the rate of eight per cent. per annum from the date of each payment.

LAND REGISTRY ACT.

FORM R.

(Section 57 (a).)

Affidavit of Witness.

TO WIT:

I, S Anno, of the Town
of Steveston, in the Province of British Columbia, make oath and say:--

1. I was personally present and did see the within instrument duly signed and executed
by Teemuko Yamashita and Bunjiro Kawabata
the parties thereto, for the purposes named therein.

2. The said instrument was executed at Steveston, B.C.

3. I know the said parties, and that they are of the full age of twentyOne years

4. I am the subscribing witness to the said instrument and am of the full age of
sixteen years.

Sworn before me at Steveston
in the Province of British Columbia, this 9th
day of September, 1921

"S. Anno"

O. E. Darling, J.P.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at the Post Office Steveston British Columbia, under registered cover, addressed as follows:

Bunjiro Kawabata, Steveston B.C.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor true and lawful attorney for and in the name of the said Purchaser, his heirs, executors, administrators, successors and assigns, to cancel, remove and determine such registration in the event of default as aforesaid.

IT WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED AND SEALED
in the Presence of:

"S. Anno

Steveston B. C."

(Signature)
"(Tsuneko Yamashita)"

Seal

"Bunjiro Kawabata"

Seal

FOR WITNESS

I HEREBY CERTIFY that, on the

day of , 19 , at

, in the Province of British Columbia,

(whose identity has been proved by the evidence on

, who is) personally known to me,

oath of

appeared before me and acknowledged to me that is the person whose name is subscribed to

the annexed Instrument as Witness, and that

is of the full age of sixteen years, and having

been duly sworn by me did prove to me that

did execute the

same in

presence voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at

in the Province of

British Columbia, this

day of

in the year of our Lord, one thousand nine hundred and

.....
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Note:-- Where the person making the acknowledgment is personally known to the officer taking the same strike out the words in brackets.

FOR MARRIED WOMEN

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, personally known to me (by who is personally known to me, proved) the evidence on oath of _____ to be the wife of _____ appeared before me, and being first made acquainted with the contents of the annexed Instrument, and the nature and effect thereof, acknowledged on examination, and apart from and out of the hearing of her said husband, that she is the person mentioned in such Instrument as the maker thereof, and whose name is subscribed thereto as party; that she knows the contents and understands the nature and effect thereof; that she executed the same voluntarily, without fear or compulsion, or undue influence of her said husband; and that she is of the full age of twenty-one years and competent understanding and does not wish to retract the execution of the said Instrument.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord, one thousand nine hundred and _____

.....
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Note—Where the person making the acknowledgment is not personally known to the officer taking the same, instead of the words "(personally known to me" insert the words "by the evidence on oath of _____, who is personally known to me, proved."

G. S. WISNER

AGREEMENT
FOR SALE OF LAND

BUNJIRO KAWABATA

-AND-

TSUNOKO YAMASHITA

DATED September 19 21

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

November 1, 1948.

...*R. Scott*...
le

FOR MAKER

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed Instrument as the maker thereof, and whose name subscribed thereto as part _____, that know the contents thereof, and that executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord, one thousand nine hundred and _____

.....
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

J. D. MATHER

315 METROPOLITAN BUILDING

VANCOUVER, B. C.

June 18th, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 19 1942

The Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Re - Bunjiro Kawabata
Your File No. 4972

I beg to acknowledge receipt of your
letter of the 17th instant.

Kawabata was evacuated within a week of
your inquiry, on June 10th and Hasegita is now in
possession of the property and is operating properly
under the lease received from Kawabata.

I would recommend that this property
be placed in charge of Mr. T. C. King for management
on behalf of the Custodian.

Yours truly,

J. D. Mather

JDM/ED

File No. 4972

Name: KATADATA, Hintaro

Date: April 21st, 1942.

Lessor: KATADATA, Hintaro

Lessee: Charles P. Macault

Property Land: Lot 2, Section 1, Block 3 North, Range 7
West, Map 940.

Consideration: One Hundred Dollars (\$100.00) a year.

Term: From April 21st, 1942 for the duration of the
war with Japan.

Buildings: House

Chattels: List on file, left in care of Lessee.

GP:EB

Farm Appraisal Report

File No. JL-524

Land Description Lot 2, S/D of pt. of Sec. 1, Blk. 3, N., Rge. 7, W., Map 940, N.W.D.Containing 5 more or less AcresOwner's Name B. KAWABATAPost Office Address R.R. #1, Steveston, B.C.Nearest Rail Point Y. Station on B.C. Electric Rly. Distance 1/2 mileMarket Town Steveston - 1 mile; Vancouver - - - Distance 10 "Church (give denomination) All denominations - 1 to 7 miles. DistanceNearest School Steveston Public-1 mile; Bridgeport High Distance 7 "State how property was identified: Regat., Plan, road & boundary check.

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

Has 264' frontage on Railway Ave., along its West boundary & which is a
hardsurfaced road as well as having the B.C.E. Interurban Rly. on it.Is this district a good one? Yes, closely settled and about 10 miles from Vancouver.Employment opportunity Fairly good at seasonal local fishing & farming, or industrial
in Vancouver.Dominating Nationality and religion: British, Protestant religion.Describe Fencing and its condition: Old wire and post - only fair. Value \$Water supply: City water. On tap in dwelling; no other plumbing. Value \$BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 30	Lumber	8'	Shgl.	20	Mud sills	Only fair	150.00
Wood shed	10 x 18	"	6'	"	20	Post	Poor	-
Shed	12 x 20	"	6'	"	20	"	"	-
awn Shed	30 x 24	"	10'	"	20	"	Only fair	100.00
BARN	X							
	X							
CHARY	X							
	X							
	X							
	X							

Electric light, installed in dwelling.

House Number 684.

Total present day value \$ 250.00

Total Value Buildings add to farm \$ 200.00

Is dwelling habitable without repairs?

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

habitable? Dwelling, old, dilapidated & about done, although habitable andwould suffice for a time until a new house built.Describe the basement and chimneys: No basement & foundation poor. Brick chimney to
ground.No. rooms downstairs? 3 Upstairs? - How finished V. Joint & shiplap.Are buildings painted? No. Condition of paintDistance from nearest bush Unexposed.

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
5.	Level	Silty clay loam, 12-18"	Clay	1 1/2 ac. Logans, Raspes, & Garden-fair condition	200.	1,000.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 1,000.00

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 1,200.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Buildings old & dilapidated, although small house clean & a tenant in residence.
Land in good fertility & fair tillage as yet. Understand it has been occupied
by Japanese family for about the last 20 years until they evacuated more recently.

