Name of Claimant KAWAMOTO, Masao Case 190

Custodian File 7342

REAL PROPERTY												Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:			
						% of Total	Amount		% of Total	Amount		
					265.		419.63					419.63

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 & Not Found & 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	
100.00	51.00							39.00

TOTAL RECOMMENDATION	458.63

1540

CASE NO: 190

JAPANESE PROPERTY CLAIMS COMMISSION

Vernon, B.C.

April 21, 1948

IN THE MATTER OF THE CLAIM OF

MASAO KAWAMOTO

PROCEEDINGS AT HEARING

Original

CASE NO: 190

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10 Vernon, B.C.

April 21, 1948

IN THE MATTER OF THE CLAIM OF

MASAO KAWAMOTO

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.

T.J. MARRION, Esq.,	Secretary to Vernon Sub-Commission.
G.N.R. UPTON, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

30

MR. McMASTER: The next case, Masao Kawamoto. It appears on the list as No. 207; it will be case 190.

MASAO KAWAMOTO, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. McMASTER: Your honour, I would like to consult with my client for a minute. I have just noticed that on the claim form a different value is shown for this radio than appears on the statement, and I am not sure whether it is an error on our part or not.

THE COMMISSIONER: Very well. We will adjourn for five minutes.

(After a short adjournment, the proceedings resumed.)

MR. McMASTER: Witness, you are still under oath.

(Interpreted)

Q: Witness, did you instruct me to prepare this statement with regard to the lands and premises with respect to which you are making a claim and is that your signature?

A: Yes.

MR. McMASTER: I would ask to file that as Exhibit No. 1

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I file on behalf of my learned friend the Farm Appraisal Report of the Soldier Settlement Board, Exhibit No. 2.

(Farm Appraisal Report marked EXHIBIT NO. 2)

MR. McMASTER: As indicated in the exhibit, the property is a mile and a half from Haney, and I draw attention to the remarks at page 3 of the report: "This ten

acre property is nicely situated but has only 2.23 acres cleared and under cultivation. The soil is generally a clay loam over clay in places running to muck. A creek runs through the property and cleared acreage has drainage ditch to creek. . .Electric power line runs north on 14th Avenue past property."

Referring to Exhibit No. 1, the claimant shows that he purchased this property, uncleared, in 1934 for $450.00 and he states that he had cleared three acres and put in 1,000 feet of four-inch tile drainage and planted strawberries and twenty fruit trees. The fruit trees were just coming into bearing at the time that he was evacuated. The only erection was a packing house on the premises.

He states that this was a very good small fruit and tree fruit land, that he paid $35.00 per acre for it in 1934 in a very low market -- it was then uncleared -- and that while he has no expert knowledge of land values, he believes the uncleared land was worth $50.00 per acre in 1943 and in view of his expenses in clearing, draining and planting, he estimated the cleared land was worth at least $200.00 per acre in 1943.

I would ask my friend to admit that the assessed value in 1942 was $650.00 on the land and $100.00 on the improvements.

MR. McTAVISH: That is correct, your honour.

MR. McMASTER: Q: Witness, did you instruct me to prepare this statement with regard to the radio with respect to which you are making a claim? A: Yes.

Q: Is that your signature on that?

A: Yes.

Q: And are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I ask to file that as Exhibit No. 3.

(STATEMENT MARKED EXHIBIT NO 3.)

MR. McMASTER: To refer to Exhibit No. 3, this radio was purchased in January 1941 at a price of $180.00 from
10 the Hudson's Bay Company in Vancouver. The claimant states it was in good condition at the time it was delivered to the R.C.M.P.

I would ask my friend to admit that the ceiling price on this radio at the time of sale was $100.00.

MR. McTAVISH: That is correct, according to information on the file, your honour.

MR. McMASTER: And I would ask my friend if he would be good enough to advise your honour as to who made the appraisal on the radio.

20 MR. McTAVISH: We haven't got that information, your honour.

MR. McMASTER: Would my friend be good enough to undertake to give it to me?

MR. McTAVISH: If we can obtain it, yes.

MR. McMASTER: Your witness.

MR. McTAVISH: It is submitted, your honour, that the real property was sold at its fair market value. It is further submitted that the radio was sold at its fair market value.

30 With regard to the radio, your honour, it was

sold at auction on January 27, 1944, for $51.00.

There is no cross-examination; it is purely a question of value.

THE COMMISSIONER: Very good.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

10

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

Gordon Hambleton

G. Hambleton
Official Reporter.

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

J Archibald

Sub-Commissioner.

20

30

Case 190

NOTIFIED

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

ack

NOV 17 1947

Vernon

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME KAWAMOTO (Print) Surname MASAO Given Name (RCMP) Reg. No. 10851

(2) Pre-Evacuation Address RR no 1. HANEY B.C.

