

7349

FILE No. _____

HAMMOND
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: IWASE Toshio

HOME ADDRESS: R.R.#1, Port Hammond, B.C. (1st Ave.)

REGISTRATION NUMBER 14441 SEX: male AGE: 41

OCCUPATION: millhand - 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: Hammond Cedar Co., Port Hammond, B.C. (farming-himself)

MARRIED? yes

NAME OF WIFE OR HUSBAND: Yoshiko 7512

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: Yoko (F) Shunko (F) Kazuyo (F)

Haruye (F) Yoriko (F) Aiko (F)

ADDRESS OF CHILDREN: same address

AGE OF CHILDREN: 15, 12, 7, 4, 3, 1 yrs.

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

1. LOCATION AND DESCRIPTION: 10 $\frac{1}{2}$ acres at 1st Ave., Port Hammond, B.C.
Land # 222. In the District of Maple Ridge (Title in Bank)

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 roomed 2 storeyed wooden frame dwelling house. 1 chicken house 3 barns 1 woodshed

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

4. TAXES (Amount and where payable) \$38.00 Munc. Maple Ridge 1941 paid

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

6. OCCUPANCY AND LEASES (If vacant so state) (undecided--wishes to lease it)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Bank of Montreal, Haney, B.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN peas, strawberry, raspberry asparagus,
hops. (wishes to lease crops with property, if possible)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1.
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
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:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Furnishings for a 5 roomed house: wishes to lease it with property.

Gramophone, 2 stoves, kitchen, stove, 3 beds, ^{hops} spray pump, closet, bureau,
4 tables, 9 chairs, dishes, 4 picture frames, kitchen cupboard, electric
fan, 1 case glass, chicken stove, hand cultivator, crosscut saws (5)
wheel barrow, wire, axes, 6 hp baskets, scale 1 glass water pail
1 Singer Sewing Machine (treadle) trunk,

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

1 cat: give it to a friend.

chickens: is planning to sell them.

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: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$16.00 War Savings Certificates, and \$4.00 War Savings (extra) ✓
63 shares in Maple Ridge Co-operative Union
7 shares in Western Canada Hop Co-operative Union
15 shares in Pacific Co-operative Union -8. BANK ACCOUNTS: none9. LIFE INSURANCE: Sun Life Assurance Co. of Canada, Vancouver, B.C.
\$1000.00 Beneficiary--wife. Policy in owner's possession. #222718410. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: Dr. A. R. Anthony) Royal Columbian Hospital, New Westm'r.
\$40.00 304-307 Vancouver Block,) about \$100.00
Dr. L. Broe, Pt. Hammond, B. C. \$58.00 P^d on 12-1-422. TRADE DEBTS: none
\$ 34.00

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 1 st day of May 1942.

(Signature)

T. J. J. J.W. J. J. J.

Witness

FOR DEPARTMENTAL USE

7349

INFORMATION FROM R.C.M.P.

Date

July 31/43

Our File No.

7349

Full Name

IWASE

Toshio

(Surname in Block Letters)

Registration No.

14441

Male ☒ - Female
(check)

Age

Sept. 27, 1900

Former Address

1st Ave., Maple Ridge.

R. R. #1, Port Hammond, B.C.

Date Evacuated

19/9/42

Naturalized - Canadian-Born - National
(check)

Present Address

Bay Farms, Locan, B.C.

Died Oct. 18, 1943.

Married - Single
(check)

Name of Wife

#13974
(KAGAWA) Yoshiko

Name of Husband

Name of Mother

(name)
(AMANO) Ai

Name of Father

Iwazo (name)

Names of Children under 16

(Japan)

(Leo Onos)

Requested by

V. Scott

Registered with Custodian

(Yes or No)

Additional Information

Millhand

Area of 10 1/4

acres & bldg.

In the SUPREME Court of BRITISH COLUMBIA.



matter of TOSHIO IWASE
and

In the matter of the "Administration Act."



DATED THE 19th DAY OF May, A.D. 1944.

Petition and the
UPON reading the affidavits of Jack Milton Streight

, it is ordered,

that Jack Milton Streight

, Official Administrator for the

County of Westminister

, shall be Administrator of all and singular

the estate of TOSHIO IWASE

, deceased,* intestate who
died at Slokan City, British Columbia, on the 18th day of October
A. D. 1943.

and that notice of this Order be published in one
issue of a newspaper circulating in the district in which the dec-
eased resided.

"W. B. Ferris"

C. J.

Value of Estate \$2,093.43
Extracted by Lidster & Allison
Solicitors

CERTIFIED A TRUE COPY
[Signature]
Dated 19th May 1944

7349

December 14, 1950.

J.M. Straight, Esq.,
Official Administrator,
607 Columbia St.,
New Westminster, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 416 - Est. of Toshio IWASE, dec'd.

We thank you for completed Release covering award
in the above case, in the amount of \$1257.80.

We enclose herein cheque in your favour as Official
Administrator of the Estate of Toshio IWASE, in the amount of \$1226.44,
and our cheque has today be sent to the Co-Operative Committee
for \$61.36 covering legal fees.

Yours truly,

F.G. Shears,
Director.

FGS/GN
Encl.

BC - 50-P
BC - 2636-B

BC/50-P
BC/2636-B Page 1

FARM APPRAISAL REPORT

EXHIBIT No. 416 - 2
DATE June 22/48
FILED BY Crown

File No. JL 35

Land Description Pol. "B", Gp. 1, D. L. 222, Plan 5490 Containing 10.24 Acres

Owner's Name IWASE, Tashio Post Office Address Hammond

Nearest Rail Point Hammond Distance 1 mile

Market Town New Westminster Distance 16 miles

Church (give denomination) Haney - all denominations Distance 4 miles

Nearest School Hammond 1 mile (bus to high school at Haney) Distance 4 miles

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

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

Has direct access to paved highway.

Is this district a good one? Reasonably good small fruit area.

Employment opportunity Two sawmills and one brickyard

Predominating Nationality and religion: Immediate settlement Japanese.

Describe fencing and its condition: 2 boundary fences of wire Value \$

Water supply: Good supply of domestic water Value \$
Electricity: Power line in close proximity - lights in house.

BUILDINGS ON FARM

Buildings	Dimensions	Material	Height	Roof	Age	Foundation	Repair	Valuation
House	20 x 30	frame	1 1/2	shgl	20	wood	fair	600.00
Hen hse.	20 x 94	"	1	"	20	"	poor	50.00
Barn		"		"	20	"	"	15.00
Shed	15 x 18	"	1	"	20	"	"	
Barn								
Granary								
3 other small out-buildings of no value								

Total present day value \$665.00

Total Value Buildings add to farm

\$600.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Is suitable for present type of occupant, but for preservation of buildings should be re-roofed and painted. \$250.00

Describe the basement and chimneys: No basement, 1 brick chimney on bracket

No. rooms downstairs? 4 Upstairs? 2 How finished Wood and paper

Are buildings painted? No. Condition of paint - -

Distance from nearest bush Approx. 200 yards.

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

Cultivated Land

BC/50-P
BC/2636-B

Page 2

Acres	Level, Undulating, Rolling or Hilly	Soil (State Depth)	Sub- Soil	Kind and Quality of Crop	Value Per Acre	Total
6.70	level with slight decline to west.	sdv. loam average 2'	clay	mixed small fruit, peas and plot of hops	100.00	670.00

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

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 ad.
3.54	level	sdv. loam	clay	very heavy clearing	200.00 to 250.00	10.00 35.40

Area Unsuitable for Cultivation.

Total Value of Land \$ 705.40
Total added by buildings to value
of farm 600.00
Total fruit trees add to value of farm (for use in orchard
districts only) \$

Total Value of Farm \$1305.40

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm occupied by owner, land appears to be in a good state of fertility, but little cultivation
has been done this season.

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

Noxious weeds: No serious weed situation.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipal Assessment.
Improvements - \$900.00
Land - \$900.00 1942 Taxes \$39.09.

Date: May 9, 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 5th day of May, 1942.

Inspector's Signature "D. Dodding"

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

FARM APPRAISAL REPORT

Remarks: This is a well developed small holding and under normal conditions I consider would be very productive; little work has been done this spring.

Crops consist of 1 acre hops; about 1 acre strawberries; about 1 acre of peas and $\frac{1}{4}$ acre of raspberries; the balance of the land has no crop.

The land is well drained and well located but has very little residential value.

It is in a well organized marketing district and has good transportation facilities.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE

ORCHARDS, SMALL FRUITS, ETC.

