

8633

FRASER VALLEY

Strawberry Hill

FILE No. 8633

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: KAWATA Takeo
HOME ADDRESS: 1380 Horrel Rd., R.R. #1., New Westminster B.C.
REGISTRATION NUMBER 12437 SEX: Male AGE: 36
OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Shizuko #4187

ADDRESS OF WIFE OR HUSBAND: 1380 Horrel Rd., R.R. #1., New Westminster

NAMES OF ANY LIVING CHILDREN: Kiyoko (F) Masako (F) Yoshimi (F)

Kazuo (M)

ADDRESS OF CHILDREN: 1380 Horrel Rd., R.R. #1., New Westminster

AGE OF CHILDREN: 6, 4, 3, 1.

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

1. LOCATION AND DESCRIPTION: Municipality of Delta,

Lot 99, Section 36, Quarter, S.E. 1/4 Township 2.

District of New Westminster B.C. Title No. 118332E

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Storey wooden frame dwelling house, 5 Rooms, 12 Chicken Houses, 1 Pump House.

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

4. TAXES (Amount and where payable) \$16.00 Payable at Delta, B.C.
1941 Paid.5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
none6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present
Leased to Abram Cornies, 1020 Cornwall St., New Westminster B.C.
Monthly rental of \$10.00. Leased for the duration of the War.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In declarant's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none
9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1, Section 2.
2. LANDLORD'S NAME AND ADDRESS. none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. none

4. STATE WHEREABOUTS OF LEASE. none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. 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.
1 Heater Stove, 1 Table, 7 Chairs, Beds, Gramophone
2 Dressers and 2 Drawer, Electric Water Pump and Pipes, 2 Brooders, 1 Spray Pump, Farming Tools, and Implements, Garden Tools, Wheelbarrow.
All to be left at house 1380 Horrel Rd., R.R. #1., New Westminster B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY. none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. \$1000.00. Policy No. 2133236
Monarch Life Insurance Co. \$1000.00. Policy No. P117320. Beneficiary Wife of
Policy in declarants possession. (Monarch Life

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 7th day of May 1942.

(Signature)

J. Kawata

T. Williams
Witness

FOR DEPARTMENTAL USE

8633

INFORMATION FROM R.C.M.P.

Date 3/12/42

Full Name Takeo KAWATA
(Surname in Block Letters)

Registration No. 12437

☒ Male - Female
(check)

Age Nov. 4, 1905

Former Address 1380 Harrel Rd., R.R. 1, New Westminster B.C.

Date Evacuated 11/3/42 Naturalized - Canadian-Born - National
(check)

Present Address % Messrs. T.H. & Weaver,
Turtle, Man.

☒ Married - Single
(check)

Name of Wife FURUTANI, Shizuko 12438

Name of Husband _____

Name of Mother ^(nee) MORIYAMA, Tsune (Japan) Name of Father KAWATA, Yonekichi (dead)

Names of Children under 16 Kiyoko (F) Aug. 25/35 Yashemi (F)
Mar. 22/39 Masako (F) June 4/37 Kayuo (M) Jan. 29/41

Our File No. 8633

Registered with Custodian
(yes or no) _____

Requested By E. Burraston

Additional Information Former

Farm Appraisal Report

File No. J.L.663

EXHIBIT No. _____

Land Description Lot 99 of S¹ Sec.36, T¹.4, Map 1133.
House No. 1380, Horel Rd.

Containing _____

DATE _____

FILED BY 4.85

Acres

Owner's Name TAKIO KAWATAPost Office Address R.R.1, New Westminster, B.C.Nearest Rail Point New Westminster, C.P.R., and shipping
Kennedy Station, B.C. Electric Rly.Distance 3 1/2 miles.Market Town New WestminsterDistance 3 miles.Church (give denomination) New Westminster, all denominationsDistance 3 miles.Nearest School Kennedy Public SchoolDistance 1/2 mileState how property was identified: Map location.EXHIBIT No. 911-3

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

DATE Sept. 15/48FILED BY ClementHas direct access to Horel Road, fair gravel road.Is this district a good one? Fairly good small fruit & poultry locality.Employment opportunity City industries at 3 miles.Predominating Nationality and religion: Mainly Japanese owners.Describe Fencing and its condition: No fencing.

Value \$

Water supply: from well by Beatty Electric pump & pressure tank. Value \$Electricity - Power available.

Lights & power used.

BUILDINGS ON FARM

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

Total present day value \$ 2595.00\$ 1600.00

Total Value Buildings add to farm _____

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? _____Describe the Basement and chimneys: Full basement from ground level, all wood. Stove-pipe chimney.No. rooms downstairs? 4 Upstairs? nil How finished wood finish.Are buildings painted? house only Condition of paint fairDistance from nearest bush Approx. 200 yards.

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

LEVEL, DESCRIPTION, DRAINAGE OR SEAL	SOIL (See Page 1)	ROCK SOIL	WATER AND QUALITY OF CREEK	VALUE PER ACRE	TOTAL
level 2.78 ac.	sandy loam 15" to 18"	hard pan	mixed	70.00	194.50
Area which can be cultivated without cost other than for breaking.					
LEVEL, DESCRIPTION, DRAINAGE OR SEAL	SOIL (See Page 1)	ROCK SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.					
LEVEL, DESCRIPTION, DRAINAGE OR SEAL	SOIL (See Page 1)	ROCK SOIL	NATURE OF IMPROVEMENT NECESSARY	IMPROVEMENT COST PER ACRE	VALUE PER ACRE
level 2.07 ac.	sandy loam 10 to 18	hard pan	clearing stumping breaking	\$175.00 to \$200.00	20.00
Area Unavailable for Cultivation.					
CHARACTER OF LAND E. G. WET, SWAMPY, ROCKY.			NATURE OF TIMBER OF ANY AND WINDING HANDICAP		VALUE OF LAND PER ACRE

Total value of Land \$ 234.50

Total added by buildings to value of farm \$ 1,000.00

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

Total value of farm \$ 1,234.50

Describe condition of farm concerning its tillage, length of time uncultivated or partly occupied.

Property occupied by tenant; soil appears to be in a fairly good state of fertility; cropped land in a good state of cultivation.

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

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

Give approximate detail and
amount of all annual taxes and
name of Taxing Authority

Improvements of Farm.