(3) Present Address OKANAGAN CENTRE B.C. RR 103 Vernon

(4) REAL ESTATE

(a) Street Address (if any) Municipality of Maple Ridge City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT 5. N.E. Block of 1/4 Section 20. Twp 12 map 5467. Dist. of New Westminster C of E 51616

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Residence~~ Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe) Radio

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole Owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ 750.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 25.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 775.00
(v) Amount at which Custodian sold property and credited your account - - $ 262.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 513.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") _____

(e) Itemized description of personal property which is the subject of the claim:

1. 1. General Elec Consol Radio — Estimated Value $ 100.00
2. _____ Estimated Value $ _____
3. _____ Estimated Value $ _____
4. _____ Estimated Value $ _____
5. _____ Estimated Value $ _____
6. _____ Estimated Value $ _____
7. _____ Estimated Value $ _____
8. _____ Estimated Value $ _____
9. _____ Estimated Value $ _____
10. _____ Estimated Value $ _____

TOTAL CLAIM FOR PROPERTY LOSS $ 100.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 613.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Kamloops

(b) Do you require the services of an interpreter at the hearing? Yes or no NO

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

I, MASAO KAWAMOTO of the Town of Okanagan Centre
of in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the Town)
of Winfield)
in the Province of British Columbia)
this 12 day of November)
A.D. 1947.) A Commissioner &c.

John W Arnold
Justice of the Peace

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____

MASAO KAWAMOTO
(Claimant's Name)

REAL ESTATE
(Farm Land)

10851
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	7	Oct 22 1934	Bought through Hal Menzies Haney B.C.	350.00	Uncleared	None	~~$990.00~~ 775.00
Cultivated not planted							
Cultivated ~~and~~ not in crop	3						
List Crops: Strawbs, Grass, falcons & fruit trees							
Total	10 acr.						

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation plants, trees or special equipment)

Description	When Made	Cost
Cleared 3 acres	1935-37	Estimated cost $500
Drainage 1000' 4" tile	1936	Labour & materials $50
Planted strawberries & 20 fruit trees. (Just coming in to bearing at time of evacuation)		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Packing house	12'x12'		1935	10.00	7.00	5.00		

EXHIBIT NO.
DATE
FILLED BY

Comments re Appraiser's report not covered by above information: This was very good small fruit & tree fruit land. I paid $35.00 per acre for it in 1934 in a very low market. It was then uncleared. While I have no expert knowledge of land values I believe the uncleared land was worth $50.00 per acre in 1943. In view of my expenses in clearing draining and planting I estimate the cleared land was worth at least $200 per acre in 1943.

I gave the fruit trees proper attention and they were not neglected. ~~74~~

Assessed value in 1942 { Land 650.00 / Improv 100 } $750.00

M. Kawamoto
SIGNATURE

EXHIBIT No. 190-1
DATE 21 April 1948
FILLED BY Claimant.

BC-57-P

BC/57-P

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

Farm Appraisal Report

File No. JL-194

Land Description Lot 5 - S/D of E'ly portion of NE¼ of Sec.20,Tp.12,Map 5467.

Containing 10.00 Acres

Owner's Name KAWAMOTO, Masao Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 1½ miles

Market Town New Westminster, B.C. Distance 24 "

Church (give denomination) All denominations - Haney,B.C. Distance 1½ "

Nearest School Haney, B.C. Distance 1½ "

State how property was identified: Corner posts and map location.

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

Direct access to 14th Avenue - gravel, good condition.

Is this district a good one? Yes. Co-operative marketing.

Employment opportunity Two sawmills, brickyard and peat plant.

Predominating Nationality and religion: Mixed - Japanese predominating.

Describe Fencing and its condition: No fences. Value $

Water supply: No sign of any well for domestic water supply. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x	N I L						
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $

Total Value Buildings add to farm $

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Not applicable.

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.23	Level 2.23 acres	Black loam over clay 12" to 18"	Clay	Grass; strawberries, fallow	70.00	156.10

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
7.50	Level 7.50 acres	Clay 1m. over clay 12-18"	Clay	Clearing, stumping & Levelling	$150.00 to $200.00	15.00	112.50

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	TOTAL
.27	Creek bed and banks 0.27 acres	-	-	-

Total value of Land $ 268.60

Total added by buildings to value of farm $ -

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

Total value of farm $ 268.60

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

Only small acreage in strawberries-fair condition; balance of cleared area in fallow and grass. No buildings on property outside of small shed. Property not occupied.

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

Small fruits.

Noxious weeds:

None of consequence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: 1942 Tax - $22.39. District of Maple Ridge.

Date: June 3rd, 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 2nd day of June 19 42.

Inspector's Signature .....

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

JL-194 - M. KAWAMOTO

Farm Appraisal Report

Remarks: This 10 acre property is nicely situated but has only 2.23 acres cleared and under cultivation. The soil is generally a clay loam over clay in places running to muck. A creek runs through the property and cleared acreage has drainage ditch to creek.

There are no buildings of any value. One small 12x12 shed - posts and shake construction.

Electric power line runs north on 14th Avenue past property.

(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.)