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

Small fruit and truck farming.

Noxious weeds:

Fairly clean at present but some thistle and couch grass in evidence at
boundaries.

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

Municipality of Richmond - 1942 Taxes (including Dyke
& Drainage), total \$38.86.

Date: July 11th, 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 9 day of July 19 42.

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

Remarks: Small holding fairly well situated on Railway Avenue about a mile from Stevenston. Buildings old and not much account, but serviceable for a time until replaced by new ones.

Property leased from April 22nd, last, to Charles P. Macauley for duration of War at \$100.00 annually, and tenant & family in residence.

The Japanese owner, I am informed, was a fisherman and his family evidently worked the small farm in his absence.

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

Level land lying about a mile North of the Fraser River at Steveston. Fertile alluvial loam soil, subject to Lulu Island dyking and drainage charges.

See taxes on page 1. Diking & Drainage taxes combined in statement as furnished by the Municipality of Richmond and total \$38.86.

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

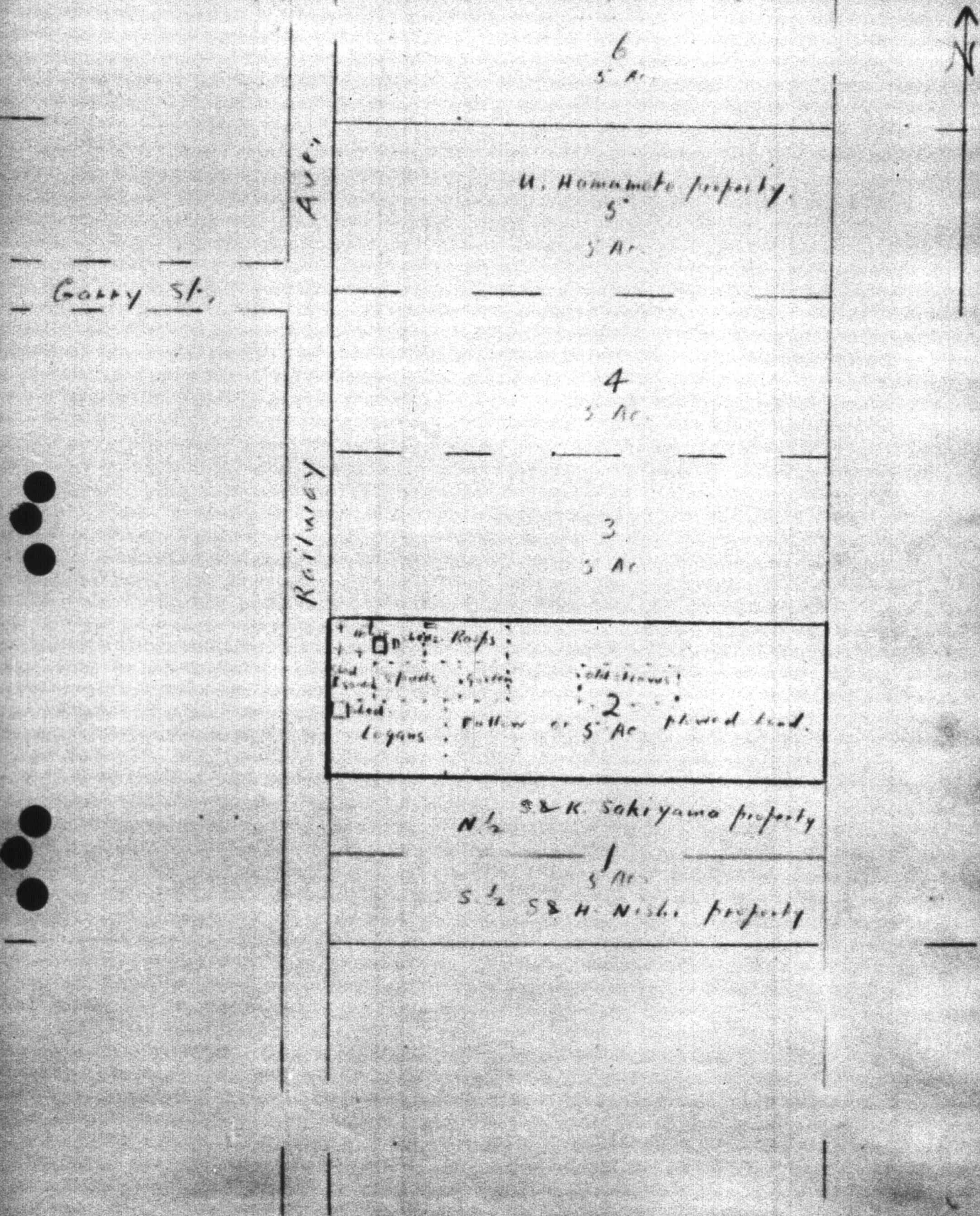
[illegible]

Amount fruit trees add to value of farm \$_____

Scale 200' = 1 inch

Diagram of Property - In Pict. B. Kawabata

Lot 2, S/D of part of Sect. 14, T. 14 N., R. 10 E., 7th Mer. 940 A.C.D.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1200.00

Date 16th July 1942.

"I. T. BARNET"

District Superintendent.

No.

J.R. 05247

Royal Canadian Mounted Police

112

\$

Received for cash on 10-19-42

Received from

Raymond J. ATANI, on behalf of
B. KAWABATA, R.R. 1, Port Hope,
Ontario, O.C.

1 Westinghouse Radio Unit #194273

Dollars,

100

Signature

J.F. Miles, Capt.

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Form 28A

EVACUATION SECTION

Rec'd JAN 22 1944

File # 4972

Ans. R.C.M.P.

Registered

HEADQUARTERS File No.

SUB-DIVN. & File No.

DIVISION & File No.

COPY.

DETACHMENT & File No.

DATE Jan. 5th, 1944

Re: H. KAWABATA, R.R. #1, Railway Ave., Staveston, B.C.

(Name of File)

On Mar. 10th, 1942, I D.E. McLaren, Cat.

(Date)

(Member's Name)

Came into possession of the following described goods by

Handed over by Roy T. Otani.

(State Authority from whom seized and place of seizure)

No. of Sub.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1		Westinghouse mantel radio #194273.
			Mr. F.W. Shears, Acting Director, Office of Custodian, Japanese Evacuation Section, 506 Royal Bank Bldg., Vancouver, B.C.
			FORWARDED. Copies for your information and records.
			Supt. (C.K. Gray) O.C. "E" Division.
			Vancouver 20-1-44. FRJ/K.