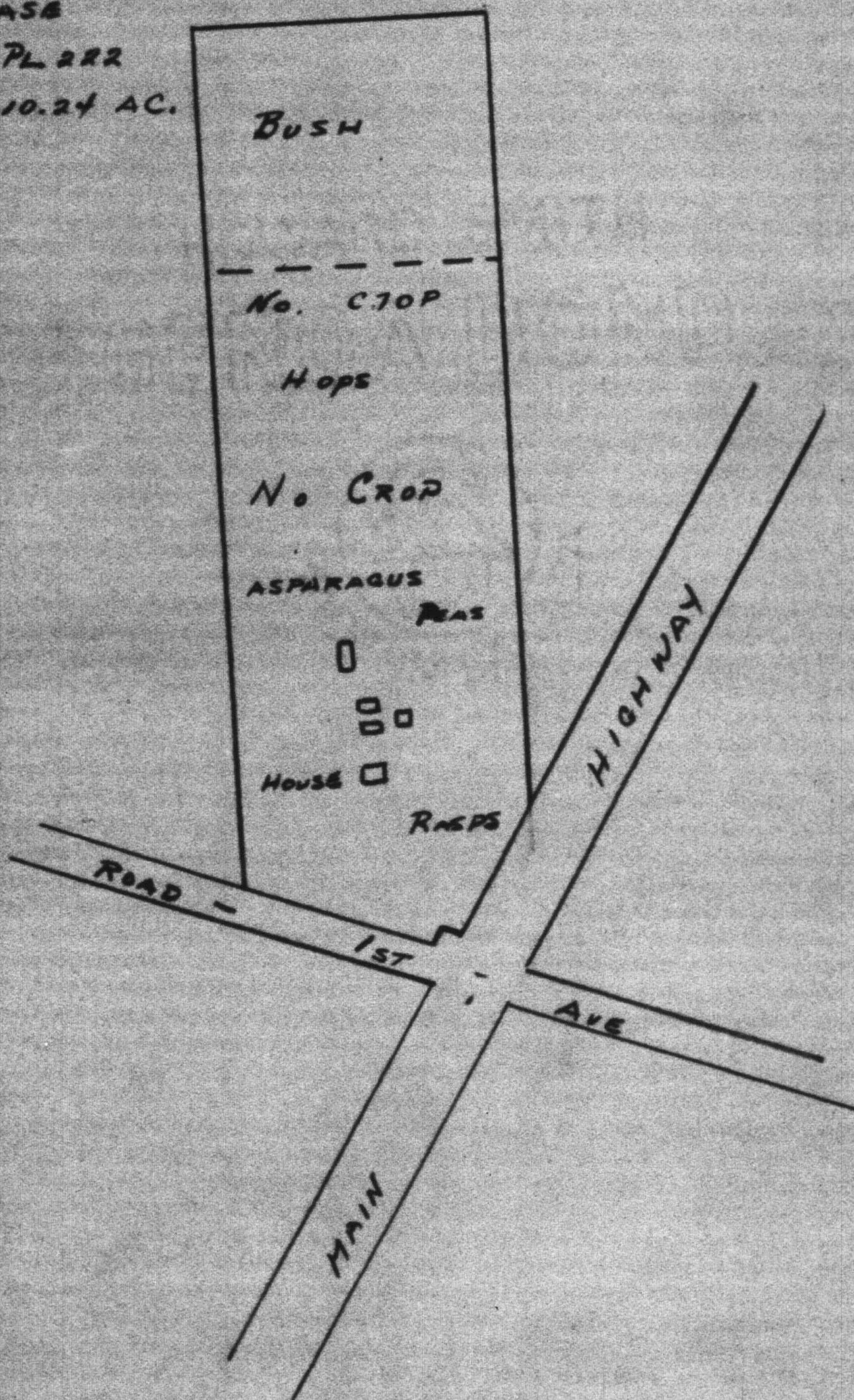
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	<u>Present Value</u>
1 ac. hops, not been attended to this year	\$
1 ac. 2 year strawberries	\$
$\frac{1}{4}$ ac. raspberries	\$
1 ac. asparagus	\$
15 fruit trees of various varieties	\$
Total	\$

Amount fruit trees add to value of farm\$

DIAGRAM OF PROPERTY

TOSHIO IWASE
PCL "B" Gp. 1, PL 222
PLAN - 2490-10.24 AC.



I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Oct. 8, 1948
C. T. Barnett

Following careful review of this appraisal report, it is my opinion that the present value of \$1400.00

Date 15th May, 1942.

"I. T. BARNET"
District Superintendent

ANALYSIS OF REAL PROPERTY CLAIM

FILE NO.: 7349

CLAIMANT: Yoshi IWASE

Registration No. 13947

DETAILS OF CLAIM:

Land and Buildings \$2,500.00
Amount at which Custodian sold
property and credited to account 1,279.77

Loss claimed \$1,220.23

(The actual amount of Custodian sale was \$1,281.00
and not \$1,279.77 as shown by the Claimant)

LEGAL DESCRIPTION:

Part 11 acres more or less of Lot 222, Group 1,
as shown lettered "B" on Sketch deposited No. 5490,
save and except part 5 acres shown on Sketch 7774,
Municipality of Maple Ridge, D.N.W.
(Known as 17 - 1st Avenue, Port Hammond, B.C.)

TITLE:

Registered in the name of Toshio IWASE

ENCUMBRANCES:

Dewdney Trunk Road Map 4754 - Certificate of Encumbrance
No. 50736 on Claim File.

Certificate of Vesting in the Custodian Filed No. 25104.

ASSESSED VALUE:

Land - \$900.00
Improvements - 900.00 - \$1800.00. Taxes \$38.00

CLASSIFICATION:

Custodian's representative reported on October 15, 1942,
that this was a small fruit and vegetable farm consisting
of 10.24 acres of which 5 acres is cleared, the balance
being bush and timber. Buildings on the land were a one-storey,
five-roomed dwelling; a woodshed and bath house; a store house;
a brooder house 12' x 12'; an old brooder house 12' x 15'.

ADMINISTRATION:

Toshio Iwase was not evacuated until September 19, 1942.
In October, 1942, with the consent of Iwase, a lease was
granted by the Custodian to Jacob P. Regier for the term
of 11 months from October 1, 1942 to August 31, 1943,
including some chattels, consideration being \$165.00
payable at the rate of \$15.00 per month commencing
October 1, 1942. Space reserved for storing chattels.

APPRAISAL:

Soldier Settlement Board Farm Appraisal Report - \$1400.00
May 15, 1942.

SOLD:

To The Director, The Veterans' Land Act for \$1,281.00
as at January 1, 1943, with the approval of the
Advisory Committee.

It is noted that Yoshi Iwase is claiming as "sole owner" of this real property
which was registered in the name of Toshio Iwase who died intestate on
October 18, 1943. Mr. Jack Milton Streight (Official Administrator, New
Westminster) was appointed Administrator on May 19, 1944. It would appear
from Mr. Streight's letter of September 16, 1947, (on the Claim File) that
Mrs. Iwase's share in the Estate is only one-third of the net proceeds,
the other two-thirds being divided among the children of the deceased, only
one of whom is of age, the other six being minors.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

EVACUATION SECTION	
Rec'd	SEP 17 1947
File No.	7349
Ans.	
Referred	<i>M. L. Hur</i>

COLUMBIA STREET
NEW WESTMINSTER, B. C.

September 16, 1947

Office of the Custodian,
506 Royal Bank Bldg,
VANCOUVER, B.C.

Dear Sirs:

Re: Estate of Toshio Iwase, #14441,
Your File 7349

I beg to advise you that Yoshi Iwase received \$382.13 and Okemi Iwase received \$109.19. The balance is being held in trust for the children when they reach the age of twenty-one years.

I enclose statement of the account.

Yours very truly,

J. M. Streight
OFFICIAL ADMINISTRATOR

JMS*F
Enc.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

807 COLUMBIA STREET
NEW WESTMINSTER, B. C.

MAY 15th 1947

Estate of TOSHIA IWASE, deceased
STATEMENT

RECEIPTS:

By cash from Custodian	1279.77
" " Pacific Co-Operative shares	30.00
" " War Savings Certificates	21.05

DISEBURSEMENTS:

To Daily Province, advertising	4.50
" Lidster & Allison, Legal Taxed Bill	123.70
" Custodian, Legal charges	15.00
" Official Administrator, Adminis- tration charges	41.23
BALANCE ON HAND	1146.39
	\$ 1330.82
	1330.82

SAOE
This is my Statement
J.M. STREIGHT
OFFICIAL ADMINISTRATOR

Less payment
Yoshi Iwase 382.13
Akemi Iwase 109.19

[Signature]



MERGANTILE INSURANCE COMPANY

British Columbia & Alberta Branch

Vancouver

J. E. ROSE
MANAGER

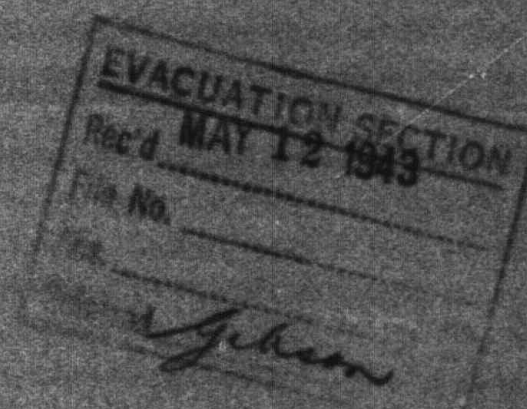
RESIDENT AGENT

J. A. McIVER

PORT HAMMOND, B. C.

May 10th 1943

Mr. S. M. Gibson,
Insurance Department,
Office of the Custodian,
Vancouver, B.C.



Dear Sir:

Re: File No. 7349- Toshio Iwase

Replying to your letter of May 7th., relative to the property of the above named Japanese, I have inspected the buildings and advise the following amounts to be about the insurable value:-

One story shingle - roofed dwelling	\$ 500.00
wood shed and bath com.-18x12	25.00
Stone house - 12x14	25.00
Chicken house & packing shed - 18x24 poor condition -	25.00
Chicken house - 18x60	250.00
Brooder house 12x15	25.00
& kettles	150.00
	<u>Total \$ 1000.00</u>

Second old Brooder house has collapsed with snow
Yours Truly J. A. McIVER

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 7349

Reg. No. 14441

506 Royal Bank Building,
Vancouver, B. C.

Mr. Toshio IWASE, (Deceased)
c/o J. M. Streight,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Mun. of Maple Ridge, Part 11 acres more or less of Lot 222,
Op. 1 as shown lettered "B" on sketch dep. No. 5490, save &
except part 5 acres shown on sketch 7774, Dis. of New Westminster,
C. of E. 50736.

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	1281.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1281.00
Less:	
Tax arrears to December 31st, 1942	
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	1278.00

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.

<u>1943</u>		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Balance brought forward		\$ 52.31	\$ 52.31 CR
	Credit re Sale of Property		1278.00	
	Land Registry Office C/E	\$ 1.00		
Mch. 4	Western Canada Hop Co. re hops		12.00	
30	P. C. U. Shares redeemed		10.00	
Apl. 20	Rent for December '42		15.00	
May 27	National Defence Tax refund		4.89	
June 10	Fire Insurance premium	3.50		
24	Royal Columbian Hospital in full of claim	156.49		
Nov. 27	Sale of hop sprayer		80.00	
Dec. 4	" " mail box		2.00	
<u>1944</u>				
Jan. 12	Dr. A. R. Anthony a/c Paid	34.16		
Mch. 8	P. C. U. Interest on shares		1.20	
	" " " " " "		.10	
		<u>\$195.15</u>	<u>\$1455.50</u>	<u>CR\$1260.35</u>

77.75
 1875
 350

GOVERNMENT COUNSEL

MEMORANDUM

The Claimant, Yoshi Iwase, declared no property of any kind in the Protected Area. Her husband, Toshio Iwase, who died intestate on October 18, 1943, declared the Real Property on which Yoshi Iwase is claiming as "sole owner" (see note on Real Property Analysis) and a small quantity of chattels, which he stated he wished to lease with the farm.