Improvements - \$1200.00 Taxes 1942 - \$12.00
Land - \$27.00

Date: July 27th, 1942.

Place: New Westminster, B.C. I certify that the above report is based on a personal examination
of the whole farm made on the 26 day of July, 1942.

Inspector's Signature

W. J. HARRIS

Takio Kawata - J.L.663
EC/449-P
BC/2476SB
Farm Appraisal Report

Page 3

S.S. Form No. 43
 (Sheet 2)

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

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

EXHIBIT No.

DATE

FILED BY

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

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

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.
 nil

ORCHARDS, SMALL FRUITS, ETC.

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

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

Amount fruit trees add to value of farm \$

Diagram of Property

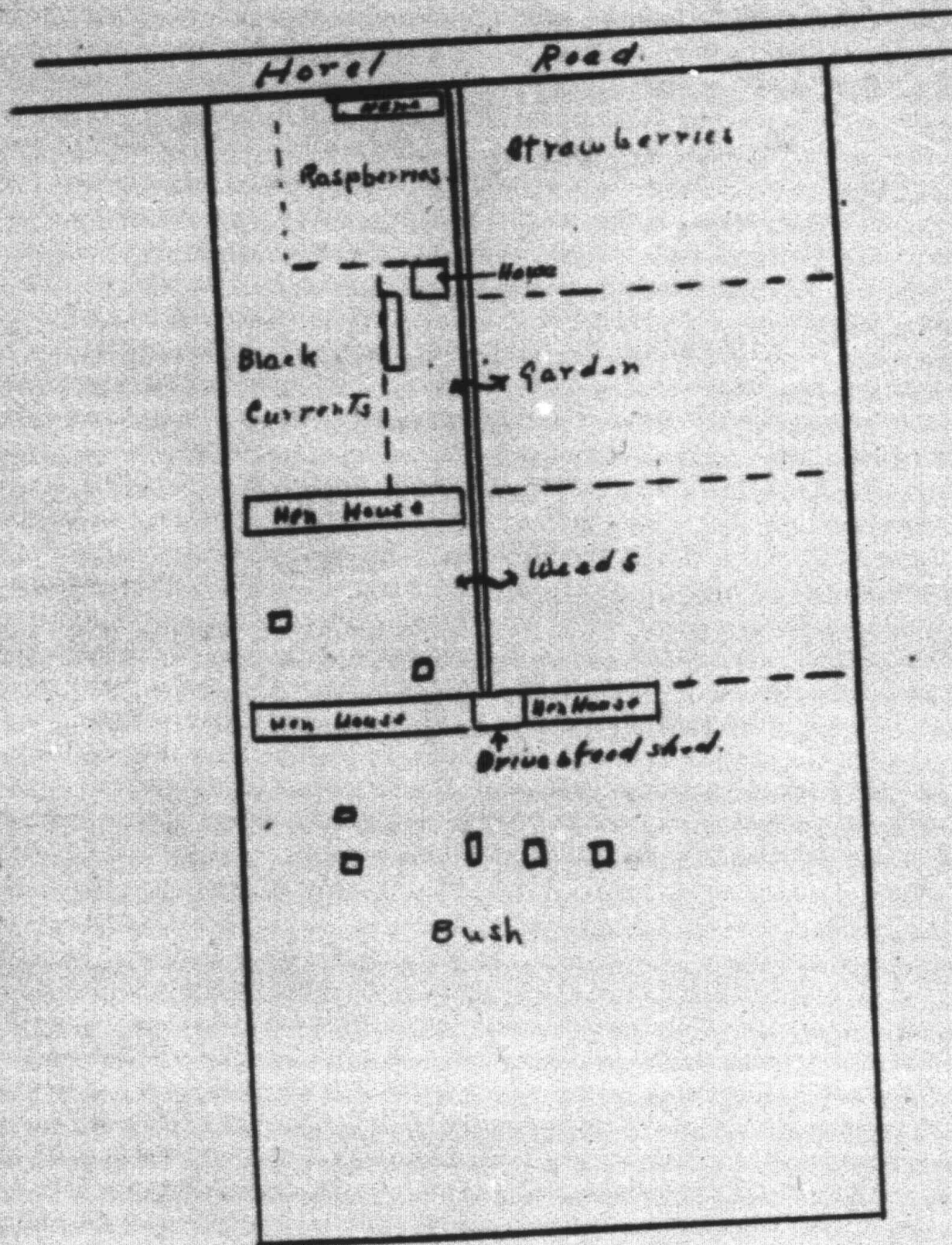


EXHIBIT No. _____
DATE With 9/11/3
FILED BY _____

lot 99 of SE 1/4 Sec. 36. Tp 4 Map 1133
Takio Kawata

Scale - 100' - 1"

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

Date 29th July, 1942,

(SIGNED) I. T. Barnet
District Superintendent.

CHATELS BELONGING TO Takeo KAWATA

Reg. No. 12437

Sold to Tenant, Mr. Goertz

8 Kitchen chairs	\$ 8.00 F
Bed and spring	10.00 F
Dresser	10.00 F
Wash boiler and dish pan	6.00 K
Mop and clock	3.00 F
Garden tools	2.00 T
	<u>\$39.00</u>

Less Appraisal fee - 10%	<u>3.90</u>
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<u>NET PROCEEDS</u>	<u>\$35.10</u>
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"Certified a just and fair appraisal as made by us this
12th day of April, 1945".

TRAPP MOTORS, LTD.
SIGNED [Signature]
TRAPP MOTORS LTD.

WITNESS: [Signature]
Office of the Custodian.

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

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

R E P O R T

File No. 8633

May 1, 1945.

TO: The File

FROM: Mr. R. M. Anderson

RE: Takeo KAWATA

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

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

The nails mentioned on inventory were used on the property.

RMA:

OK Johnson
10/1/45

R. M. Anderson

EXHIBIT NO. 911-13
DATE Sept. 15/48
FILED BY Crown

LIST 1.