REMARKS: Released under authority of Memo from Custodian dated 4-1-44.

Handed over personally to Mr. Clancey at this office.

(State briefly disposition)

DATE 4-1-44

SGD. J.R. Clancey.

(Signature of Recipient or Witness)

CERTIFIED CORRECT
F.R. Jefferson, R.G. #10559, Cat.
(Signature of Member)

MEMORANDUM

File No.: 4972

January 7th, 1944

To: Miss Matheson

From: Mr. Green

Re: Bunjiro KAWABATA

Please note on your cards the disposal of this
radio as per correspondence on this file.

HFG:IF

gmw

4922
05247

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BQ/6472
(JL-886)

Vancouver, B.C.

FEB 29 1944

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

KAWA BATA, *Bumijiso.*

Dear Sir:-

Re: Lot 2 of Section 1, Blk. 3 North,
Range 7 West, Map 940.
MUNICIPALITY OF RICHMOND

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 1687962 of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 22,972.71, in favour of The Secretary of State,
forwarded to you and dated February 9th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 1,178.00

Less arrears of taxes to
January 1st, 1943,

- \$ -

Amount paid to Secretary of State -

1,178.00 /

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

FEB 29 1944

Date

Solicitor for
The Secretary of State

C
O
P
Y

P.O. Box 537,
Taber, Alta.

6th December, 1943.

B.C. Security Commission,
360 Homer Street,
Vancouver, B.C.

Dear Sir:

We have received your request
for us to state the amount we wish to ob-
tain from the sale of our radio.

In reply we would like to have
it sold for about thirty-five dollars(\$35).

We will be pleased if you will
send this amount at your earliest convenience.

Yours truly,

B. Kawabata.

C
O
P
Y

360 Homer Street,
Vancouver, B.C.

Mr. B. Kawabata,
P.O. Box 537,
Taber, Alta.

Dear Sir:

We have yours of November 15th to acknowledge, with enclosed R.C.M. Police slips for your radio. You also state that you want your radio sold.

We will turn this request over to the Custodian, but would suggest that you reply at once stating the amount of money you will accept for this radio.

With this information from you, the Custodian can complete any transaction should he be successful in finding a purchaser. The other way would be for the Custodian to auction it off and this procedure is problematical as to the amount you might receive.

Send your reply to this office, attention of the writer and we will request Custodian to dispose of it immediately providing your asked price is reasonable.

Yours truly,

F.E. DesBrisay.

FEB/M

C
O
P
Y

P. O. Box 537,
Taber, Alberta.

November 15th, 1943.

B.C. Security Commission,
360 Homer Street,
Vancouver, B.C.

Dear Sir:

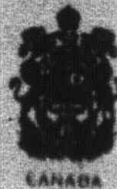
I have received your request
for the remittance of \$6.50 on the radio so
that we may receive the radio.

But I am sending you the orig-
inal R.C.M.P. receipt so will you please sell
that radio for me and send me the profit made
on it at your earliest convenience.

Yours truly,

B. Kawabata.

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION

Rec'd DEC 15 1943

File No. 4972

Ans. 17/12/43

Referred Green

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B.C.

10th December, 1943.

Mr. H. F. Green,
Office of Custodian,
Royal Bank Building,
685 W. Hastings Street,
Vancouver, B.C.

Dear Sir:

Re: B. Kawabata, #05247
Address: P.O.Box 537, Taber, Alta.

Attached copies of letters received by us from
the above-noted and our replies to same are self-explan-
atory.

We are turning this subject over to you for your
consideration and disposal.

Please note we are attaching hereto the Radio
Receipt given to Kawabata by the R.C.M.P. As this slip
is important to Kawabata, we request that you do not
cause it to be misplaced for future reference.

Klen

Yours truly,

F.E. DesBrisay

FED/M

4972

December 14th, 1943

TRANSPORTATION

The B. C. Security Commission,
The Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. Das Brisay.

Dear Sir:-

Re: Bunjiro KAWABATA--Reg. No. 95247

This is just to acknowledge with thanks yours of December 10th and enclosures including the B.C.M.P. receipt for this man's radio. We are sending him a copy of this letter and asking him to note that we are now auctioning all Japanese radios. It may be some little time before we can complete the sale of his, but when this is done, we will send him the proceeds.

Yours truly,

H. F. Green
Protection Department

HFG:IF
c/c to Bunjiro KAWABATA

4972

January 4th, 1943/

The R. C. M. P.,
Heather Street Barracks,
Vancouver, B. C.

Dear Sirs:-

Re: Bunjiro KAWABATA

Would you kindly release Westinghouse
Mantel Radio, Serial #194273, your #303, to the bear-
er of this letter, Mr. Clancey of the Radio Shop? We
have not received your receipt from the Japanese but
will secure it if you require it for your records.

Yours truly,

H. F. Green
Protection Department

HFG:IF

(This letter was written
in about the file, which could not
be found [initials])

P.O. Box 537,
Taher, Alberta,
April 24, 1944.

1/2
71190.62

Mr. F. S. Shears,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

EXHIBIT	SECTION
APR 27 1944	
File No. 4972	
Ans.	
Refer	Reuter

Dear Sir:

We have just received the statements on the transaction of the property in Steveston in the municipality of Richmond.

● You say that we have been previously advised that this kind of statement will arrive in due course but it did not ask us the amount we would like to receive in return for the sale of the property. It stated that correspondence from us be delayed till further notice. We are in complete disagreement with this kind of treatment to a Canadian citizen.

● Our property was not obtained by easy means; was secured by means of many years of arduous labor. Furthermore, the price of the property is only a fraction of the real value as we ask you to

Land 8/3000 Lx 650.

send us the revenues from the property. We
also ask you to send us the complete statement
on the file number 4972, not an incomplete
one as the one you sent to us. In addition
to the 1943-1944 revenues on the property
we ask you send us thirty-five dollars
(radio money) in credit with you.

Yours truly,
Banjira Kawabata
(Yuniko Kawabata)

4972.

May 13th, 1944.

Mr. Bunjiro KAWABATA,
Registration No. 05247,
P. O. Box 537,
Taber, Alta.

Dear Sir:

We duly received your letter of the 24th April.

Your remarks have been carefully noted and we can appreciate your concern on learning of the disposal of your property. The sale of properties to the Director, The Veterans' Land Act, was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values. Your letter has been placed on our files so that your comments in regard to this sale will remain on record, but we can only advise you that we are unable to consider any alternative in regard to this matter. The statements sent you showed the credit balance from the sale of the property and you will see from Paragraph 2 of the Memorandum sent to you that 1943 revenues were taken over by the purchasers and thus there is no revenue from your property from last year--this answers your query on this point.