On October 23, 1942, Custodian Agents, S. C. Carlsen and R. M. Anderson made an inventory of the chattels left on the premises (attached). A copy of this was sent to Iwase for confirmation and returned signed (on claim file). In November 1942 a request was received by the Custodian from Mr. Joseph Regier to lease the property belonging to Toshio Iwase together with a quantity of chattels. The request was referred to Iwase and he agreed to lease the farm to Regier together with the chattels (signed confirmation from Iwase on claim file).

Iwase carried no fire insurance on the property. The Custodian requested J. A. McIver, Insurance Agent at Port Hammond to inspect the farm and chattels thereon and advise what coverage should be placed. His letter of May 10, 1943, on the claim file suggested \$850.00 on buildings and \$150.00 on chattels. A policy was placed with the Mercantile Insurance Company covering in these amounts for a period of three years from May 14, 1943. Premium \$22.25. A fire occurred in the brooder house on May 29, 1943 resulting in the total loss of this building and payment in full in the sum of \$25.00 was received by this office from the insurance Company and credited to Iwase's account. However, sale of the property to the V.L.A. was arranged, date of adjustment being January 1, 1943, and the insurance on the buildings transferred to the V.L.A. as of that date. The payment of loss in the sum of \$25.00 was, therefore transferred to the V.L.A. and they refunded the sum of \$18.75, being the portion of the premium for coverage on the buildings, to Iwase. It is presumed that those chattels shown on the inventory made by Carlsen and Anderson as being in the brooder house were destroyed in the fire. The fire insurance on chattels covered only household furniture and effects in the house.

Upon sale of the Real Property to the V.L.A., the Lease to Regier was transferred to the V.L.A. Unfortunately this office was not advised when Regier vacated and when the Custodian Agents removed the chattels from the property several items were missing as shown on the Chattel Summary dated April 5, 1945, on the claim file. It would not appear that these were of very great value. The same summary indicates that a number of items were left on the property as being of no value.

Notes:

1. Mrs. Iwase is claiming for Real Property and chattels which she did not declare. Her only interest in these would appear to be a one-third interest in the proceeds, *or beneficiary*.
2. A great many more chattels are being claimed than declared, the claim apparently based on inventory made by Carlsen & Anderson and it would appear that much of the goods in the outbuildings was junk that had been discarded and would, in all probability, be valueless.

GOVERNMENT COUNSEL

ANALYSIS OF REAL PROPERTY CLAIM

FILE NO.: 7349

CLAIMANT: Yoshi IWASE Registration No. 13947

DETAILS OF CLAIM: Land and Buildings \$2,500.00
Amount at which Custodian sold
property and credited to account 1,279.77

Less claimed \$1,220.23

(The actual amount of Custodian sale was \$1,281.00
and not \$1,279.77 as shown by the Claimant)

LEGAL DESCRIPTION: Part 11 acres more or less of Lot 222, Group 1,
as shown lettered "B" on Sketch deposited No. 5490,
save and except part 5 acres shown on Sketch 7774,
Municipality of Maple Ridge, B.N.W.
(Known as 17 - 1st Avenue, Port Hammond, B.C.)

TITLE: Registered in the name of Toshio IWASE

ENCUMBRANCES: Dowdney Trunk Road Map 4754 - Certificate of Encumbrance
No. 50736 on Claim File.

Certificate of Vesting in the Custodian Filed No. 25104.

ASSESSED VALUE: Land - \$900.00
Improvements - 900.00 - \$1800.00. Taxes \$38.00

CLASSIFICATION: Custodian's representative reported on October 15, 1942,
that this was a small fruit and vegetable farm consisting
of 10.24 acres of which 5 acres is cleared, the balance
being bush and timber. Buildings on the land were a one-storey,
five-roomed dwelling; a woodshed and bath house; a store house;
a brooder house 12' x 12'; an old brooder house 12' x 15'.

ADMINISTRATION: Toshio Iwase was not evacuated until September 19, 1942.
In October, 1942, with the consent of Iwase, a lease was
granted by the Custodian to Jacob F. Regier for the term
of 11 months from October 1, 1942 to August 31, 1943,
including some chattels, consideration being \$165.00
payable at the rate of \$15.00 per month commencing
October 1, 1942. Space reserved for storing chattels.

APPRAISAL: Soldier Settlement Board Farm Appraisal Report - \$1400.00
May 15, 1942. (see etc.)

SOLD: To The Director, The Veterans' Land Act for \$1,281.00
as at January 1, 1943, with the approval of the
Advisory Committee.

It is noted that Yoshi Iwase is claiming as "sole owner" of this real property
which was registered in the name of Toshio Iwase who died intestate on
October 18, 1943. Mr. Jack Milton Streight (Official Administrator, New
Westminster) was appointed Administrator on May 19, 1944. It would appear
from Mr. Streight's letter of September 16, 1947, (on the Claim File) that
Mrs. Iwase's share in the Estate is only one-third of the net proceeds,
the other two-thirds being divided among the children of the deceased, only
one of whom is of age, the other six being minors.

7512
7349

March 14, 1944.

Mrs. Yoshi IWASE,
Registration No. 13974,
No. 9 -4th Avenue,
Bay Farm,
Sloean, B. C.

Dear Madam:

Re: Administration of Estate of Toshio IWASE.

Your co-operation in this matter is very much appreciated and in reply to your letter received March 9, 1944, the following is a statement of your late husband's account at this office:

By Cash:

Pacific Coast Packers	\$ 16.97
Income Tax Refund, 1941	3.23
Adjustment of Crop Returns	.21
A. W. Stevenson, balance of crop	1.90
Western Canada Hop Proceeds	12.00
Rent received to May 31, 1943	120.00
Pacific Co-operative Union, share redemption ...	10.00
John I. Haas Hop Co., hop sprayer	80.00
Sale of mail box	2.00
Settlement on loss of Brooder House	25.00
Refund National Defence Tax, 1942	4.89
Pacific Co-operative Union, Int. on redeem. shares	1.20
" " " " " " " " " " " "	.10

To Cash:

Land Registry Office,	
Certificate of Encumbrance	\$ 1.00
Premium Mercantile Policy	22.25
Royal Columbian Hospital	156.49
Dr. Anthony	34.16
Rents due purchaser from Jan. 1/43 ...	75.00
Amount due purchaser on loss of brooder house ..	25.00
<u>Debit Balance</u>	<u>36.40</u>
	<u>\$313.90</u>
	<u>\$313.90</u>

Mrs. Yoshi IWASE:-

As you were previously notified, your husband's property was sold to the Director of the Veterans' Land Act and you will note from his account that it is under a preliminary state of adjustment. The property was sold as at January 1, 1943, and as the brooder house was burnt after that date you will note that the insurance money received has been remitted to the purchaser. You will also note that the \$75.00 recently collected by this office for 1943 rentals has been remitted.

The accounts your husband had with Dr. Anthony and the Royal Columbian Hospital have been paid in full and, according to our records, no further liabilities are outstanding.

The list of chattels sent to you to October, 1942, should still be on the premises as the same tenant is holding occupancy.

Full details of the sale of your property are not yet available, however, you can supply the Official Administrator with the information at your disposal and for further details he can enquire from this office.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

REAL PROPERTY SUMMARY

JAPANESE NAME: Toshio IWASE Reg. No. 14441 File No. 7349.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/50-P. First Offer.

PROPERTY ADDRESS: 17-1st Avenue, Port Hammond, B. C.

LEGAL DESCRIPTION: Part 11 acres more or less of Lot 222, Group 1 as shown lettered "B" on Sketch deposited No. 5490 Save and Except part 5 acres shown on Sketch 7774, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Toshio IWASE.

ENCUMBRANCES: Dewdney Trunk Road Map 4754.
No indication of any unregistered charges.
Vesting Order filed No. 25104, dated December 10th, 1942.

ASSESSED VALUE: Land - \$900.00 Taxes - \$38.00.
Improvements - \$900.00 - \$1,800.00.

CLASSIFICATION: Small Fruit and Vegetable Farm, Dwelling and out-buildings.
The Custodian's representative reported on October 15th, 1942, that this property had an area of 10.24 acres, of which 5 acres were cleared balance bush and timber, planted to the following crops: 1 acre strawberries, small patch raspberries, 1/4 acre peas, 1 acre beans, small patch asparagus, 12 mixed fruit trees.
1 - 1 storey 5 room dwelling, 1 woodshed and bath house, 1 store house
1 chicken house and packing shed 18' x 24', 1 chicken house 18' x 60',
1 brooder house 12' x 12', 1 old brooder house 12' x 15'.
Buildings only in fair condition.

HISTORY OF ADMINISTRATION: As Toshio IWASE was not not evacuated until September 19th, 1942, nothing was done with this place until October 1st, 1942, when a lease was granted by the Custodian to Jacob P. Regier for the term of 11 months, expiring 31st August, 1943. Consideration being \$165.00 payable \$15.00 monthly, first payment to be made October 1st, 1942, and the further sum of \$15.00 on the first of each and every month thereafter until the said term has been completed.
House and buildings included. Space reserved for storing of chattels.
Lease handed to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$1,281.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

1943.

Page 2.

File No. 7349.

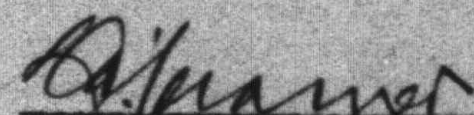
Funds released to the credit of Toshio IWASE as at May 19th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$1,263.00 from said transaction.