	Present Value
.35 acres - Strawberries - fair condition.	$
1.88 " - Grass & Fallow.	$
About 20 fruit trees-neglected state.	$
	$
	$
	$
	$
	$
	$
Total	$

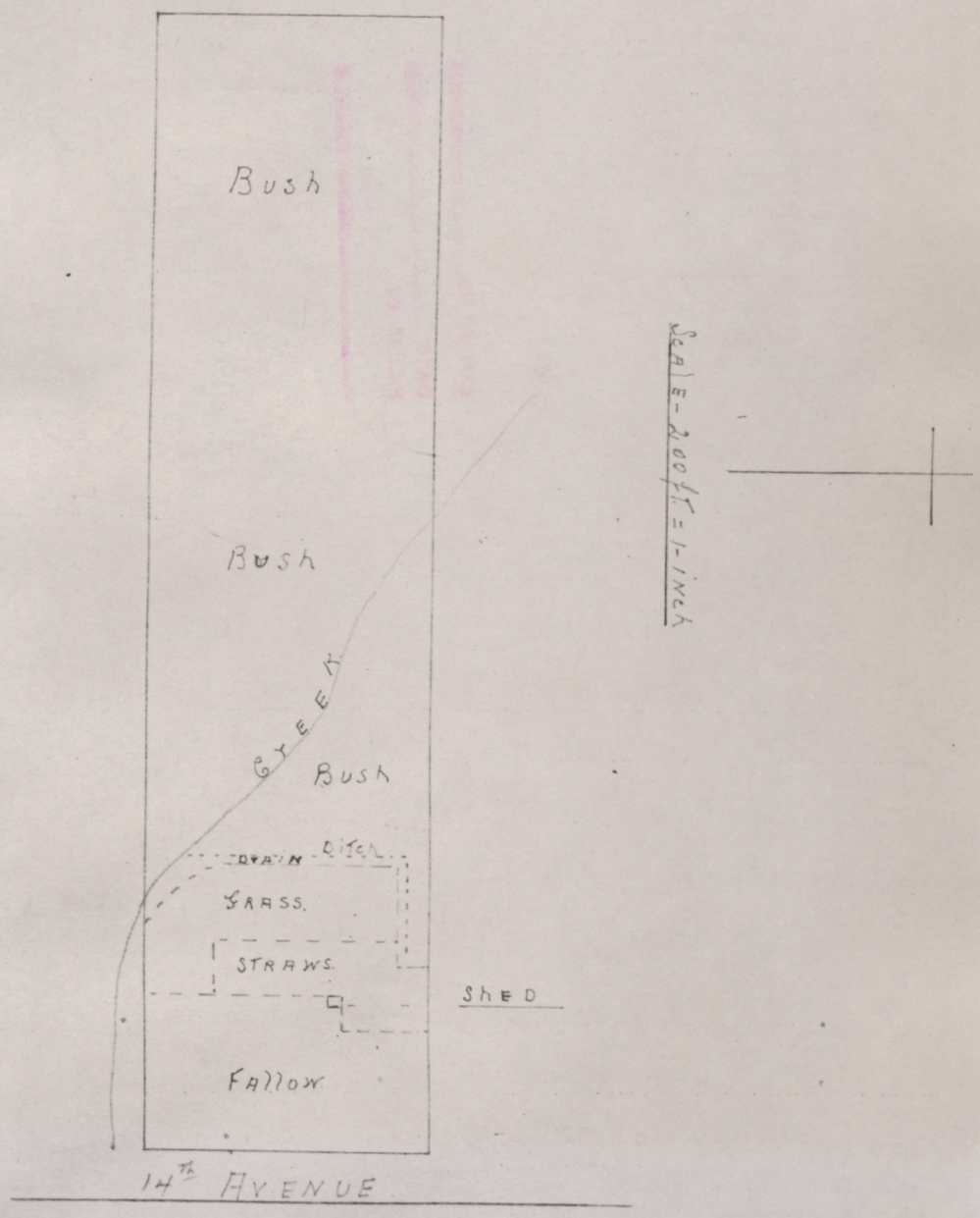
Amount fruit trees add to value of farm $

Diagram of Property

LOT-5-S.D. of EASTERLY PORTION of N.E¼ of SEC 20. TP. 12 MAP 5467

10. ACS

MASAO. KAWAMOTO.



Following careful review of this appraisal report, it is my opinion that the present value is $ 250.00

Date 4th June 1942.

"I.T. BARNET"
District Superintendent.

EXHIBIT No. 190-2
DATE 21 Apl 1948
FILLED BY
Claimant on behalf of Crown

MASAO KAWAMOTO
(Claimant's Name)

PERSONAL CHATTELS

10851
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
RADIO General Electric Serial # 620 Model F98	JAN. 1941	NEW	180.00 (Hudson's Bay Company Vancouver)	GOOD	$100.00

Description of Storage of Goods:

Delivered to RCMP Feb 28, 1948.

General Statement as to Chattels not Described above:

Additional Comments , if any:

M. Kawamoto
SIGNATURE

EXHIBIT No. 190-3.
DATE 21 April 1948
FILLED BY
Claimant.