We will forward you next week further details of your account as there are only a few items involved and the credit balance given you, namely, \$1190.62, includes your radio which was sold for \$35.00. As you wish to have a cheque for this amount, same is enclosed.

We would mention that apart from a small amount for legal fees in connection with the conveyance to the Veterans' Land and subject to there being no claims against you (it would appear from your file that there are no claims against you) the above money is available to you on request.

Yours truly,

P. Douet,
Administration Department.

PD/P.
Encl.

7

FILE NO. 4972

auction at Stevenson, D. C. on February 2, 1945.

- Spade	\$ 0.60	H
- Cross cut saw	0.25	T
- Bundle garden tools	0.50	T
- Sledge hammer	1.00	T
- Mattock	0.45	T
- Garden tools	1.50	T
- Garden tools	0.80	T
- Mail box swing	0.10	M
- Sprayer	2.00	T
- Five lanterns	0.50	T
- Garden hose	4.00	T
- Buck saw	0.30	T
- Hand saw	1.00	T
- Meat saw	1.25	T
- Garden hose	6.50	T
- Garden hose	6.75	T
- Garden hose	6.50	T
- Roll wrapping paper	1.00	T
- Dishes	1.50	X
- Glassware	0.75	X
- 4 Gal. crock	1.20	X
- Iron pot	0.25	X
- Miscellaneous tools etc.	1.50	T
- Stove board	0.50	M
- Box miscellaneous hardware	1.00	M
- Frying pan	0.55	F
- Book rack	0.10	F
- Stove and can	0.75	
Total	\$ 43.10	
Carried forward	\$ 43.10	
Net Expenditures	\$ 43.10	
Net Receipts	\$	
Balance at end of month	\$	
Estimated amount due from friends	\$	
Estimated amount due from relatives	\$	
Estimated amount due from other sources	\$	

NAME KAWABATA, Bunjiro

REGISTRATION NO. 05247

FILE NO. 4972

The following chattels were sold by public
auction at Steveston, B. C. on February 2, 1945.

	Brought forward	
Vase		\$ 43.10
-Galv. pail		0.60 F
Mirror		0.60 M
Dishes		0.40 F
-Miscellaneous articles		1.10 K
-Suit case		0.75 M
-Suit case		0.50 M
-Suit case		0.25 M
-Suit case		0.25 M
-Books		0.25 M
-Books		0.50 M
-Suit case		0.25 M
-Books		0.40 M
-Chiffonier		0.25 M
-Wheelbarrow		7.00 -
-Dropside couch		1.50 -
-Seeder		5.00 -
-Sewing machine		16.00 -
-6 Kitchen chairs		45.00 -
-Bed and spring		1.00 -
		8.25 -

Total	(Auctioneer's Fee: \$ 13.27	
Less Expenses:	(Advertising: 4.33	
	(Movings: 10.89	

Net Proceeds Credited:

122.70
\$ 28.49

\$ 104.21

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Steveston 28.

Remarks.

ESTABLISHED 20 YEARS

April 5th. 1945.

1945.
 EVALUATION SECTION
 Rec'd APR 6 1945
 File No. 4972
 Ans.
 Referred McKidder

RE C. KAWABATA. 684 RAILWAY AVENUE.
STEVESTON. B.C.

Yours truly,
THOMPSON & CO

truly,
PSON & CO
W. A. Thompson

EXHIBIT NO. 682-8
DATE Sept. 17/48
FILED BY Gracie

EXHIBIT NO. 682-10
DATE Sept 17/48
FILED BY W. A. Rice

4
% Roy Lee,
Bamwell, Alberta,
December 1, 1945.

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

EVACUATION SECTION	
Rec'd	DEC 3 1945
File No.	4972
Ans.	
Referred	Peters

Dear Sir:

In your statements of April 18, 1944 and May 25, 1944 you have stated the amount credited to us, however, it did not include the value of the household goods and small farm implements amounting to about three hundred twenty-four dollars and twenty cents (\$324.20). We would be obliged if you will send to us all the amount of money due us (including the returns from the sale of the farm and household goods.

My registration number is 05247.

And file number is 4972.

Yours truly,
Bunjiro Kawabata

4972

October 21st, 1946.

REGISTERED

Mr. Charles F. Macaulay,
664 Railway Avenue,
Steveston, B.C.

Dear Sir:

Re: Bunjiro KANABAYA
Registration No. 05247

We are reviewing the file of the above Japanese and we find on file an inventory, signed by you, of goods left in your care.

On the removal of goods in your care on January 22, 1945, it is noted the following items are short and were never picked up by the Custodian.

70 lb. scales
Grates and screens
4000 bean poles
Lumber
Plough
Cultivator
Harrow
1 wheel barrow
1 bicycle
2 tables
clock
2 pruning shears

Would you kindly let us know if these goods are still in your possession.

Yours truly,

George Peters,
Office of the Custodian.

GP/lc

PHONE PACIFIC 6181
PLEASE REFER TO
FILE NO. 4972

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

508 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER B.C.

October 31st, 1946.

Don McPherson
REGISTERED

Mr. Charles P. Macaul, ~~t~~
684 Railway Avenue, —
Steveston, B.C.

Dear Sir:

1946
Re: Bunjiro KAWABATA
Registration No. 05247

We are reviewing the file of the above Japanese and we find on file an inventory, signed by you, of goods left in your care.

On the removal of goods in your care on January 22, 1945, it is noted the following items are short and were never picked up by the Custodian.

70 lb. scales
Crates and sacks
4000 bean poles
Lumber
Plough
Cultivator
Harrow

1 wheel barrow
1 bicycle
2 tables
clock
2 pruning shears

no value

used for repair

in for side walk around house

Sold by Custodian

none taken before left

on hand - none

*Less than 1000
used in Logganhier
Patch*

*Kawabata took and
Ship 3 Bicycles*

Would you kindly let us know if these goods are still in your possession.

Yours truly,

George Peters

George Peters,
Office of the Custodian.

GP/1c

File No. 4972

6

MEMORANDUM -- TO THE FILE

November 5, 1946.