In view of the rents up to May 31st, 1943, having been collected by the Custodian, a cheque for \$75.00, covering same, was issued to The Director, The Veterans' Land Act as at 17th November, 1943.

Certificate of Title No. 170836-E in the name of The Director, The Veterans' Land Act.

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

April 9th, 1946.


D. A. CRAMER.

DAC:JS

FIRE INSURANCE SUMMARY

File No. 7349.

Toshio IWASE - Reg. No. 14441.

The above named Japanese declared on his JP Form, signed 1st May, 1942, that he carried no Fire Insurance.

Upon instructions from this office, the following Fire Insurance was placed with the Mercantile Insurance Co., No. 445238 for \$1,000.00, Premium \$22.25, covering the following items:

1 storey shingle roofed dwelling	\$500.00
1 woodshed and bath house combined 18' x 12'	25.00
1 store-house 12' x 14'	25.00
1 chicken house and packing shed 18' x 24'	25.00
Poor condition.	
1 chicken house 18' x 60'	250.00
1 brooder house 12' x 15'	25.00
household effects	150.00
Dated May 14th, 1943 - 3 years.	\$1000.00

The Custodian placed this Policy covering buildings and chattels for a Premium of \$22.25. The portion covering the buildings was transferred to The Director, The Veterans' Land Act, who refunded \$18.75 to the account of Toshio IWASE, leaving a Debit of \$3.50, representing the Premium on the household effects coverage.

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

April 10th, 1946.

D. J. Cramer
D. J. CRAMER.

DAC:JS

REG.
NO.

14441

NAME

IRASE, Toshio

FILE
NO.

7349

ASSURED

THE SECRETARY OF STATE OF CANADA, Acting in His Capacity as Custodian.

COMPANY
Mercantile Insurance
Company.

POLICY NO.

445238

AMOUNT

\$1,000.00

PREMIUM

\$22.25

RATE
2.00 &
2.50

TERM

3 yrs. May 14th, 1946.

EXPIRATION

PROPERTY INSURED

\$500.00 on Dwelling House, 1-sty., frame, shingled.

\$ 50.00 on household cont.

\$250.00 on Chicken house " " " "

\$ 25.00 on " " " " " " " " 12x60

\$ 25.00 each on 3 bldgs., Woodshed & Bathhouse, Storehouse and Brooder House.

\$100.00 on vehicles, farm implements etc. TOTAL -- \$1,000.

LOCATION

W. side of 1st Ave, Pt. 11A. of D.L. 222, Op.
1, "B" on sketch #5490, Mun. Maple Ridge,
B.C., Pt. Hammond, B.C.

LOSS PAYABLE

Insured.

INSURANCE AGENT

J. A. McIver,
Pt. Hammond, B. C.

RENTAL AGENT

ENDORSEMENTS

Blaze transferred to V 1 L

File No. 5349
Reg. No. 14441
Deceased

Toshio IWASE

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 16	Pacific Coast Packers - 50% bean crop	\$	\$ 17.18	
October 29	1% wage tax refund		3.23	
November 9	Stevenson - account beans		1.90	
December 22	Rents collected		30.00	
1943 January 1	Credit re sale of property		1,278.00	
	Land Registry Office - Certificate of Encumbrance	1.00		
March 4	Western Canada Hop Co. re hops		12.00	
March 30	Pacific Co-Op Union - shares redeemed		10.00	
April 20	Rent for December, 1942		15.00	
May 27	National Defence Tax refund		4.89	
June 10	Fire Insurance premium	3.50		
June 24	Royal Columbian Hospital in full of claim	156.49		
November 27	Sale of hop sprayer		80.00	
December 4	" mail box		2.00	
1944 January 12	Dr. A. R. Anthony - account paid	34.16		
March 8	Pacific Co-Op Union - interest on shares \$1.20 & \$.10		1.30	
June 10	Balance account to Official Administrator	1,260.35		
1945 March 2	Pacific Co-Op Union - shares redeemed		30.00	
March 6	To Official Administrator	30.00		
April 23	Legal fees re sale of property	15.00		
May 11	Pacific Co-Op Union - interest on shares \$1.00 & \$.10		1.10	
May 29	From J. M. Streight		15.00	
May 31	Proceeds Auction Sale		2.82	
August 6	B. C. Electric Railway - security deposit refund		5.00	
1947 January 24	Pacific Co-Op Union - shares redeemed		10.00	
	" " " - interest on shares \$.40 & \$.10		.50	
April 8	To Official Administrator	19.42		
1948 January 10	Pacific Co-Op Union - shares redeemed		10.00	
	" " " interest on shares \$.30 & \$.10		.40	
March 1	Maple Ridge Co-Op shares redeemed		80.48	
March 19	Pacific Co-Op Union - interest on shares \$.60 & \$.10		.70	
April 27	To Official Administrator	91.58		
		\$1,611.50	\$1,611.50	

NIL

Accounting Department
May 11th, 1948

S

PERSONAL PROPERTY SUMMARY

File No. 7349

2nd October, 1947.

Re: Toshio IWASE, Deceased - Reg. No. 14441

CHATELS: The above Japanese registered with this office on the 1st May, 1942, and at that time declared leaving household furniture, etc. as per attached schedule on his property at Hammond, and stated that he wished to lease the chattels with his property.

The property was leased by the Custodian to J.P. Regier on the 1st October, 1942 and a number of chattels were included in the lease.

Our fieldmen inventoried the property on the 15th October, 1942 (See schedule). A copy of this inventory was sent to Iwase on the 23rd October, 1942, and was returned by him as correct on the 9th November, 1942. The list of chattels included in the lease was also sent to him for confirmation on the 3rd November, and was returned signed 9th November, 1942.

There is a memo on file dated 14th June 1944, which shows that Mrs. Regier had signed one copy of the fieldmen's original inventory, accepting her responsibility for the chattels. This copy was apparently used by our fieldmen in checking goods on the property for sale by auction. Saleable goods were removed by them in March 1945, and sold at auction 17th & 24th March, and 5th April, 1945 at Haney, for the net sum of \$2.82. There is a summary regarding the chattels on the file dated 5th April, 1945, which states that a number of articles were missing, and that the tenant had no knowledge of them. It does not state who the tenant was, but it was evidently not the Regiers. A great many chattels are also listed on this summary as having had to be abandoned. There are a few other chattels such as Platform scales, shrine, berry wire etc. not mentioned on either list, and it would appear that these are also missing.

One brooder house had been destroyed by fire while the Regiers were occupying the property. They advised us of this on the 29th May, 1943, and it may be that some few articles were destroyed in this fire.

A Singer sewing machine, electric fan and a trunk, declared by IWASE, were not listed by our fieldmen, and it is presumed that these were either disposed of, or taken with them on evacuation, 19th September, 1942.

IWASE's mail box was sold for \$2.00 on the 11th December, 1943.

A hop spray had been left by IWASE in the care of the John I. Haas Hop Co., and this Company advised us 9th April, 1943, that IWASE wished them to sell this at not less than \$80.00. This amount was received at this office from the Hop Company on the 25th November, 1943.

On the 12th July, 1943, IWASE requested shipment to him of 2 boxes of dishes and a barrel. He was advised to make his request through the B.C. Security Commission, but there is nothing further on file regarding this shipment.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: Two tax refunds received:- 1941 Provincial Income Tax - \$3.41 in October, 1942, and National Defence Tax for 1942 in May, 1943 - \$4.89.

Mr. A.W. Stevenson took over operation of IWASE's bean crop as agreed with the

Custodian 2nd September, 1942, for $\frac{1}{2}$ the proceeds. Statement of account was received from Mr. Stevenson 14th Sept. 1942, and the sum of \$16.97 received 16th Sept. 1942, and an additional sum of 21¢ received 24th October.

The John I. Haas Hop Co. under contract with the Western Canada Hop Co-op. of which IWASE was a member, were operating IWASE's hop fields. Hop returns of \$12.00 were received 3rd Mar. 1943, for the 1942 season, but as his property was sold as of 1st Jan. 1943, the crop proceeds for 1943, were credited to the purchaser, the V.L.A.

The B.C. Electric Rlwy. Co. refunded the sum of \$5.00 to this office to the credit of IWASE, being his light security deposit, in July, 1945.

BONDS & INVESTMENTS: On his JP Form IWASE declared having 5 War Savings Certificates of \$5.00, 63 Maple Ridge shares, 7 Western Canada Hop Co-op. shares, and 15 Pacific Co-operative Union shares.

Toshio IWASE died on the 18th October, 1943, and on the 18th May, 1944, Messrs. Lidster & Alison requested that these certificates be forwarded to Mr. J.M. Streight, Official Administrator, New Westminster. We wrote to Mrs. IWASE on the 12th June, 1944, requesting that this be done. Mrs. IWASE forwarded these certificates to Mr. Streight 16th June, 1944.

Mr. J.M. Streight forwarded the share certificates to this office for redemption on the 3rd March, 1945.

IWASE's 15 shares in the Pacific Co-operative Union consisted of

1	redeemable share issued in 1937
1	" " " " 1938
2	" " " " 1939
1	" " " " 1941

These shares have all been redeemed at par, \$10.00 a share, and proceeds credited to the Estate, together with interest of \$2.60 credited from time to time.

The other 10 shares are non-redeemable and have no cash value at the present time. Accrued interest of 30¢ on these shares has been credited to the Estate. The certificates covering the redeemable shares have been returned to the P.C.U., but the non-redeemable share certificate is held in safe-keeping by this office.

According to the records of the Pacific Co-operative Union, IWASE is also the shareholder of 1 redeemable share issued in 1942, and this share should be redeemed early in 1948.

The Maple Ridge Co-operative Association is in the process of liquidation and upon completion, the Estate will be credited with its share in the distribution.

The Western Canada Hop Co-operative is a Japanese Association and has not been liquidated. The Certificates of these two Co-operatives are being held in safe keeping by this office.

LIFE INSURANCE: IWASE declared when registering that he had a \$1000.00 Sun Life

2nd October, 1947

Insurance policy under which his wife was beneficiary. On the 4th January, 1944, the B.C. Security Commission forwarded an order duly signed by Mrs. IWASE as beneficiary under the policy, and a cheque was received from the Sun Life, 14th Jan. 1944, for \$899.23, and after payment of \$80.00 for funeral expenses to the B.C. Security Commission the balance was forwarded to Mrs. IWASE.