	Value	Custodian Selling Price.
2 Peewies, 3 axes, 1 sizer.	9.00	4.25
Part roll wire	12.00	10.00
Heater	—	—
Box stove	10.00	6.00
6 Chairs	6.00	4.50
6 Chairs	6.00	2.50
Bed complete	20.00	10.50
Winnipeg couch	10.00	5.50
Dining table	10.00	3.00
Buffet	10.00	5.00
Hot shuffles	35.00	4.00
Box of dishes (2)	3.00	.50
2 Cupboards	5.00	1.00
Cupboard and chest	5.00	1.50
3 Gross cut saws	20.00	5.00
Box sundries	35.00	5.00
Table and book rack	6.00	2.00
Chest of Sundries	5.00	3.75
Decoration and Tray	5.00	2.75
Lot of dishes	8.00	4.00
4 Pails	1.50	1.50
Dresser	15.00	10.00
Map and clock	4.00	3.00
Garden tools	10.00	8.00
	\$ 250.50	\$ 101.25

Less from above sales

\$ 149.25

List 2 (as per (c))

Chattels Received by Custodian and Unaccounted for

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

Loss

\$97.00

File No. 8633

June 28, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Takeo KAWATA
Registration No. 12437

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 99 of the South East quarter of Section 36,
Township 4, Map 1133, Municipality of Delta in
the District of New Westminster.

Assessment: (1943)

Land.....\$ 267.00
Improvements..... 1800.00
TOTAL - \$2067.00

Soldier Settlement Board Valuation:

Land.....\$236.00
Buildings.....1600.00
TOTAL - \$1836.00

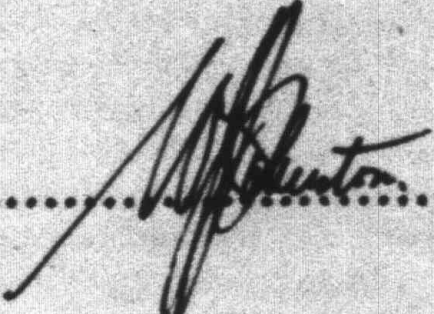
Claimant's Valuation:

Land and Buildings...\$4500.00.

Sold to the Director, Veterans' Land Act for \$1803.00.

Relative documents attached to Claim File.

WJJ/HMS

..........

PERSONAL PROPERTY SUMMARY

File No. 8633

27th December, 1945

Re: KAWATA, Takeo - Reg. No. 12437

CHATELS: The above Japanese declared a quantity of chattels left on the property, and these were inventoried by our fieldmen. Our inventory was confirmed by KAWATA as being correct after adding in pencil some not on the list but later found by our men. The chattels are itemized on the attached Schedule which also shows their liquidation from which the net sum of \$111.86 was derived. A quantity of low value items were missing apparently during change in tenancy and a quantity was also abandoned on the property as being worn out and not saleable.

SPECIFIED ARTICLES: The above Japanese declared no restricted Specified Articles and his file reveals no interest in any.

LIFE INSURANCE: The above Japanese declared two \$1,000.00 insurance policies - one with the Sun Life Assurance Company and one with the Monarch Life Assurance Company. These were not brought under control of nor administered by the Custodian.

This file reveals no further Personal Property interest.

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

Dated: Dec.27/45
WEA:EH

W E Lander
.....

MEMORANDUM

File 8633

December 15th, 1945.

TO: Mr. W. Anderson
FROM: W. J. Iverson

Re: Takeo KAWATA, Reg. 12437

RE articles unaccounted for and noted as missing: This property was very thoroughly cleared of effects when chattels were removed to Surrey #12, with the exception of a tank and sprayer etc. which the tenant wished to buy. When collecting for these latter I asked the tenant if he knew of anything more belonging to the Japanese. He stated that there was nothing left.

Mr. Kawata added a great many items to the inventory sent him for confirmation but as Mrs. Kawata remained on the property sometime after her husband left it is possible that she may have disposed of some things herself.

A. Cornies, the first tenant on this property states that Mrs. Kawata only left a sledge and wedges for his use while Kawata mentions on the inventory confirmed August 4th, 1942 a long list of effects left for his use.

WJI:DP



8633

July 8, 1942.

Mr. Abram Cornies,
1380 Horrel Road,
R. R. #1,
New Westminster, B.C.

Dear Sir:

Re: Takao KAWATA.

On June 30th our Agent visited the property which you have rented from Mr. Kawata and found certain chattels on the premises, a list of which is attached hereto.

Besides these goods Mr. Kawata, in his declaration to the Custodian on the 7th of May last, stated that he owned 1 gramophone, some article or articles described as 2 drawers(in addition to 1 bureau and 1 dresser) 2 brooders, 1 pump, and 1 electric pump and pipes which it was stated were to be left on the premises. Apparently the electric pump is in use by you, but the Agent makes no reference, in his report, to the other chattels just mentioned.

It is possible of course, that Mr. Kawata has disposed of these goods previous to your occupancy. Under these circumstances we would be very glad if you would take the attached list and check it carefully with the goods which have been left in your care, acknowledging same in writing and giving us, at the same time, any information you can regarding the articles which appear to be missing.

We would be glad to receive a reply from you as early as possible in order to obtain a confirmation from Mr. Kawata, who is now in Myrtle, Manitoba.

Yours truly,

H. F. Green,
Manager, Protection Department.

AGM
AGM:AS
encl.

Encl.Lr. Mr. Abram Cornies,
July 8, 1942.

Richardson
out - 7/12/42

LIST OF CHATELS.

SEE ADDITIONAL LIS

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 20 1942

In house:

8 kitchen chairs. 1

Upstairs

cross cut saw.
3 linoleum rugs (in house)
~~7 kitchen chairs~~
roll building paper. *Building paper belongs to me.*
kitchen cabinet.
baby buggy.

8633 . 12427

T Kawata.

Piled in shed behind house (locked)

Quantity of kitchen chairs. (18 approx.)
roll of chicken wire.
bed couch.
bureau.
portable gasoline stove.
dining table. (crated)
baby buggy.
box (contents unknown)
ctn. (contents unknown)
rubber raincoat.
2 pr. rubber boots.
buffet.
dresser.
lge. quantity $\frac{1}{2}$ " hemp rope.
heater.
quantity of $\frac{1}{2}$ " wire cable.
2 beds & 3 springs.
2 ctns. kitchen utensils.
3 cross cut saws.
hand saw.
square. -
buck saw. -
2 axes.
sledge hammer.
peevie.
wrecking bar.
4 water pails. (3)
box of dishes.
box of books.