Mr. Charles P. Macault called at the office today with reference to our letter of October 31, 1946, and gave the following information:

Inventory

- 70 lb. scale - still in his possession.
- the crates - belong to the cannery
- bean-poles - were used in the loganberry patch, still on the property.
- Lumber - was used for sidewalk around the house
- Plow, Cultivator & Harrow - were still on the premises when Mr. Macault left.
- 2 H.M. Tables - discarded
- Bicycle - taken away by the Japanese before they left.
- Pruning shears - taken away by the Japanese before they left.
- Clock - is still on hand.

Mr. Macault claims that the clock was given to him by the Japanese. The scales are with Don McMartin, Garry Street, Steveston, B. C.

no answer to letter 20/1/48

GP/EL

EVACUATION SECTION	
Rec'd	NOV 7 1946
File No	492 ✓
Ans	
Referral	John

Steneston P.O. B.C.
Nov 6th/46

The Custodian of Japanese Property

Re Kamabata
1164 Railway Ave

Dear Sir

You will find on the farm the 3
farm implement as follow 1 Steel plow
one small cultivator and one section of
harrow - the scale is in the hand of
Mr Don Mc Martin at Garry road
one house north - and at the second house
going west from Railway Avenue.
Mr Barber know where this farm is
Mr Martin is a return man who bought
this farm from the Soldier Settlement Board
and was a Lox property
Hoping that this will settle your claim
for these implements

I remain

Yours truly

Charles P Hacault

4972

28th June, 1948.

Mr. G.A. Brownfield,
Stevenson, B.C.

Mr. G.H. Dalves,
Stevenson, B.C.

Dear Sirs,

RE: Bunjire KAWABATA,
Regn No 05247

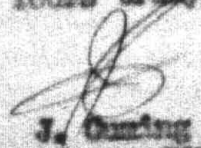
The Veterans' Land Act has just now informed this office that the Real Property formerly owned by the above Japanese was sub-divided by them when sold, G.A. Brownfield purchasing the North $\frac{1}{2}$ and G.H. Dalves the South $\frac{1}{2}$.

In order that we may keep our records up-to-date, may we be advised please as to which party is acting as custodian for the following pieces of farm equipment:

- 1 Steel plow
- 1 Cultivator
- 1 Harrow (section)

If custodianship of the above has been divided, may we be supplied please with a letter from each party acknowledging the certain piece or pieces of property held by him.
May this matter be treated as urgent please.

Yours truly,


J. Cuning
OFFICE OF THE CUSTODIAN.

JL/..

Copy to both Addressees.

1164 Railway Ave.,
R.R. No. 1
Steveston, B. C.
14th July 1948.

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

EVACUATION SECTION	
JUL 15 1948	
Rec'd	1972
File No.	
Ans.	
Referred	<i>see to it</i>

Gentlemen:

Re: Bunjiro KAWAHATA,
Regn. No. 05247

With reference to your letter of 28th June 1948 please be advised that neither Mr. Delves nor myself are custodians of the property referred to. My understanding was that you were the custodians of such property.

For your records please be advised that when I took over this property there were in a shed portions of a plough and a section of a harrow and with them a board with the following wording on it -

"These farm implements belong to Custodian of Japanese properties
3 pieces 1 Harrow 1 plow 1 cultivator
cultivator at Don McMartin
147 Gary Road.
Scale also at Don McMartin."

The above mentioned plough and harrow are still in a shed here and I would appreciate knowing what you intend to do with them.

Yours faithfully,

G. Broomfield

George Broomfield.

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 17th, 1948.

IN THE MATTER OF THE CLAIM OF
BUNJIRO KAWABATA.

PROCEEDINGS AT HEARING.

20 APPEARANCES.

G.E.A. RICH, 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

B. Kawabata,
In Chief.

THE SECRETARY: Case No. 682, Bunjiro Kawabata.

BUNJIRO KAWABATA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Now you have in your hand a summary of evidence in
support of your claim. Do you see that?

A Yes.

10 Q Was this form prepared by you with the assistance
of an Interpreter in my office for the purpose of
this hearing?

A Yes.

Q Is this your signature (indicating)?

A Yes.

Q Are the statements you have made in this form
true statements? A: Yes.

Q What about the values you have placed on your
land and improvements and buildings and on your
personal property? Are they fair values?

20 A Yes.

Q Your land consisted of five acres near Steveston,
B.C.? A: Yes.

Q I believe you bought that for \$2950.00?

A Yes.

Q Was that in 1921? A: Yes.

Q And then you put on cultivation and planting of
berries and fruit trees at a cost of \$683.00?

A Yes.

Q And is that a fair price?

30 A Yes.

3
B. Kawabata,
In Chief.

Q You put on some small buildings at a cost of
\$485.00? A: Yes.

Q Now that brought the total cost of your property
up to \$4,118.00, did it?

A Yes.

Q But you only valued it at the time of your evacuation
at \$3200.00? A: Yes.

Q You feel that that was a fair value?

A Yes.

10 Q And the Custodian sold it for \$1183.73?

A Yes.

Q You have here a list of your farm and garden tools
and of your household furniture and you claim for
that \$334.45? A: Yes.

Q Did you leave all that behind when you were
evacuated? A: Yes.

Q What do you say about the price you have put on it?
Is it a fair price, a high price, or what?

A No, it isn't high.

20 Q It isn't high? A: No.

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

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q I show you an agreement dated
September 9th, 1921, from Tsenuko Yamashita to
yourself covering this property?

A Yes.

Q This is the agreement under which you purchased
this property in the first place?

A Yes.

30 MR. VIRTUE: The second exhibit, please, Madam Clerk.

B. Kawabata,
In Chief.

(AGREEMENT MARKED EXHIBIT NO. 2).

MR. RICE: How much for?

MR. VIRTUE: \$2950.00.

Q Is this the 1941 assessment notice for this property (indicating)? A: Yes.

MR. VIRTUE: I will put this in, sir; it shows the value of land \$1305.00, value of improvements \$690.00; which adds up to \$1995.00; and then the taxable value is put in at \$1630.00.

10 6 (TAX NOTICE MARKED EXHIBIT No. 3).

MR. VIRTUE: Q: How long did you live on this farm?

A From 1921 until I was evacuated.

Q About 25 years? No, it would be 21 years.

A About twenty years.

MR. VIRTUE: I would ask the counsel to let me have the inventory on the Custodian's file, dated May 8th, 1942.

MR. RICE: An inventory?

MR. VIRTUE: Yes.

20 A It was until May, 1942, so that it was a little over twenty years.

Q I beg pardon? A: Until May, '42, when I evacuated, so that it was a little over twenty years.

Q Yes. And you lived on it from the time that you bought it, did you?

A Yes.