This file reveals no other personal property assets.

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

HA

H. Allan
.....

NAME IRASE, Toshio

REGISTRATION NO. 14441

FILE NO. 7249

The following chattels were sold by public

auction at Nancy, B. C. on 17/3 - 24/3 - 3/4/43.

Wash tub	\$ 0.25 ✓
10 Gal crock ✓	- 1.00 ✓
Plough	6.00 ✓
Cultivator ✓	- 0.25 ✓
Drum heater	0.25 ✓
Tools	3.50 ✓
Sealers and dishes	- 0.50 ✓
Sundries	0.90 ✓

Total	(Auctioneer's Fees \$ 1.26
Less Expenses:	(Advertising 0.22
	(Movings 8.32

12.65
9.63
2.82

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Nancy 14.

Remarks.

File No. 7349

CLAIMS DEPARTMENT

November 19th, 1943.

Mr. Toshio IWASE - Reg. No. 14441.

CREDITORS:-

1. Dr. Anthony (\$10.00 pd. July 2, 1942)
Balance now due.....\$34.16
2. B. C. Security Commission -
Funeral expenses.... 80.00

No further action by Claims

*Since above claims were settled a new claim of
\$650.00 has been lodged by Shimogawa file # 12397
He has been asked to settle direct.*

AMCA:ND

Dr. and \$3.50

*Received
as Oct 18/43*

25.1.44

26.5.44

ACCOUNT SUMMARY

File No. 7347

3rd October, 1947.

Estate of Toshio IWASE - Reg. No. 14441.

When registering with this office on the 1st May, 1942, IWASE declared owing the following amounts:-

Dr. A.R. Anthony	\$40.00
Royal Columbian Hosp.	100.00
Dr. L. Bruce	50.00

A claim was also filed at this office by the Pacific Co-op. Union for \$25.10, but this was apparently taken care of from crop proceeds, as no further claim was made by them.

On the 27th August, 1942, IWASE advised us that he had paid Dr. Bruce in full and had paid \$10.00 to Dr. Anthony, and that the balance still owing to Dr. Anthony was \$30.10.

The Royal Columbian Hospital filed their claim at this office on the 11th October, 1942, for \$150.43. This was referred to IWASE 15th April, 1943, and was disputed by him. After considerable correspondence between the two, IWASE admitted the account was correct, 14th June, 1943, and payment was made in full from his account, 23rd June, 1943.

After IWASE's death in October, 1943, the S.C. Security Commission filed a claim of \$90.00 for funeral expenses. This was settled by Mrs. IWASE from money received as beneficiary of her husband's insurance policy, on the 19th Jan. 1944.

On the 27th Dec. 1943, a claim was filed against Mr. & Mrs. IWASE by Ryosei SHIMOMURA for loans made to them in 1936, 1939 and 1941, totalling \$690.00, and Mr. J.M. Straight, Official Administrator, was advised of this.

Dr. Anthony's account of \$30.10 was paid in full 10th Jan. 1944.

On the 19th Sept. 1945, Mr. Straight, Official Administrator, requested further information regarding SHIMOMURA's claim. Mr. SHIMOMURA was contacted and on the 15th October, 1945, he stated that he had arranged with Mrs. IWASE to continue this loan until her children were grown up, and wished to cancel his claim. Mr. Straight was notified 23rd October, and the matter closed.

All claims against this Estate are therefore settled.

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

MEMORANDUM

The Claimant, Yoshi Iwase, declared no property of any kind in the Protected Area. Her husband, Toshio Iwase, who died intestate on October 18, 1943, declared the Real Property on which Yoshi Iwase is claiming as "sole owner" (see note on Real Property Analysis) and a small quantity of chattels, which he stated he wished to lease with the farm.

On October 23, 1942, Custodian Agents, S. C. Carlsen and R. M. Anderson made an inventory of the chattels left on the premises (attached). A copy of this was sent to Iwase for confirmation and returned signed (on claim file). In November 1942 a request was received by the Custodian from Mr. Joseph Regier to lease the property belonging to Toshio Iwase together with a quantity of chattels. The request was referred to Iwase and he agreed to lease the farm to Regier together with the chattels (signed confirmation from Iwase on claim file).

Iwase carried no fire insurance on the property. The Custodian requested J. A. McIver, Insurance Agent at Port Hammond to inspect the farm and chattels thereon and advise what coverage should be placed. His letter of May 10, 1943, on the claim file suggested \$850.00 on buildings and \$150.00 on chattels. A policy was placed with the Mercantile Insurance Company covering in these amounts for a period of three years from May 14, 1943. Premium \$22.25. A fire occurred in the brooder house on May 29, 1943 resulting in the total loss of this building and payment in full in the sum of \$25.00 was received by this office from the insurance Company and credited to Iwase's account. However, sale of the property to the V.L.A. was arranged, date of adjustment being January 1, 1943, and the insurance on the buildings transferred to the V.L.A. as of that date. The payment of loss in the sum of \$25.00 was, therefore transferred to the V.L.A. and they refunded the sum of \$18.75, being the portion of the premium for coverage on the buildings, to Iwase. It is presumed that those chattels shown on the inventory made by Carlsen and Anderson as being in the brooder house were destroyed in the fire. The fire insurance on chattels covered only household furniture and effects in the house.

Upon sale of the Real Property to the V.L.A., the Lease to Regier was transferred to the V.L.A. Unfortunately this office was not advised when Regier vacated and when the Custodian Agents removed the chattels from the property several items were missing as shown on the Chattel Summary dated April 5, 1945, on the claim file. It would not appear that these were of very great value. The same summary indicates that a number of items were left on the property as being of no value.

Notes:

1. Mrs. Iwase is claiming for Real Property and chattels which she did not declare. Her only interest in these would appear to be a one-third interest in the proceeds, *on business*
2. A great many more chattels are being claimed than declared, the claim apparently based on inventory made by Carlsen & Anderson and it would appear that much of the goods in the outbuildings was junk that had been discarded and would, in all probability, be valueless.

File No. 7349

CHattel SCHEDULE

26th September, 1947.

Re: Toshio IWASE, Deceased - Reg. No. 14441

Declared by T. IWASE 1st May, 1942	Inventoried by R.M. Anderson & S.G. Carlsen 15th Oct. 1942	Chattels included in lease to J.P. Regier	Sold	Other Dispositions
Gramophone	" & records	" & records		Missing
2 stoves	"			Abandoned
3 beds	"	1 iron bed complete		"
Hop Spray pump	"			
closet	Wardrobe	"		Abandoned
Bureau	Chiffonier (small)	"		
4 tables	5 (all H.M.)	3		Abandoned
9 chairs	5 (1 broken)	5(1 broken)		"
dishes	2 boxes dishes		Dishes Auction	
4 picture frames	2			
kitchen cupboard	"			
Electric fan				
1 case glass	2 boxes glass			
Chicken stove	Brooder stove			Burned
Hand Cultivator	"	"	Auction 17/3/45	
Cross cut saws (5)	3	1		Missing
Wheelbarrow	"			
Wire	50 lbs berry wire (good)			
Axes	2 axe heads	1		
6 hop baskets				
Scales	" (250 lb Platform)	"		
1 glass Water pail				
1 Singer sewing machine				
trunk				
	3 blinds			Abandoned
	1 H.M. bench	"		"
	1 galv. sink	"		
	3 bowls & few broken cups			
	4 curtain rods			Missing
	1 mirror & towel rack	"		Abandoned
	6 stove pipes, 1 elbow	"		"
	2 rolls old linoleum			"
	1 Jap shrine			
	1 1 gal. jar			
	1 Platter (15")			
	1 lantern (no chimney)			Abandoned
	2 lamps (1 chimney)			"
	1 old camp gas stove			
	2 boxes rags, clothes			
	1 screen cooler			
	56 Saki bottles			
	1 bed warmer			
	1 sack pea pods			
	1 hand wringer			Abandoned
	1 screen door poor			"
	1 4 x 3' galv. sheet			
	1 copper wash boiler		Auction 17/3/45	
	1 box seeds			
	1 box electrical parts etc.			Abandoned
	1 Jap saw			

File No. 7349

Chattel Schedule (Cont'd)

- 2 -

26th September, 1947.

Declared by T. Iwase
1st May, 1942Inventoried by R.M. Anderson
& S.C. Carlsen
15th Oct. 1942Chattels included Sold
in lease to
J.P. RegierOther
Dispositions

2 sad irons
 1 big box glass
 1 wheelbarrow wheel
 1 large auger
 1 broe
 3 mattocks
 1 mattock head
 1 brush hook head
 70 lbs berry wire
 50 lbs berry wire (poor)
 1 4 gal. grease can
 1 radio aerial
 4 hoes
 1 post hole digger
 1 scoop shovel
 1 bent shovel
 1 potato digger
 1 hay fork
 1 crow bar
 2 10 gal. grease cans
 6 bdls. shingles
 Sal. quantity lime
 1 old couch spring
 28 picker's trays
 1 bent shovel (broken handle)
 1 old hoe
 1 school suitcase
 1 brooder cover
 1 loose door
 1 galv. drinking trough
 1 part roll chicken wire
 25 lbs heavy wire
 20 lbs line
 1 old wood pail
 1 galv. pail cont. 5 lbs sulphur
 3 10 gal. carbide cans
 2 wedges
 1 skotches line in use
 1 pulley & pail
 2 ladders
 2 galv. pails

Missing

Missing

Sold Auction 17/3/45
 24/3 & 5/4/45

10 gal. crock
 Plough
 Drum heater
 tools
 sealers
 sundries

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

H. Allan

File No. 7349

Date April 5, 1945.

SUMMARY

Name: IWASE, Toshio

Address: Hanay, B. C.

(1) - We have today moved to auction room at Hanay, B. C. effects as per enclosed list at a total cost of \$ 8.42 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at none where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ none for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Missing articles: Saw, auger, crow bar, cutain rods, gramophone & records.