Copper wash boiler.
lantern.
crow bar.
wheelbarrow.

NOTE: Please sign and return if correct.

Am Please find enclosed a money order \$10.00
for rent for next month. *Am*

*I know he sold the brooder, but
when he left the rest of the stuff you
want about I don't know, you better
ask him about it.*

*I do not know anything
what I kept up in the room. Mrs.
Kawata left for me to use a sled sledge
hammer and a couple of wedges. *Am**

8633

July 21, 1942.

Mr. Takeo KAWATA, #12437,
c/o Messrs. Weaver,
Myrtle, Manitoba.

Dear Sir:

Re: Chattels, 1380 Horrel Rd.,
New Westminster, B.C.

Enclosed you will find list in duplicate of chattels found by our agent when he visited your property on June 30th.

In your declaration to the Custodian dated the 2nd of May, you stated that you were leaving:

- 1 gramophone.
- 2 drawers (in addition to 1 bureau and 1 dresser)
- 2 brooders, and
- 1 pump, which do not appear on this inventory. Please advise us concerning the disposition of these articles.

The electric pump appears to be installed in the well and in use by your tenant, Mr. Cornies. Kindly advise us if this is satisfactory to you.

With reference to the enclosed inventory would you please be good enough to mark on it all items which are for the use of Mr. Cornies, stating what arrangements you have made with him, if any, for the care of the goods locked in the shed. Mr. Cornies points out that the goods were locked in this building by you or Mrs. Kawata, and he is therefore not in a position to take responsibility for individual articles. Under the circumstances the most that may be expected would be that Mr. Cornies would watch that the shed was not broken into. We trust that such an arrangement will be satisfactory to you.

Mr. Cornies states that the only tools left for his use by Mrs. Kawata were 1 sledge hammer (old) and 2 wedges. Please state in your reply whether these items are among those shown on the inventory or are in excess.

Mr. Takeo KAWATA, #12437,

- 2 -

July 21, 1942.

It is very necessary that a complete understanding be reached between yourself and your tenant in this matter, therefore we would ask you to reply in detail at an early date, enclosing one copy of the inventory marked as requested.

Yours truly,

H. P. Green,
Manager, Protection Department.

AS

AGE:AS
encl.

File No. 8633

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

AUG 11 1942

Name: KAWATA, Takeo

Address: 1380 Horrel Rd., R. R. #1, New Westminster, B. C.

Reg. No: 12437

CHATELS

IN HOUSE

8 kitchen chairs

UPSTAIRS

1 cross cut saw
3 linoleum rugs (in house)
7 kitchen chairs - 6 sold
1 roll building paper
1 kitchen cabinet - S
1 baby buggy -

PILED IN SHED BEHIND HOUSE (Locked)

1 home made cedar cabinet
quantity of kitchen chairs
(approx. 18) - sold
1 roll of chicken wire - S
1 bed couch - S
1 bureau - S
1 portable gasoline stove - S
1 dining table (crated) - S
1 baby buggy - S
1 box (contents unknown) - S
1 carton (contents unknown) - S
2 rubber raincoat
2 pr. rubber boots
1 buffet - S
2 Box (fishing boat thing)
12 cup board
12 cup board

Confirmed:

12/4/45

DATE:

Aug. 4th 1942

S: add. Surrey 11/12/45

2 big basket
14 water float
1 step ladder
2 holding wages
4.3 wages
2 6 yellow
120 lbs. Japanese shingle nail
1 dresser -
large quantity 1/2" hemp rope
1 heater -
quantity of 1/2" wire cable -
23 beds and 3 springs -
2 cartons kitchen utensils - S
3 cross cut saws - S
1 hand saw - S
2 axes - single, 1 double axes
2 1 sledge hammer
1 peavee - S
1 wrecking bar
4 water pails - 2
1 box of dishes - S
1 box of books
1 copper wash boiler - S
1 lantern - S
1 crow bar
1 wheelbarrow
1 square
1 buck saw

1 gramophone
1 Pump - sold to Genry
14 Shale
4 3 shingle
1 10 in. Pipe wrench
3 Pick
3 mat

Signed:

Takeo Kawata

S: sold to Genant -
12/4/45 - Appraised by Traff. Motion.

Please return this copy soon

8633

REGISTERED

26th December, 1945.

Mr. Takeo KAWATA,
Reg. No. 12437,
Middlechurch, Manitoba.

Dear Sir:

We wish to acknowledge your letter of the 26th November, in which you requested that your funds held at this office be sent to you. We have accordingly enclosed a Custodian cheque, representing your credit balance at this office, and also take this opportunity of giving you a brief summary of our administration of your affairs.

Your assets in the Protected Area became vested in the Custodian upon your registration with this office. Your real property in the Municipality of Delta was leased by you for a consideration of \$10.00 a month commencing 5th May, 1942, plus the payment of taxes. The first month's rent was waived by Mrs. Kawata, according to her letter of the 10th June, in view of the inconvenience to which the tenant was placed pending your evacuation. Monthly payments until the 31st December, were collected by this office and credited to your account here. Rental payments after that date, however, accrued to the credit of the Director of Veterans' Land Act, to whom your property was sold in accordance with the policy of liquidation decided upon by the Canadian Government. Full details of the sale were forwarded to you on the 9th May, 1944, and the net sale price as shown, was credited to your account. However, legal fees amounting to \$15.00 in connection with the conveyance were later charged to your account.

The Bruckman-Ker Milling Company filed a claim against you for \$7.75. This account was disputed by yourself and after considerable correspondence, the creditor was notified that no further action would be taken regarding their claim.

Chattels which were declared by you to be left on the property were inventoried by our fieldmen, a copy of which was sent to you at the time. All saleable articles were sold by Public Auction and appraisal, and the net proceeds derived from their sale totalling \$111.86, were credited to your account. A number of articles were worn out and had to be abandoned on the property, but as a whole the chattels have been very well accounted for.

The two insurance policies declared by you as being in your possession were not brought under control by the Custodian.

Attached hereto is a statement of your account from the date when you last received one and also attached is the above mentioned cheque in the amount of \$1848.89 representing the credit balance as shown.

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

addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

W.E.A.
Encls. (3).

8633

Richard

June 3rd 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

JUN 5 1942

Dear Sir:

Received your letter.