MR. VIRTUE: I file from the Custodian's file produced by my learned friend a report dated May 8th, 1942, with an inventory attached.

30

5
B. Kawabata,
In Chief,
Cross-Exam.

(DOCUMENTS MARKED EXHIBIT NO. 4).

MR. VIRTUE: All right, thank you.

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

I am submitting that the chattels sold by the Custodian were sold for their fair market value.

10 I am submitting that other chattels which there is no record of at any time and not found, the Custodian is not responsible for, and if the Custodian is responsible for any articles that there is no record of and not found or stolen, that the claim made for the same is excessive.

I wish to submit as an exhibit, your Honour, a fair appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 5).

MR. RICE: I also tender as an exhibit a summary respecting real property claim showing the assessment.

20 (SUMMARY MARKED EXHIBIT NO. 6).

MR. VIRTUE: Have you a copy of that, Mr. Rice?

MR. RICE: I have a copy of one of them.

(Summary to Mr. Virtue).

MR. VIRTUE: Thank you.

MR. RICE: I tender as an exhibit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. RICE: I also tender as an exhibit, your Honour, if I may, the valuation placed on the stove by
30 Thompson & Company, auctioneers of Vancouver, the

B. Kawabata,
Cross-Exam.

valuation being \$30.00.

(DOCUMENT MARKED EXHIBIT NO. 8)

CROSS-EXAMINATION BY MR. RICH:

Q Before you were evacuated you leased your property along with certain equipment to Charles P. Macault?

A Yes.

Q And on April 22nd, 1942, the Custodian wrote a letter which you signed, I believe; is that your signature on it (indicating)?

10

A Yes.

Q That is your signature? A: Yes.

Q And that letter set forth the arrangement that you made with Mr. Macault? That is right, is it?

A Yes.

Q And then you attached ^{to} that letter, the list of goods that you left in Mr. Macault's possession?

A Yes.

Q And you signed that list?

20 A Yes.

MR. RICH: I wish to tender that letter addressed to the claimant Bunjiro Kawabata, a letter written by R.P. Alexander, Assistant Manager of the Custodian's Office, which is signed by the claimant, and presumed to be signed by Charles P. Macault as his tenant. The list of chattels attached to the letter is also signed by the claimant and presumably signed by Charles P. Macault.

(DOCUMENTS MARKED EXHIBIT NO. 9).

30 MR. RICH: That letter confirms the lease arrangements

B. Kawabata,
Cross-Exam.

made between the claimant and Macault.

THE SUB-COMMISSIONER: Yes.

MR. REEB Q Now in that letter it states that you
are leasing the place to Mr. Macault for \$100.00
a year? A: Yes.

Q That is the arrangement you made with him to rent
the place to him for \$100.00 a year?

A Yes.

10 Q And you also turned over to him the use of these
chattels that you have attached to the letter and
that you signed? I am referring to Exhibit 9.

A Yes.

Q These crates that you are claiming for, I am
informed belonged to the cannery, they didn't
belong to you?

A Which cannery?

Q Well, the cannery you were dealing with.

MR. VIRTUE: Q: Any cannery, or did they belong to you?

A The crates I am claiming for are my property.

20 MR. REEB: Q: Did you have any crates on your place
that belonged to the cannery, or did you leave
any there, I mean, that belonged to any cannery?

A No.

Q You left no crates on your place that belonged to
any cannery? A: No.

Q Mr. Macault claims that you gave him the clock
that you left there, is that correct?

A That isn't so.

Q That isn't so? A: No, it was
30 left in the house.

THE SUB-COMMISSIONER: Pardon?

A No, it was left in the house.

MR. RICH: Q: You didn't give it to Macauld?

A No, I didn't give it to him.

Q In your declaration and in your claim you refer to a seventy pound scale and now you call it a 240 pound scale. What is correct?

A It was a 240 pound platform scale left in the barn.

10 Q I show you a letter written to the Custodian under date of December 1st, 1945 (indicating).

A Yes.

Q Is that your signature (indicating)?

A Yes, it is my signature.

MR. RICH: The letter reads:

"In your statements of April 18, 1944, and May 25, 1944, you have stated the amount credited to us, however, ^{it} did not include the value of the household goods and small farm implements amounting to about \$324.20. We would be obliged if you will send to us all the amount of money due us including the returns from the sale of the farm and household goods.

20 My registration number is 05247 and file number is 4972."

I tender that as an exhibit.

(LETTER MARKED EXHIBIT NO. 10).

MR. RICH: Q You claim \$75.00 for a stove in this
30 form you completed as Exhibit 1.

A Yes, that was a new kitchen stove.

Q The stove was listed with the articles that you left behind with your tenant?

A Yes, I think so.

Q And the auctioneers value the stove at \$30.00 as a fair and just valuation?

A I don't understand that because it was bought new about two weeks before I left.

Q Did you buy it new or secondhand?

10 A New, about two or three weeks before I left.

Q How much did you pay for it?

A \$75.00.

Q In this form you have completed you say the rental value of your property is \$200.00 a year; is that right?

20 MR. VIRTUE: Your Honour, I would like to place on record our position with regard to the rental value, which is ^{simply} this, that in a great many cases properties were rented on the eve of evacuation for just whatever a man could get, and we are not accepting that as the true rental value of these premises, that is in most cases. In other words, we are putting on as a rental value what would have been a fair rental value had the arrangements not been made under the duress of the evacuation, so that I can inform my learned friend of that now, and that in practically all of the cases we are not taking that evacuation rental as being the true rental value of the premises.

30

B. Kawabata,
Cross-Exam.

MR. RICH: This is a case where the claimant made out, went out, I mean, and rented the premises himself.

MR. VIRTUE: On the eve of his evacuation.

MR. RICH: That was what his property was worth then, and he rented it for \$100.00 a year.

MR. VIRTUE: That doesn't say what it is worth.

MR. RICH: If it isn't an index of what it is worth, I don't know what could be.

MR. VIRTUE: It might be one index, yes.

10 MR. RICH: This summary of evidence, your Honour, Exhibit 1, has been filed and the claimant, the witness here, has stated that these values are fair and true.

MR. VIRTUE: Yes.

MR. RICH: Well, I just can't see it.

20 For the purpose of the record I would point out that the personal chattel claim as originally filed was \$733.20, and that it was afterwards amended to \$333.45, and is now changed to \$334.45, only one dollar more, and in the letter that the claimant wrote to the Custodian he valued these articles at \$324.20.