Left on property: H.M. table, chairs (broken), bench, table, bed, wardrobe,
mirror, stove pipes, linoleum, range (burnt out), contents of woodshed,
braken hand wringer, screen door, box electrical parts, old range,
bed, grease can, torn blind.

The tenant gave us the following explanation: _____

Present tenant has no knowledge of missing articles.

VIEW INSURANCE SUMMARY

File No. 7349.

Toshio IWASE - Reg. No. 14441.

The above named Japanese declared on his JP Form, signed 1st May, 1942, that he carried no Fire Insurance.

Upon instructions from this office, the following Fire Insurance was placed with the Mercantile Insurance Co., No. 445238 for \$1,000.00, Premium \$22.25, covering the following items:

1 storey shingle roofed dwelling	\$500.00
1 washshed and bath house combined 18' x 12'	25.00
1 store-house 12' x 14'	25.00
1 chicken house and packing shed 18' x 24'	25.00
Poor condition.	
1 chicken house 18' x 60'	250.00
1 brooder house 12' x 15'	25.00
household effects	150.00
Dated May 14th, 1943 - 3 years.	<u>\$1000.00</u>

The Custodian placed this Policy covering buildings and chattels for a Premium of \$22.25. The portion covering the buildings was transferred to The Director, The Veterans' Land Act, who refunded \$18.75 to the account of Toshio IWASE, leaving a Debit of \$3.50, representing the Premium on the household effects coverage.

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

April 10th, 1945.

D. A. Cramer
D. A. CRAMER.

DAC:JS

7349, 7512

April 26, 1948.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Toshio IWASE, Deceased.

Enclosed is Custodian Cheque in the sum of \$91.58, being funds credited to the account of the above Estate in this office since January 1, 1948, made up as follows:

January 10	Redemption 1 P.C.U. Share, Cert. 2067	- \$10.00
February 23	Interest on 10 P.C.U. Redeemable Shares	
	@ 3¢ per share	.30
	Interest on 10 P.C.U. Unredeemable	
	Shares at 1¢ per share	.10
March 1	Redemption 63 Maple Ridge Co-Operative	
	Shares	80.48
March 19	Interest on 20 P.C.U. Redeemable	
	shares @ 3¢ (1945)	.60
	Interest on 10 P.C.U. Unredeemable	
	shares at 1¢ (1945)	.10
	(Interest for 1945 had previously been	
	omitted)	
		\$91.58.

Please acknowledge receipt of this cheque and advise what distribution is made of these funds.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

/AG
Enc. cheque \$91.58

P. S. Please forward the Maple Ridge Share Certificates to this office if you have them in your possession.

7349

May 21, 1947,

J.M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B.C.

Dear Sir:

Re: Estate of Toshio IGASE, #14441, Deceased.

Further to our letter of May 1st relative to the above, we wish to inform you that the Custodian will have no objection to funds payable to Mrs. Igase or her children being paid direct to them.

Could you however, when final disposition has been made of this estate, please send us a statement for our records.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AH

MEMORANDUM

File #7349

May 17, 1947.

TO: MRS. A. G. McARTHUR

FROM: A. Cleaver

Re: Estate of Toshio IWASE,
#14441, Deceased.

As requested in your Memorandum of May 15, I have placed Liability Summaries on the files of Mrs. Iwase, file #7512, and her daughter, Akemi, file #7513. The other heirs are all minors.

As there are no outstanding claims filed against either Mrs. Iwase or her children, it would appear to be in order to advise Mr. Streight that the funds may be paid direct to the beneficiaries.



A. Cleaver.

/AC

7349, 7512.

April 3, 1947.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Toshio IWASE, Deceased.

We attach hereto a copy of a letter received today from the Department of Labour.

We find that, in addition to funds sent to you, we have a present credit balance of \$19.42 made up of a small credit from the sale of chattels; \$5.00 electric light deposit refund; \$10.00, redemption of Pacific Co-operative Union share; 50¢, interest on unredeemed shares. Our file indicates unliquidated assets of the Estate consisting of one Pacific Co-operative Union redeemable 1942 share, redeemable in January, 1948, and some unredeemable Pacific Co-operative Union Shares.

In the meantime we are enclosing our cheque for \$19.42 and would appreciate a report from you concerning this Estate in order that the Department of Labour may be advised.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. cheque \$19.42.

7349, 7512,
7513, 12794
Excess Section

509 Royal Bank Building,
Vancouver, B. C.,
September 20th, 1945

Mr. Ryohai Shimozawa,
Registration No. 11516,
358 Baysview Street,
Winnipeg, Manitoba

Re: Estate of Toshio IWASE

Dear Sir:

We are enclosing herewith a copy of your letter, dated December 29th, 1943, in which you stated that Mr. Toshio Iwase, now deceased, and Mrs. Yoshi Iwase, owed you the sum of \$650.00.

The late Mr. Iwase's Estate is being administered by Mr. J. M. Straight, Official Administrator, New Westminster, and he has informed us to the effect that he does not wish to pay out any monies until he receives a Statutory Declaration from you.

Please, therefore, call on a Notary Public as soon as possible and have a Declaration Form completed, outlining fully particulars of said loans and stating that the full amount is still owing to you, if this is the case.

You should also state whether or not you hold any security for the above amount. If you do hold any Promissory Notes, letters or admissions of any kind which were given to you by the late Toshio Iwase and Mrs. Yoshi Iwase, these should be attached to your Declaration as supporting evidence.

Your early attention to this matter would be appreciated.

Yours truly,

W. J. Johnston
Administration Department

WJ/JV
Encl.

J. M. STREIGHT
OFFICIAL ADMINISTRATOR

405 Westminster Trust Building,
New Westminster, B. C.

Sept. 19th, 1945

Office of the Custodian,
509 Royal Bank Bldg.,
Vancouver, B. C.

Atty F. J. Johnston

Re: Estate of Toshio IWASE dec'd
Your File 7512-7513-7349

Dear Sirs:

With reference to your letter of August 24th, I have taken the matter up with the Solicitors and they advised me that the only debt of which this office has notice is that to Ryohai Shimosawa, your file #12394, for \$650.00, but no Statutory proof has been submitted, and your Mr. Anderson should have same submitted to this office if at all possible. If not, the widow's consent to payment of same should be obtained. I do not wish to pay any monies out until this is cleared up. Kindly have someone represent the Japanese creditor.

Yours very truly,

"J. M. Streight"

OFFICIAL ADMINISTRATOR

JMS/VP

Files Nos. 7349, 7512, 7513 (Evac)

April 7th, 1945

MEMORANDUM

TO: MR. G. H. PEERS
FROM: MR. K. W. WRIGHT
RE: Estate of Toshio IWASE

I attended Mr. Streight's office at New Westminster yesterday and he read over the communication of the 20th ultimo received by us from the British Columbia Security Commission. It was agreed, that as Mrs. Iwase has a credit in our office of \$410.00, this sum should be used for maintenance pending the settlement of the Estate.

Mr. Streight pointed out that the assets are less than \$1,300.00 and claims against the Estate amount to about \$700.00. The widow's share would be one-third. There are eight children and in due time it will be in order for the B. C. Security Commission to apply to Mr. Streight for maintenance of the widow and the children, but they must specify that the children's maintenance is to come out of their share. If the B. C. Security Commission makes such a request, Mr. Streight will apply to the Court for direction and obtain an order that will permit him to make the payments they require.

Such an application may not now be made by reason of *lack of* final proof of creditor's claims and due to the fact that Letters of Administration did not issue until May 19, 1944. Twelve months should elapse before the Official Administrator may apply.

You might write the B. C. Security Commission and tell them to bill us for the maintenance of the widow and when this fund is exhausted, future maintenance will be provided by the Official Administrator from the Estate funds.

[Signature]
K. W. WRIGHT

KWW/JF

April 5th, 1945.

MEMORANDUM

TO: MR. K. W. WRIGHT

FROM: MR. G. H. PEERS

RE: Toshio IWASE, Registration No. 14441

Letters of Administration issued May 19, 1944.

All funds totaling \$1290.35 in the following remittances:

June 12, 1944	\$1260.35
March 5, 1945	30.00

In making the remittance of June 12, 1944, we requested Mr. Streight to reserve funds for legal expense re V. L. A. sale of property.

We hold the following share certificates which were forwarded to us by Mr. Streight.

- 11 Shares Pacific Co-Operative Union
- 7 Shares Western Canada Hop Co-Operative Union.
- 63 Shares Maple Ridge Co-Operative Produce Exchange.

The deceased's chattels appear to be unsold.

There is a claim against the estate for monies loaned to the deceased by Ryohai SHIMOZAWA amounting to \$650.00.

This man died intestate leaving a widow and eight minor children.

Mrs. Yoshi IWASE has \$410.00 to her credit and we wrote the B. C. Security Commission on February 16, 1945 suggesting that these funds be used for maintenance pending distribution from the estate.

GHP/O'B

G. H. PEERS



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

Rec'd	MAR 5 1945
File No.	7349/7512
Ans.	
Referred	Mr. Shears

405 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

March 3rd
1945

Mr. F.G. Shears,
Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: Estate of TOSHIO IWASE, deceased
7349-7512

Dear Sir:

Pursuant to our conversation yesterday
I enclose herewith the following share certificates
in the above estate, which kindly redeem when possible
and forward the monies to this office:

Cert. No.	112	for	10	sh.	Pacific Co-Operative Union	Unredeemable
"	"	1534	"	1	"	"
"	"	939	"	2	"	"
"	"	695	"	1	"	"
"	"	21	"	7	Western Canada Hop Co-Op. Union	"
"	"	180	"	16	Maple Ridge Co-Op. Prod. Exchange	"
"	"	277	"	14	"	"
"	"	61	"	33	Maple Ridge Co-Op. Exchange	"

Yours very truly,

J. M. Streight
OFFICIAL ADMINISTRATOR

JMS*WP
encl.

7349
7512

June 12, 1944.

Mr. Jack Milton Streight,
Official Administrator,
713 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Toshio IWASE.