Taken Kawata only left yesterday and
as I had to live in the chicken house
he told me that I did not have to pay
any rent for this month, and had to make
my first payment to you on June the 15th.
I was going to see you after the first letter
but Mr. Kawata said that as long as he
was on the farm he was the boss. If
you would like it on paper Mrs. Kawata
would sign one, on account of Mr. Kawata
being away.

Yours truly

A. Carries

File No. 8633

% Mr. H. Shuman
Morris Man.
May 12 1943

R.D. Richardson
Farm Department

EVACUATION SECTION	
Rec'd	MAY 22 1943
File No.	
Ans.	
Referred	Anderson

Dear Sir -

I recieved your letter yesterday.
About the owing from B. & H. Milling
Company. We was paying when we
order everyweek after the war is
start. If we didnt pay in C.O.
D., feed Co. would not leave the
feed always so when sometime
if we go back B.C. and find the
bill and if not paid I pay them.
B. & H. shall ask to us before I left B.C.
I was in B.C. till June 2nd 1942 and
Mrs Kawata was stay till June 23rd 1942.
It to bad the I haven't got a bill
with me. Excuse my writing

your truly

J Kawata.

ESTABLISHED 1878

INCORPORATED 1899

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
 NEW WESTMINSTER, VANCOUVER, VICTORIA,
 CHILLWACK, ROSEDALE, SARDIS, ABBOTSFORD,
 LANGLEY, FRASER, CLOVERDALE, HANET,
 COQUITLAM, LADNER, RICHMOND, NANAIMO,
 COURTENAY, PORT ALBERNI, NESSON,
 ROSSLAND



DISTRIBUTORS OF
PURITY FLOUR

CABLE ADDRESS "BRACKMAN"
 DOWLING'S GRAIN CODE
 BENTLEY'S CODE

HEAD OFFICE
 P. O. BOX 820
 NEW WESTMINSTER, B.C.

EVACUATION SECTION	
Date	MAY 28 1943
File No.	
Ans.	<i>W. Page</i>
Referred	<i>Anderson</i>

¹¹³
 May 27, 1934.

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

File # 8633

Dear Sirs:

Re: Takeo Kawata.

Replying to your letter of the 25th instant,
 we would refer you to our letter of January
 13, 1943 to which was enclosed copy of invoice
 outstanding.

The invoice was not marked C.O.D. and was not
 collected by the driver, although we have no
 signature on the delivery slip. Possibly the
 reason it was not collected is that we expected
 them to return some goods like most of them
 did.

Can assure you that it was not paid.

Yours very truly,

BRACKMAN-KER MILLING CO. LTD.,

per

W. Page
 Credit Department.

WP/EMN.

8633

25th May, 1943.

The Brackman-Ker Milling Co.Ltd.,
640 Front Street,
New Westminster, B.C.

Attention Mr. W. Page.

Dear Sirs:

re: Takeo KAWATA.

With reference to the claim made by you
against subject Japanese in the amount of \$7.71,
we have to advise that we wrote to Kawata and are
now in receipt of a reply reading as follows:-

" I received your letter yesterday
"about the owing from B. & K. Milling
"Company. We was paying when we order
"every week after the war is start. If we
"did not pay in C.O.D., feed co. would not
"leave the feed always so when some time
"if we go back B.C. and find the bill and
"if not paid I pay them. B. & K. should
"ask to us before I left B.C. I was in
"B.C. till June 2nd 1942 and Mrs. Kawata
"was still till June 23rd 1942."

We would appreciate it if you would supply
us with a copy of the delivery slip and any other proof
of claim which you might have.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

REAL PROPERTY SUMMARY

JAPANESE NAME: Takeo KAWATA Reg. No. 12437 File No. 8633.
CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/449-P. First Offer.
PROPERTY ADDRESS: 1380 Horrel Road, R. R. 1, New Westminster, B. C.
LEGAL DESCRIPTION: Lot 99 of the South East quarter of Section 36, Township 4, Map 1133, Municipality of Delta, D. N. W.
TITLE: Registered in the name of Takeo KAWATA.
ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vested under No. 24989, dated November 22nd, 1942.

ASSESSED VALUE: Land - \$ 267.00 Taxes - \$18.96.
Improvements - \$1800.00 - \$2067.00.

CLASSIFICATION: Small Fruit Farm, Dwelling and out-buildings.
The Custodian's representative reported June 30th, 1942, that this property had an area of 4.85 acres of which 2½ acres were cleared and planted to the following crops: ¾ acre strawberries, 1/8 acre raspberries, 1/8 acre black currants, balance of uncleared bush.
1 One storey 4 room house, 1 double deck chicken house and feed room (new), 2 chicken houses, 7 colony houses, electric pump.

HISTORY OF ADMINISTRATION:

*1st mortgage
waived by
Kawata
(letter June 10/43)*

Takeo KAWATA leased this property to Abram Cornies, on 30th April, 1942. Term being for the duration. Consideration \$10.00 on the 15th of each and every month, commencing 15th May, 1942. Taxes to be paid by Lessee when they fall due.
House included - Taxes were paid November 14th, 1942.

Lease handed to S.S.B., 27th July, 1943.

SOLD:

To The Director, The Veterans' Land Act for \$1,803.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

In view of the rent, up to June 17th, 1943, having been collected by the Custodian, viz., \$75.00, this was paid by cheque to The Director, The Veterans' Land Act, 17th November, 1943.

Funds released to the credit of Takeo KAWATA as at April 17th, 1943, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$1,785.00 from said transaction.

In view of the rent for the extension of the lease having been collected by the Custodian until June 17th, 1943, viz., \$55.00, a cheque for same was paid to The Director, The Veterans' Land Act, 17th November, 1943.

Certificate of Title No. 168970-E in the name of The Director, The Veterans' Land Act.

The above summary is certified to be in accordance with the information on file.
December 10th, 1945.

[Signature]
DVA. CRANST.

File No. 8633

Name: Takeo KAWATA

Reg. No. 12437

Civic Address: 1380 Horrel Rd. R. R. 1, New Westminster, B. C.

Legal Description: Lot 99 of SE $\frac{1}{4}$ of Sec. 36, Twp. 4, Map 1133,
Municipality of Delta.

Classification: Small fruit farm.