MR. VIRTUE: Since my learned friend has made that statement, I would like to follow it up for a second or two, as my learned friend might have pointed out that in the proof of claim where the value of \$733.20 is arrived at, there was included loganberries and raspberries amounting to \$300.00. In other words, the man, at that time, that he

30 was preparing his proof of claim form, himself

B. Kawabata,
Gross-Ruan.

had valued his loganberries and raspberry plantations at \$300.00. Now, it is quite true that the house furnishings were cut down from \$300.00 to \$201.25; in other words, the valuation was reduced.

THE SUB-COMMISSIONER: Anything else, Mr. Rice?

MR. RICE: That is all.

THE SUB-COMMISSIONER: Attached to Exhibit 9 is the list of goods referred to, and are those what he turned over to the tenant?

10 MR. RICE: Yes. The letter there speaks for itself, your Honour, if you will read the letter. I didn't read it into the record.

THE SUB-COMMISSIONER: Well, you see, there are two lists here.

MR. RICE: I think it is meant for one list, your Honour. It is just signed one.

THE SUB-COMMISSIONER: No, the first list is the list of goods left in the shed and the other one says, "goods to be rented to Mr. Charles Macauld".

20 MR. RICE: The documents speak for themselves.

THE SUB-COMMISSIONER: The reason I noticed that was that the inventory attached to Exhibit 4 as to the distribution of the goods does not jibe with the long list or the short list; that is all.

MR. RICE: Well the inventory was made by an officer of the Canadian's Department.

THE SUB-COMMISSIONER: Of course it was made before the goods were actually handed over to the tenant.

MR. RICE: No.

30 THE SUB-COMMISSIONER: Yes, it says so. It says,

B. Kawabata,
Discussion.

"Inventory, to be stored in barn," and then it says, "Following to be left for the use of the tenant". So that this was apparently prepared before the tenant took over.

MR. RICH: But it was prepared, I think, your Honour, on the 5th of May, and that letter confirming the list was an earlier date, was it not?

THE SUB-COMMISSIONER: Yes, the 22nd of April.

MR. RICH: But you will note in the letter it says,
10 "List to be furnished". They did not have the list that day and the list was to be furnished and that was the list that was furnished.

THE SUB-COMMISSIONER: And then at the top of this list here it says, "Goods left in shed", and then "Goods to be rented to Mr. Charles Macauld". Well now, on the first list, that is the goods that were left in the shed, it refers here to 300 feet of garden hose, whereas in Exhibit 4 he speaks there of 200 feet of garden hose being
20 left with the tenant so that they do not correspond.

MR. RICH: Yes.

THE SUB-COMMISSIONER: I do not know what the situation is.

MR. RICH: Well the claim made, of course, is for 500 feet. Apparently there was 200 feet in length and a 300 foot length.

THE SUB-COMMISSIONER: And the 300 feet were being left in the shed and the 200 were being given to this
30 tenant.

B. Kawabata,
Discussion.
Re-Direct Exam.

MR. RICE: Apparently.

THE SUB-COMMISSIONER: Should any questions be asked concerning that in order to square up those inventories?

MR. VIRTUE: I might ask him about that, sir.

RE-DIRECT EXAMINATION BY MR. VIRTUE:

Q Did you have one 200 foot length of garden hose, and one 300 foot length of garden hose?

10 A There were two lengths of 100 feet each and I am not sure about the lengths on the others; altogether there was five hundred feet.

Q Altogether there were 500 feet of hose?

A Yes.

Q This is a list of stuff that was signed at the time you made the arrangement with Hacault, the tenant (indicating). Do you read English? It shows under "the goods left in shed" garden hose, 300 feet, and then it shows "turned over to tenant, garden hose 200 feet", is that correct?

20

A Yes, that is correct.

Q In other words, you left for the use of the tenant 200 feet of garden hose and you left the other 300 feet in the shed?

A: Yes.

Q And one of the things you left in the shed, according to this list, was the scale?

A Yes.

THE SUB-COMMISSIONER: Who prepared that list, I wonder? Who wrote it out?

30 MR. VIRTUE: Q: Who wrote out this list (indicating)?

B. Kawabata,
Re-Direct Exam.

Is that your handwriting? Whose handwriting is it, or do you know?

A I think it was my daughter.

THE SUB-COMMISSIONER: That is referring to Exhibit 9, is it?

MR. VIRTUE: Yes, Exhibit 9.

Q Do you know who wrote that out?

A I think it was my daughter; yes, it was my daughter.

10 Q Your daughter, who is sitting here, wrote that out?

A Yes.

THE SUB-COMMISSIONER: I suppose it was written out just before they were evacuated, or when was that done?

MR. VIRTUE: Q How long before you were evacuated was that list made out? There is no date on it.

A The date doesn't appear to be on there; it was signed before we left B.C., and signed by Macauld.

MR. VIRTUE: I might say, Mr., that this seems to
20 correspond with the list prepared by the Custodian and referred to in the report of May 8th, 1942.

THE SUB-COMMISSIONER: Exhibit 4.

MR. VIRTUE: Yes. For instance, the 300 feet of water hose to be stored in barn and 200 feet to be left for the use of the tenant, and the scale is to be left for the use of the tenant, according to that list. I also point out that the analysis of personal property shows that the scale was "not accounted for, theft, etc.," \$10.00.

30 Q This stove was a brand new stove?

B. Kawabata,
Re-Direct Exam.

A Yes.

Q Just used two or three weeks?

A Yes.

Q Was it left in a good dry place?

A Yes, inside of the house.

Q All right, thank you.

MR. RICE: Q: And it was left with your tenant,
wasn't it?

A Yes.

10 THE SUB-COMMISSIONER: How long did the tenant stay
on these premises?

MR. RICE: He had a lease for a year. That summary
would probably show it, your Honour. I think
it is only fair to state here, your Honour, that
there was 500 feet of garden hose declared by
the claimant, and 500 feet of hose was claimed for
when he filed his original claim so that the
Custodian is probably bound by that, unless it
was the tenant that used up the hose in any
manner which the claimant authorized.

20

Q Do you know Don McMartin?

A No, I don't know him.

Q You don't know him?

A: No.

Q You never loaned your scale to him, or authorized
your tenant to loan the scale to him?

A No.

MR. RICE: I might say, for the purpose of the record,
that my information is that in 1946, November,
that the scales were with Don McMartin of Carry
Street, Steveston, B.C., and apparently the tenant

30

B. Kawabata,
Re-Direct Exam.
Discussion.

turned them over to McMartin.

THE SUB-COMMISSIONER: Yes.