In accordance with the Letters of Administration which have now been passed by the Court in this case, we are enclosing a cheque in the amount of \$1260.35 representing the credit balance of subject Japanese' account. Also enclosed is a statement covering details of the sale of this property to the Director of the Veterans' Land Act, upon the reverse side of which is shown an accounting for the above mentioned credit balance.

At this time we feel that we should draw to your attention the last paragraph on the statement covering the sale of the property, pertaining to legal fees in connection with the conveyance of the property. A nominal charge, taxed by the Court, will be chargeable against the estate sometime in the near future and we would appreciate you allowing for this amount before making final settlement.

In confirmation of our discussion with you regarding the chattels still on the property, the Custodian will be only too pleased to have these effects sold by public auction at our regular auctions held in that district. The proceeds and a detailed statement will be forwarded to you.

We are today writing to Mrs. Iwase requesting that she forward to you any securities in the way of War Savings Certificates and Co-operative shares and no doubt you shall hear from her.

According to our records the funeral expenses for subject Japanese were paid by his wife and the only claim on file is one in the amount of \$650.00 owing to Ryohai SHIMIZAWA (Our File No. 12394), representing personal loans made as follows:

To Mr. Jack Milton Streight, Official Administrator, re
Estate of Toshio IWASE.

December 15, 1936	\$200.00
March 10, 1939	200.00
August 15, 1941	250.00

We would suggest that, after payment of debts and prior to distribution of funds to the beneficiaries, you get in touch with the B. C. Security Commission, Dick Building, Vancouver, B. C., to ascertain that department's wishes respective to payment of funds to the heirs. If the heirs reside in a relocation centre it is probable that the Commission will request the remittance of the funds to the Custodian to be credited to the individual accounts as in a large number of cases the Custodian, in co-operation with the B. C. Security Commission, makes small monthly allowances to the Japanese to avoid the possibility of them becoming dependent upon public funds.

We trust you will find this satisfactory and we take this opportunity of expressing our willingness to make any information that we may have available to you upon request.

Yours truly,

W. E. Anderson,
Farm Department.

Enc. 2.
WEA/EG

cc to Messrs. Lidster & Allison
B. C. Security Commission

C
O
P
Y

No. 1 Camp, Princeton, B. C.

December 29th, 1943

Dept. of The Secretary
of State of Canada

Dear Sir:-

I, the undersigned, hereby sincerely wish to make an inquiry of payment of the Dept. which has been borrowed by late Mr. Toshio IWASE and Mrs. Yoshi IWASE of Bay Farm, Slocan, B. C.

I lent them cash in the sum of \$650.00 as

\$200.00on Dec. 15, 1936
\$200.00on Mar. 10, 1939
and \$250.00on Aug. 15, 1941

and while they were trying hard to pay me back same, Mr. Toshio IWASE died suddenly some time ago. And according to Mrs. Yoshi Iwase's recent letter that you are holding the insurance payment for her. Therefore this is only way for me to ask you that if you would be kind enough to investigate above matter and send me my loan upon receipt Mrs. Yoshi Iwase's consent.

Thanking you in anticipation of your prompt attention in this regard, I am,

Very truly yours,

"Rychei Shinozawa"

Rychei SHIMOZAWA
(Reg. No. 11516)

File 7349

C L A I M

File No. 7349 &
7512

DATE

December 29th, 1943.

CREDITOR

Ryohei SHIMOZAWA

DEBTOR

Toshio IWASE and

Mrs. Yoshi IWASE

AMOUNT OWING

Lent them cash in the sum of \$650.00 as
\$200 on Dec. 15, 1936 \$200 on Mar. 10, 1939 \$250 on Aug. 15, 1941

AGENT

Nil.

ORIGINAL FILE

Taken from letter dated 29th December, 1943 from Ryohei SHIMOZAWA
Letter on his file #12394

Jan 21 '44
nil.

E. S. WITHERS
GENERAL MANAGER

ELIZABETH CLARK, R.N.
SUPERINTENDENT OF NURSES

Please file 7349

ROYAL COLUMBIAN HOSPITAL

TELEPHONE 1780

EVACUATION SECTION

Rec'd JUN 29 1943

File No. 7349

Referred *McAlister*

NEW WESTMINSTER, B.C.

June 28, 1943. *sent to Gibson*

Mr. A. McAlister,
Claim Department,
Japanese Evacuation Section,
506- Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir: Re: Toshio Iwase.

We have received your letter of June 24th with enclosure of cheque for \$ 156.49 in payment of the account of Toshio Iwase, for which we thank you and herewith enclose receipt for same.

Complying with your request, we are also enclosing the letter from Mr. Iwase dated June 14th.

Yours very truly,

E. Anderson

Collection Department,

Enc. see June 26 + 14, 1943.
EA.

76

7349

7th May, 1943.

Mr. J.A. McIver,
Port Hammond,
B.C.

Dear Sir:-

Re: Toshio IWASE

The above named is the registered owner of property described as Part of 11 acres more or less of Lot 222, Group 1, as shown lettered "B" on sketch deposited numbered 5490, Municipality of Maple Ridge, District of New Westminster.

The buildings on this property include a one-story frame shingle-roofed dwelling, a woodshed and Bath-house combined - 18 x 12; store-house - 12 x 14, chicken house and packing shed - 18 x 24; chicken house 18 x 60, a brooder house 12 x 12 and a second old brooder house 12 x 15.

The assessed value of improvements on this property is shown as \$900.00 and the property is under lease to Jacob P. Regier whose address is given as R.R. 1, Hammond. The above named Japanese reports that no fire insurance is being carried on this property.

At your first opportunity will you please inspect these buildings, advising us as to what you consider the insurable value of each to be.

There are also certain chattels left on the property belonging to the Japanese and if you get a chance to see them, you might also indicate what you think they should be insured for, as well as the buildings.

We will be pleased to receive your report on this as early as possible.

Yours very truly,

SMG:FM

S.M. Gibson,
Insurance Department

Mr. Good

File No. 7349

75/✓

August 26th, 1949.

Re: Estate of Toshi IWASE, Dec.
claimant: Yoshi IWASE -13974. Case No.416.

The following figures received from you:

Auction \$28.00 for \$3.85 cancelled
D.N.F. R.N.M. \$124.10 changed to \$159.10.

See revised chattel analysis on claim file. Recap as follows:

Claiming \$18.00 Sold at Auction \$1.75
" 77.60 Abandoned
" 116.50 Not acct. for theft, etc.
\$212.10

received from you
It would seem from the above figures/that a portion of the
chattels that were reported as abandoned were considered to be R.N.M.
or D.N.F., by the lawyers.

There is no signed proof that any of his chattels were abandoned
but there is a list signed by Mrs. J. P. Regier and witnesses by Carlsen
and R.M. Anderson with pencil notations opposite certain items and it
would seem that the lawyers have agreed to take some of the chattels to
be partially abandoned. As they do not state definitely which chattels
they have considered to be abandoned I have made my analysis in accordance
with the pencil notations.

Name of Claimant

INASH, Toshio (Ouel)

Case

436

Custodian File

(INASH Yashu)

7549 & 7512

REAL PROPERTY										Total
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		
					1251.	1274.62			1274.62	
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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			48%	159.30	73.39				73.39	
TOTAL RECOMMENDATION									1267.00	

Defence Brief

(Mrs.) Yoshi IWASE

File No. 7349

Case No. 416

NEW DENVER
22 June 1948
V.L.A.
Sheet A 8-4

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Parcel B, Group 1, Lot 222, Plan 5490

Amended Claim

\$2500.

Appraised at

\$1305.40

Sale Price

\$1281.

(Trans. Page 2)

Witness: Appraiser, D. Dodding

This property was registered in the name of Toshio IWASE who died intestate on 18 October 1943 and Letters of Administration were taken out by the Official Administrator.

Claimant is now claiming one third interest in the property and two thirds interest for her 7 children.

Appraiser (Dodding) reports - House should be re-roofed and painted for preservation of building. Land appears to be in good state of fertility.

Appraiser (~~Ward~~) reports - This is a well developed small holding in a well organized marketing district.

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

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2

Household Goods & Farm Equipment

Claim

\$212.10

Claimant stated that her household goods were packed in boxes and left in the attic of the house, the larger articles were left in the house as they were, the farm equipment being stored in the outside shed. Claimant stated that she left the house unlocked.

Custodian's field men found the windows of the dwelling house open and in order to safeguard the equipment stored in the house they nailed up all the windows.

(a)	Goods value	\$28.00
(b)	"	124.10
(c)	"	60.00
		<u>\$212.10</u>

Sold by auction for \$3.85
No account, theft, etc.
Abandoned (Broken chairs, beds, etc.)

Other goods sold by auction for \$8.80 were not claimed for.

This property was leased by Custodian to J.P. Regier on 16 December 1942, together with the chattels left on the premises, and Mrs. Regier signed an inventory agreeing to be responsible for their safekeeping.

During this tenancy the outside shed was destroyed by fire on 29 May 1943 and all the goods stored there were probably burnt in the fire.

It is submitted that the personal property was sold for its fair market value and that the personal property that is being claimed for is claimed at an exorbitant value.

Summary of Defence Witnesses

D. Dodding
C. Spencer Pallot
Mr. Moryson
R.M. Anderson
S.C. Carlsen

Where required

1	Appraiser
2 (a)	Auctioneer
2 (a)	Staff
2 (c)	"
2 (c)	"

BMP/nw

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

10

New Denver, B.C.

June 22, 1948

IN THE MATTER OF THE CLAIM OF
YOSHI IWASE

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.E. COBUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to New
Denver Sub-Commission

MRS. I.C. SMITH,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter.

30

Y. Iwase
In Chief

MR. COBUS: The claim of Yoshi Iwase, No. 20 on the
Secretary's list.