8633
12437

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/449P
(JL-663)

Vancouver, B.C.

APR - 4 1944

KAWATA, S. Akio

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

Dear Sir:-

Re: Lot 99 of the Sht of Sec. 36,
Tp. 4, Map 1133.
MUNICIPALITY OF DELTA

I beg to acknowledge receipt of Duplicate Certificate of Title No. 168970-E 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 \$ 22,850.07 in favour of The Secretary of State, forwarded to you and dated March 7th, 1944 is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 1,803.00
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State	- <u>1,803.00</u>

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

Yours truly,
W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WFC/W

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

APR - 4 1944

Date

Solicitor for
The Secretary of State

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 8633
Reg. No. 12437

506 Royal Bank Building,
Vancouver, B. C.

Mr. Takeo KAWATA,
Middletown, Manitoba.

MAY - 9 1944

Dear Sir:

Re: 1380 Norrell Road, New Westminster, B. C.
Lot 99 of the S.E. $\frac{1}{4}$ of Sec. 36, Tp. 4, Map 1133,
D. of N.W., Municipality of Delta, C. of B. 30555.

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	\$ 1803.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1803.00
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 1800.00

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.

1973		Debit	Credit	Balance
Jan. 1	Balance brought forward	\$ 15.00	\$ 15.00 CR	
	Credit re Sale of Property		1800.00	
	Land Registry Office C/E	\$ 1.00		
May 13	Cheque to Jan	40.00		
Dec. 9		25.00		
		\$66.00	\$1815.00	CR\$1749.00

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. TAKEO KAWATA

File No. 8633

Reg. No.

Company Sun Life Insurance Co.

Agency Vancouver

Policy No. 2133236

Premium - \$ 50.75

Payable: ^X Annually, Semi-annually or monthly

Month December Day 1st

REMARKS:

FIRE INSURANCE SUMMARY

File No. 8633

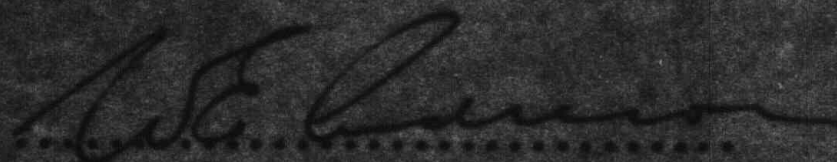
27th December, 1945

Re: KAWATA, Takeo - Reg. No. 12437

The above Japanese declared no insurance on
his property and his file reveals no interest in
any.

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

Dated: Dec. 27/45
WEA:EH



File No. 8633.

CLAIMS DEPARTMENT

March 10th, 1944.

Takeo KAWATA - Reg. No. 12437

CREDITORS:

(Brackman-Mer Milling Co. Ltd. \$7.75 Debtor denies

advised with address

NOTE: No claims on KAWATA's wife's file No. 6187.

/DE

*No further action
by Claims Dept
11-3-44
D*

LIABILITY SUMMARY

File No. 8633

27th December, 1945

Re: KAWATA, Takeo - Reg. No. 12437

The above Japanese declared no liabilities.

Brackman-Ler Milling Company filed a claim
for \$7.75. This account was referred to the Japanese
who disputed owing it. After considerable correspondence
we informed the creditor that no further action would be
taken.

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

Dated: Dec. 27/45
WEA:EH

W. E. Cameron
.....

File No. 8633
Roll No. 12437

TAKED AWAY

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 April 17	Balance as per statement sent	15.00		
1945 April 23	Legal Fees		70.63	
May 25	Proceeds Auction Sale		35.10	
June 7	Proceeds Auction Sale		1.16	
August 6	Proceeds Auction Sale		3.00	
November 29	Proceeds Auction Sale		5.00	
	B. C. Electric Railway - refund security deposit			
	1 tank sprayer, 1 spade and few chicken troughs			
		\$ 15.00	\$1,863.89	
				<u>CR \$ 1,848.89</u>

File No. 8633
Reg. No. 12437

Takeo KAWATA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
October 29	Your remittance		\$ 18.00	
December 15	"	18.96	.96	
	Taxes		65.00	
December 22	Rents collected	50.00		
December 31	Cheque to you			
			1,800.00	
1943				
January 1	Credit re sale of property	1.00		
	Land Registry Office - Certificate of Encumbrance	40.00		
	Cheque to you	25.00		
	"	15.00		
	Legal fees re sale of property		70.63	
	Proceeds Auction Sale		35.10	
1945	"		1.16	
April 23	"		3.00	
May 25	"		5.00	
	B. C. Electric Railway - security deposit refund			
	Sale of sprayer, spade, troughs			
		1,848.89		
1946				
January 3	Cheque to you	\$1,998.85		
			\$1,998.85	

NIL

Accounting Department
July 2nd, 1948

NAME RAMATA, Takot

Original sent
Jan 26/46

REGISTRATION NO. 12437

FILE NO. 8633

The following chattels were sold by public

auction at Surrey, B.C. on April 12, 1945

- Peavies, axe & augur	✓ 4.25 T
- Part roll wire	✓ 10.00 M
- Kestor	✓ 0.50 F
- Box stove	✓ 6.00 F
- 6 Chairs	✓ 4.50 F
- 6 chairs	✓ 2.50 F
- Bed complete	✓ 10.50 F
- Winnipeg couch	✓ 5.50 F
- Phonograph	✓ 2.00 F
- Dining table	✓ 3.00 F
- Go-cart	✓ 2.50 M. & C.
- Kiddie car	✓ 2.00 M. & C.
- Buffet	✓ 5.00 F
- Hot shuffles	✓ 4.00 M
- Box of dishes	✓ 0.50 K
- Cupboard	✓ 1.00 F
- Cupboard & chest	✓ 1.50 F
- 3 Cross cut saws	✓ 5.00 T
- Box sundries	✓ 3.00 M. & C.
- Box sundries	✓ 0.75 M. & C.
- Table & book rack	✓ 2.00 F
- Box sundries	✓ 2.00 M. & C.
- Crock of sundries	✓ 3.75 K
- Crock of sundries	✓ 1.75 M. & C.
- Box of paints	✓ 1.75 M
- Decoration & Tray	✓ 2.75 M. & C.
- 2 Boxes of sundries	✓ 1.50 M. & C.
- 2 Boxes of sundries	✓ 2.00 M. & C.
Total	91.50
Carried forward:	

~~Sale expenses:~~

~~Net proceeds credited:~~

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

REMARKS:

NAME KAWATA, Takao

Original sent Jan. 26/46

REGISTRATION NO. 12437

FILE NO. 2633

The following chattels were sold by public
auction at Surrey, B.C. on April 12, 1945

Lot of dishes	Brought forward:	\$ 91.50
3 Pails		/ 4.00 K
		/ 1.50 M

Total	(Auctioneer's Fee: \$9.70	\$ 97.00
Less Expenses	(Advertising: 1.92	\$ 25.37
	(Movings: 14.75	
Net Proceeds Credited:		\$ 70.63

Members of Custodian Staff Present. Mr. R.M. Anderson

Extracted from Auctioneering List No. Surrey 11.