MR. VIRTUE: While I am not leading any evidence to the effect that stoves do not depreciate very much over a term of years, I take it we have common knowledge that a stove does not depreciate in value very much.

10 I want to call attention to the farm appraisal report under the heading of "Roads: Has 264 feet frontage on Railway Avenue along its west boundary and which is a hard surfaced road, as well as having the B.C. Electric interurban railway on it." "Water Supply: City water. On tap in dwelling; no other plumbing."

And the value of the land, I am happy to say that one Government appraiser has at last placed a value of \$200.00 per acre on these five acres of cultivated land, \$1000.00.

20 MR. REX: You will find those appraisals pretty fair, "fair and true" I think is your expression.

MR. VIRTUE: Under the heading of "Remarks: Fertile alluvial loam soil", and under the heading of "Orchards, small fruits, etc." he gives no value whatever, the valuator, for half an acre of logberries in fair condition, a quarter of an acre of raspberries, only fair condition, and a half acre of garden and potatoes, fair condition. And then he goes on to say, "Home orchard 12 mixed fruit trees only fair. Most of remainder recently plowed and fallow". Now he doesn't

B. Kawabata,
Discussion.

show any value of that at all, but, as I say,
in spite of that he places the value on the land
at \$200.00 an acre.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

E. R. Howard
"E. R. HOWARD; Official Reporter."

10

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

SUB-COMMISSIONER.

20

30

Case 682
File 4972

Bunjiro KAWABATA

PERSONAL PROPERTY

NOTES: Personal Property claim value as per Transcript P.10 L.19 and Exh. 1 is noted as being \$334.45 due to incorrect addition. The correct amount is \$333.45 as per Analysis of Claim.

A new Analysis has been prepared d/1 Dec 48 in order that information received by the Cstdn might be incorporated. Items loaned or leased by the Claimant to his Lessee and still on the property or loaned by the Lessee to a third party are noted, together with documentary evidence.

Page 6 of transcript and Exh. 9 cover the Cstdns. main line of defence.

CHATELS

a) GOODS TO VALUE OF
\$154.45

APPRAISED
No

SOLD FOR
\$152.70 by Auction

WITNESS : G.M. Harris
EVIDENCE: Auction sheets PP.7

b) GOODS TO VALUE OF
\$ 75.00

APPRAISED
\$30.

SOLD FOR
\$ 30.00 by Tender

WITNESS : Thompson & Co. appraisers
EVIDENCE : Exh. 8

c) GOODS TO VALUE OF
\$ 5.00

APPRAISED
No

DECLARED, NOT FOUND

WITNESS : G.M. Harris
EVIDENCE : Storage List PP.2, Claimant's Chattel List
d/27/4/42 as per Analysis of Claim Form.

2 beds declared, 1 found and sold for \$625
the other not found. Now claiming for 3
beds, therefore one included in 'No Record
column of Analysis.

d) GOODS TO VALUE OF
\$ 6.00

APPRAISED
No

NO RECORD AT ANYTIME

WITNESS : G.M. Harris
EVIDENCE : Storage List PP.2, Claimant's Chattel List
d/27/4/42 as per Analysis of Claim Form.

2 items: 1 Fencepost \$1.00
1 Bed 5.00

e) GOODS TO VALUE OF
\$ 13.00

APPRAISED
No

RNM

ABANDONED

Cstdn letter 31 Oct 46 to Macauld (Lessee)
and noting his remarks thereon, states
"sacks" to value of \$13.00 were of "NO
VALUE". No Cstdn abandonment notice is
contained on file and it is presumed that
the Lessee disposed of same prior to the
Cstdn removing chattels from the premises.

f) GOODS TO VALUE OF
\$ 3.50

APPRAISED
No

RNM

NOT ACCOUNTED FOR

Wire to value of \$3.50 noted on Storage
Removal List as having been removed by
the Custodian to storage, but no further
information re ultimate disposition.

g) GOODS TO VALUE OF
\$ 65.50APPRAISED
NoUNSOLDEVIDENCE: Geo. Broomfield letter 14/7/48 and Hacault
(Lessee) letter 6/11/46

These items were loaned or leased to Claimant's Lessee as per Exh. 9. They were subsequently either left on the premises by the Lessee sometime after the purchase of the property by the VLA, or loaned by the Lessee to a third party. The disposition of each item is noted on the New Analysis of Claim prepared 1 Dec 48.

h) GOODS TO VALUE OF
\$ 11.00APPRAISED
NoSee below

Hacault, when visiting this office subsequent to his receipt of Ctndn letter of 31 Oct 46, stated that \$11.00 worth of "Grates" did not belong to Kawabata, but belonged to a Cannery.

P.7 L.13 etc of Transcript notes Claimant as stating the reverse of the above.

REAL PROPERTYEST. VALUE
\$3200.00APPRAISED
\$1200. VLASOLD FOR
\$1178. to VLAEST. VALUE AS PER ORIGINAL CLAIM:

Land	2250.
Buildings	500.
	<u>2750.</u>

TRANSCRIPT DOES NOT NOTE THAT VIRTUE ASKED FOR LEAVE TO AMEND TO HIGHER FIGURE.A

WITNESS : J.D. Patterson

Exh.1 notes 2 bldgs and a house on the property when purchased by Claimant 9 Sep 21, consideration \$2950. (Exh.2).

Building improvements since purchase according to Exh.1 note the erection of 1 shed, 1 chickenhouse, 1 comb. Bathhouse and Woodshed, and an addition to the barn. Therefore, there should be 1 house and 3 bldgs.

VLA appraisal (Exh.5) notes 1 house and 3 bldgs.

SUMMARY OF WITNESSES:

- a) G.M. Harris
- b) Thompson & Co.
- c) G.M. Harris
- d) G.M. Harris
- e) C.P. Hacault (if necessary)
G. Peters (staff)
- f)
- g) G. Broomfield (if necessary)
- h)

REAL PROPERTY

DOCUMENTS:

- Auc. sheets PP.7
- Exh.8
- Storage List, Analysis of Claim Form.
- do
- Ctndn letter 31/10/46
- Storage removal list
- Broomfield letter 14/7/48 & Hacault letter 6/11/46
- Hacault re Ctndn letter 31/10/46
- J.D. Patterson of VLA.

Name of Claimant

KAWABATA, Benjiro

Case

688

Custodian File

4972

REAL PROPERTY										Total		
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village					
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
					1170.	0	610.89				610.89	
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 & 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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price					
154.45	132.70	39.21	86.17%	21.50	18.52	30.00	3.60	61.93				
TOTAL RECOMMENDATION										672.82		