(MRS) YOSHI IWASE, the claimant herein,
being first duly sworn, testi-
fied through the official
interpreter as follows:

10 MR. COBUS: I would ask leave, your honour, to amend
the claim herein. With respect to the real pro-
perty, item 4 (e)(iii), the amount claimed re-
mains at \$2500.00, but the credit to the Custo-
dian should have been \$1281.00, that being the
gross selling price of the property. That leaves
a net claim for realty of \$1219.00. With respect
to the personal property which is the subject
matter of the claim, we intend to file with the
chattel statement form a list, and that total
is now \$212.10, and the credit to the Custodian
is \$3.85, which leaves a net personal property
claim of \$208.25. The total claim is now
20 \$1427.25.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement respecting
the farm land for which you have submitted a
claim. Did you instruct Mr. Leckie to prepare
that statement and is that your signature?

A: Yes.

Q: Is the information contained therein true to the
best of your knowledge and recollection?

30 A: Yes.

MR. COBUS: I would ask to file the statement concerning the farm.

THE COMMISSIONER: That will be Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my friend produce the Farm Appraisal Report on the real estate?

(Handed to Mr. Cobus)

MR. COBUS: The farm appraisal report is filed on behalf of the Crown.

10 THE COMMISSIONER: That will be Exhibit 2.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. COBUS: Now, speaking from the statement marked Exhibit 1, your honour, this was a 10½ acre parcel of land of which some four acres more or less were uncleared, half an acre was occupied by buildings, and the remainder, six acres of it was in crops and an acre of hops, two acres of strawberries, half an acre of asparagus, one and a half acres of peas and beans, half an acre of vegetables, and one half and acre of fruit trees, a total crop acreage of six acres. The property was purchased in 1924 for a price of \$2500.00. At that time it was all uncleared land and there were no improvements on the land at that time. The claimant estimates the value of the land and improvements since made at \$2500.00.

20

Under "improvements," she lists the clearing of about six acres from the time of purchase until 1941. The clearing was done by hired labour and some of her own, and the estimated cost

30

Y. Iwase
In Chief.

of her clearing she says is \$250.00 per acre, a total clearing cost, therefore of \$1500.00. The statement reads that she put in a large amount of drainage ditches -- apparently the witness was unable to estimate the footage -- such ditching being done by hired labour and that of her husband, and she is unable to estimate the cost of the ditching. She planted about 40 fruit trees, mixed varieties, at different times at an estimated cost of \$60.00.

10

She then lists certain buildings, a house, a one and a half storey house of five rooms, a chicken house containing three rooms, a feed house, a packing house, a brooder house, or brooder houses, and a woodshed. The house was built in 1925 and the other buildings were built between '25 and '27. She has given an estimated cost on each item.

20

With respect to the appraisal report, she says that the appraiser under-estimates the number of fruit trees and did not put any value on those fruit trees. He lists only three buildings and says three others were of no value. She disagrees with that statement as she says the buildings were in use and quite suitable for the purposes for which they were then being used. She says the house and other main buildings were in fair condition and admits that the other buildings were not so good. Nevertheless she considers the valuation of \$1350.40 much too low.

30

She agrees that the appraiser has described the location and quality of the land and development very well. She believes that when it was sold on the 1st of January, 1943 for \$1281.00 it would be worth \$2500.00. She says that her husband was offered \$3000.00 by Mr. Menzies in the spring of 1942.

Perhaps my friend can advise the amount of the assessed value in '42 or '43.

10 MR. MACDONALD: \$1800.00.

MR. COBUS: That is divided between land and buildings, I believe.

MR. MACDONALD: Yes, land \$900.00, improvements \$900.00.

THE COMMISSIONER: What year is that, Mr. MacDonald?

MR. MACDONALD: Well, this is just a memorandum, your honour. Among other things it gives the assessed value. It refers to 1942 in the next paragraph, so I presume it would be about that time.

20 MR. COBUS: That appears to be correct, because on page 2 of the Farm Appraisal Report, the 1942 assessment is shown, improvements \$900.00, land \$900.00.

Q: Now, witness, I produce to you a statement concerning the personal chattels for which you have submitted a claim in the amount of \$212.10. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: Yes.

30 Q: In that statement you make reference to a list detailing the items for which you have submitted

a claim. I produce to you a two page list. Is that the list to which your statement makes reference?

A: Yes.

Q: Is the information contained in the statement and list true to the best of your knowledge and recollection? A: Yes.

THE COMMISSIONER: That will be Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3)

10 MR. COBUS: Your honour, I am now referring to the statement and would ask leave to delete a portion of the statement. Originally the claim for personalty was to be set up on the Analysis sheet, and that plan was later dropped, so that the statement "See list attached with details of major articles," means "see list attached with details of all articles," and the reference to the setting up of any of the items on the Custodian's Analysis is now of no use;
20 we didn't adopt that method. In other words, the two page list in fact contains every article for which this claimant is claiming and gives details of each one. Therefore, there will be no question of using the Custodian's Analysis sheet as a list.

30 She says that the household goods were packed in boxes and left in the attic. The larger articles were left as they were in the house. The farm equipment and implements were stored in the shed. She has allowed for de-

preciation on all the items on the list which forms part of Exhibit 3.

If my friend would produce the Analysis, I think it should be filed.

(Handed to Mr. Cobus)

MR. COBUS: The Analysis is filed on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 4)

10 MR. COBUS: Referring to Exhibit 4, your honour, the claim as originally submitted contained 103 items. Now, by comparing the list which forms part of Exhibit 3, it can be seen readily that great numbers of items have been abandoned. Before turning the witness over to my friend, there is one problem that has arisen -- perhaps I should have spoken of this earlier. In her claim form, the witness showed herself as being the sole owner of the real property, but I am informed that the property was the property of her husband, and Letters of Administration were taken out by the Official Administrator, J.L. Streight in New Westminster, and perhaps I had better establish what her interest is and then make the application that I had planned to make.

20 Q: Witness, in what year did your husband die?

A: Six years ago.

Q: That would be in 1942 or '43?

A: It was two years after I was evacuated.

30 Q: I see. It was after evacuation. This real estate, this farm, for which you have submitted

Y. Iwase
In Chief

a claim was your husband's property, was it?

A: My husband was the sole owner.

Q: It was your husband who made the J.P. declaration prior to being evacuated, is that not correct?

(Interpreter to Witness)

MR. COBUS: Perhaps if my friend produces the J.P. form,

(Handed to Mr. Cobus)

10 Q: Well, this may help you, witness. I produce to you from the Custodian's file what is known as a J.P. form, and it bears a signature, Y. Iwase, and the date, the 1st of May, 1942. Is that your husband's signature?

A: Yes.

MR. COBUS: I file the J.P. form on behalf of the Crown.

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

20 Q: Your husband died intestate, did he not, that is, without a will?

A: Yes.

Q: How many children did you have living at that time?

A: Seven, at that time.

Q: What are their ages now?

A: The eldest is 22 and the youngest is 6.

Q: I see. Your interest, of course, in your husband's property, I think you have been informed of this, is a one-third interest; do you understand that?

30 A: I received one-third already.

Q: I see. And you wish now to present this claim on behalf of yourself as to one-third and on behalf of your seven children as to the other two-thirds, is that what you want to do?

A: I received one-third already, and then the eldest child, she is 22, and she has received already her share, and I am now submitting a claim for the others.

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Q: Well, I think you had better tell the witness it is not up to her to decide who is going to get it. I want to know if she wishes me to ask his honour to allow her to present her evidence as it has been presented on behalf of the children who normally would be beneficiaries under the administration of the husband's estate.

A: She understands that.

Q: And that is what she wishes?

A: That is what she wants to do.

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MR. COBUS: Your honour, I would apply that the claim form -- and I am speaking only with respect to the realty -- be amended to show Mrs. Yoshi Iwase and her children. It was unfortunate, it seems to me, that we didn't get an authority from Mr. Streight to present a claim on behalf of the children, but since that would be understood that if there is an award made, then the administrator would receive two-thirds of the award with respect to the real property.

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THE COMMISSIONER: Of course, she can't receive it anyway, without a court order.

Y. Iwase
Discussion

MR. COBUS: No, that is quite correct, your honour.

THE COMMISSIONER: What would happen is that whatever settlement is made on this claim, which is submitted on behalf of the children, the part for the children will be paid to the Official Administrator. All we are doing now is to decide how much the claim is for, and whatever is decided will be paid will be paid to the Official Administrator on behalf of the children. One child has her share, of course, and the wife has her share. I couldn't make any order as to the disposition of that.

MR. COBUS: No, your honour, but I think if you will permit the amendment of the claim, that is, showing Mrs. Iwase as claiming on behalf of her children --

THE COMMISSIONER: That is what I have got down here. It put it that the application is for the claim form to be amended to show that Mrs. Iwase is making a claim on behalf of her children.

MR. COBUS: As well as herself.

THE COMMISSIONER: Well, of course, she has already got hers, she says, or -- of course, she is expecting to get some more.

MR. COBUS: Well, she will share one-third in whatever award would come through, your honour.

THE COMMISSIONER: Yes,

MR. COBUS: And the children likewise would receive two-thirds, seven ways.

THE COMMISSIONER: Yes,

MR. COBUS: Your witness.

MR. MACDONALD: I submit, your honour, that the real property was sold for its fair market value. The personal property that was sold was sold for its fair market value, and the personal property that is being claimed for is claimed at an exorbitant figure.

CROSS EXAMINATION BY MR. MACDONALD:

10 Q: Do you know, witness, if there was a fire at your place, your old place, after you left?

A: I only heard that one part of the chicken house was burned.

Q: Yes. Where did you leave these chattels; with whom did you leave them?

A: I left them in the house that I was living in.

Q: And who was in the house when you left?

A: I don't know. There was no one there when I left.

Q: Did you lock the place up and just leave it?

20 A: I left it without locking it up.

MR. MACDONALD: No more questions, your honour.

THE COMMISSIONER: Is there anything further, Mr. Cobus?

MR. COBUS: I was just wondering, your honour

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, were you evacuated before your husband, or after? A: I left with him.

MR. COBUS: They left together, I see.

30 No further questions, your honour.

THE COMMISSIONER: That is all, Mrs Iwase.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
G. Hambleton,
Official Reporter.

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

H.W. Colgan
Sub-Commissioner.

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