Remarks.

NAME KARSTEN, Telen

(Original sent Jan 26/46)

REGISTRATION NO. 12437

FILE NO. 8633

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

Shelf dishes

\$ 1.50 K

Total
Less Expenses: (Auctioneer's Fee: \$ 0.15
(Advertisings 0.05
(Movings 0.14

Net Proceeds Credited:

\$	1.50
\$	0.34
\$	1.16

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. Surrey 12.

Remarks. *See inventory*

CHattel SCHEDULE

File No. 8633

December 15th, 1945.

Re: Takeo KAWATA, Reg. 12437

The above Japanese made his declaration to the Custodian on May 7th, 1942 and was evacuated on June 2nd, 1942.

<u>DECLARED</u>	<u>INVENTORIED</u> 38/6/42	<u>SOLD</u>	<u>OTHER DISPOSTION</u>
Heater	Heater	12/4/45	
table	table	12/4/45 (2)	
7 chairs	33 chairs	{ 8 appraisal 12) 12/4/45	balance broken & poor
beds	beds		
gramophone	gramophone	12/4/45	
2 dressers	2 dressers	1 appraisal 12/4/45 s sold 12/4/45	
2 chests of drawers			
Water pump system			fixture
2 brooders			sold prior to evacuation
pump	pump & sprayer	28/11/45 appraisal	
Farm tools & implements			
Wheelbarrow	wheelbarrow		worn out & abandoned
	roll wire	12/4/45	
	couch	"	
	gas stove		Missing
	2 baby buggies	12/4/45	
	box & carton	12/4/45	
	sundries (7)		
	raincoat		Rotten, abandoned
	2 pair rubber boots		" "
	buffet	12/4/45	
	rope		Missing
	cable		Rusty, abandoned
	3 beds 3 springs	1 appraisal 12/4/45	2 abandoned, no value
	2 cartons kitchen utensils	12/4/45	
	4 cross cut saws	12/4/45 3 sold	1 missing
	hand saw		"
	square		"
	buck saw		"
	2 axes	1 sold 12/4/45	1 with sundries
	sledge		Missing
	peavy	12/4/45	
	wrecking bar		sold with sundries
	4 pails	3 sold 12/4/45	1 rusted out
	box dishes	2/5/45	
	box of books		Wet & mouldy-abandoned

CHattel SCHEDULE

DECLARED

INVENTORIED

SOLD

OTHER DISPOSTION

wash boiler		appraisal	
lantern		sold as sun-	
		dries	
crew bar			missing
linoleum			nalled down-abandoned
kitchen cabinet	12/4/45		
suger	"		
cupboard	"		
compass			sold with sundries
barometer			"
2 baskets			broken abandoned
14 water floats	appraisal		
	28/11/45		
2 step ladders			rotten-abandoned
2 tubs			warped-abandoned
box tools			Missing
basket papers			no value-abandoned
4 wedges			sold with sundries
5# shingle nails			used on property
20# 1 1/2 nails			"
3 pails			rusted out
bundle shakes			few abandoned but used on
			premises
4 bundles shingles			
3 picks	appraisal		
	12/4/45		
3 mattocks	12/4/45		
	appraisal		
barrel			abandoned.
		dishpan app.	
		mop & clock app.	
		box stove 12/4/45	
		net shuttles "	
		bookcase "	
		2 crocks sundries 12/4/45	
		box paints 12/4/45	
		decorations & tray "	

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

WE Quinon

WJ:DP

CASE NO: 911

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

10

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

Winnipeg, Manitoba.

September 15th, 1948.

IN THE MATTER OF THE CLAIM OF

20

TAKEO KAWATA

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

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

30

MARK H. PRARCH, Esq., Official Reporter.

2.
T. Kawata.
In Chief.

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

MR. CHERNIAK: In this case, Your Honour, there
is a slight amendment in the Real Property
Statement. The value is correctly shown at
\$4,800.00, the Custodian's sale price should
be \$1,903.00 and therefore the loss would be
\$2,897.00

10

DIRECT EXAMINATION BY MR. CHERNIAK:

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

Q Are these your signatures?

A Yes.

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

A Yes.

20

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

(REAL ESTATE STATEMENT, EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

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

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

(ANALYSIS, EXHIBIT 4.)

30

MR. CHERNIAK: The Claimant sets out in Exhibit 1

B.
T. Kawata,
In Chief.

that he purchased this property in 1934 from T. Fujimoto for \$450.00. I have on my file and I am showing to my learned friend a deed of land from Fujimoto to Kawata, dated November 2nd, 1934 for the consideration of \$450.00. I also have on file Deed number 118338-B, dated November 19th, 1934 in the name of the Claimant affecting this land.

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

20

30

T. Kawata.
In Chief.

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

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

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

T. Kawata.
In Chief.

chicken house as it was completed only one year prior to evacuation. In regard to the size of the buildings the Claimant also indicated that his buildings were quite a bit bigger than shown by the appraiser and were certainly more valuable than as estimated. I propose, Your Honour, on my copy of Exhibit 1, I propose to number the buildings and I wonder if Your Honour would do the same on the original. The house is #1. The next, hen house 20 x 46 is #2. Hen house, 20 x 140, #3. Hen house 20 x 52, #4. Two storey hen house, #5 - - -

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

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

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

A Yes, that is my house.

20

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

Q When was this photograph taken, approximately?

A I think it is 1939.

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

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

A Yes.

30

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

T. Kawata.
In Chief.

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

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

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

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

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

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

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

A Yes, that is my house.

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

Q When was this photograph taken, approximately?

A I think it is 1933.

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

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

A Yes.

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

T. Kawata.
In Chief.

A Yes.

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

(PHOTOGRAPH, EXHIBIT 5.)

MR. CHERNIACK:

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

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

A Yes.

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

A Yes.

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

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

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

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

A Yes.

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

A Yes.

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

A Yes.

Q Was it taken before evacuation?

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

Q In 1941? A Yes.

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

(PHOTOGRAPH, EXHIBIT 6.)

THE COMMISSIONER: And the house again, is it?

MR. CHERNIAK: This is another view of the house but it also includes the double decker chicken house, item #8.

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

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

A The year indicated on the back is the year the chicken house was built and the 146 foot chicken house is not in that picture because it was completed later.

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

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T. Kawata,
In Chief.

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

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

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MR. CHERNIAK:

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

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

Q Which building is that? A 20 x 52.

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

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

(PHOTOGRAPH, EXHIBIT 8.)

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

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A Yes.

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T. Kawata.
In Chief.

Q What building is that? A That is the
shed

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

A Yes.

Q- 14 x 23 is it? A Yes.

Q When was this photograph taken?

A Before evacuation.

Q Just before evacuation?

A Yes.

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MR. CHERNIAK: I tender this as Exhibit 9 Your
Honour, it represents item #4.

(PHOTOGRAPH, EXHIBIT 9.)

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

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T. Kawata,
In Chief.

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

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

T. Zawata.
In Chief.

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

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

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

A: The linoleums were nailed on the floor.

Q: They were nailed down?

A: Yes.

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

MR. FERG: It is submitted, Your Honour that the real property sold at its fair market value; that the chattels were sold at their fair market value and that the prices claimed for goods not accounted for, theft etcetera, is excessive and unreasonable. I will file the assessment on this property. It is the assessment notice of the Municipality of Delta for the year 1945, showing land assessed at \$267.00 and the value of the improvements \$1,800.00.

(ASSESSMENT NOTICE, EXHIBIT 10.)

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

T. Kawata.
In Chio F.
Gr-Kuan.

(STATEMENT, EXHIBIT 11.)

MR. FERG: And I will also file an appraisal of the chattels belonging to the Claimant which were sold to the tenant Mr. Goerts. It is the assessment of Trapp Motors, Limited and it shows that the goods were sold for \$35.30. I think they are listed in the analysis form.

(APPRAISAL, EXHIBIT 12.)

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

(REPORT, EXHIBIT 13.)

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

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

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CROSS-EXAMINED BY MR. FERG:

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

A No.

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

Q How long have you lived on this property?

A I believe it was eight years.

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Q And you paid taxes for eight years?

T. Kwata.
Gr-Evan.

A Yes, I think I did.

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

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

Q Well, you get an assessment notice every year?

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

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

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

MR. FERG:

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

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Q Did you ever attempt to sell your property?

A No.

Q And you have never received an offer for it?

A No.

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

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

T. Kawata.
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word.

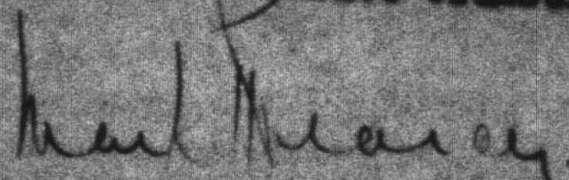
- Q Is a spray pump a chattel or is it fixed to the property? A It was the type that you carry around on your back and spray the fields.
- Q In other words it was a chattel, a moveable chattel? A Yes, it was the type that you had two tubes and you could use your arms free to support the plants.

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MR. FERG: That is all, Your Honour.

(PROCEEDINGS ADJOURNED SINE DIE)

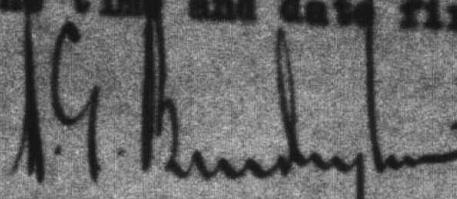
Certified to be a true and accurate transcript.



(MARK H. PEARCE)
OFFICIAL REPORTER

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



(SUB-COMMISSIONER)

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Defence Brief

Takeo KAWATA

File No. 8633

Case No. 911

WINNIPEG
15 Sept. 48
V.L.A. Deal

REAL PROPERTY CLAIMS

1. Real Property Claim

\$4500.00

Appraised at

\$1836.00

Sold for

\$1803.00

Witness: D. Dodding, Appraiser. ✓

PERSONAL PROPERTY CLAIMS

1. Chattel Claim

347.50

(a) Goods valued
by claimant at 228.00 Sold at auction for 90.25.

Witnesses: Trapp Motors Ltd., Auctioneers
Iverson, attended sales. ✓
R.M. Anderson, " ✓

(b) Goods valued at 54.00 Sold by tender for 26.00

Ex. 911 - 11 & 12

Witnesses: Trapp Motors Ltd., Appraisers. ✓
W.J. Iverson, Staff.

(c) Goods valued at 6.50 Used by claimant's tenant.

Ex. 911 - 13

Witness: R. M. Anderson.

(d) Goods valued at 20.00 Lost, destroyed or stolen.

"Lost during change in tenancy."

Witness: W. E. Anderson.

(e) Goods valued at 37.00 Abandoned

Ex. 911 - 13

Witness: R.M. Anderson.

(f) Goods valued 2.00 no record any time

Submission:

That the real property sold at its fair market value.
That the chattels were sold at their fair market value
and that the prices claimed for goods not accounted for,
theft, etc. is excessive and unreasonable.

Name of Claimant
Custodian File

KANATA, Takao
8833

Case 921

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total	
					1805.20	979.72			979.72
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		
162.35	81.75	24.52	50.15%	393.55	197.36	26.00	3.12	225.00	
TOTAL RECOMMENDATION									1204.72

8633

October 11th, 1950.

Mr. Takeo KAWATA,
1108 Selkirk Ave.,
Winnipeg, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 911

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$1,704.71.

Cheque in your favour is enclosed for \$1,135.02
and we have paid the Co-Operative Committee .. \$ 69.69,
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.