

Name of Claimant

KAWAMOTO, Sansuke

Case 193

Custodian File

8670

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1738		2148.96			2148.96
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column		Sale Price of goods Sold by Tender	12% of Sale Price		
					% of Total	Amount				
			46%	375.00		172.50			172.50	
TOTAL RECOMMENDATION										2321.46

CASE NO: 193

JAPANESE PROPERTY CLAIMS COMMISSION.

VERNON, B.C.

April 22, 1948

IN THE MATTER OF THE CLAIM OF
SANSUKE KAWAMOTO

PROCEEDINGS AT HEARING.

CASE NO: 193

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)

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Vernon, B.C.

April 22, 1948.

IN THE MATTER OF THE CLAIM OF
SANSUKE KAWAMOTO

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimants.
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T.J. MARRION, Esq.,	Secretary to Vernon Sub-Commission.
MRS. I.C. SMITH	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

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S. Kawamoto
In Chief.

MR. McMASTER: Next is the claim of Sansuke Kawamoto,
case No. 193.

SANSUKE KAWAMOTO, the Claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

MR. McMASTER: In this case I would ask leave to reduce
the real property claim to \$9500.00 -- I am sorry,
\$9525.00 on land and buildings, the Custodian re-
ceived \$1738.00, making the net claim \$7787.00. I
10 have been instructed to abandon the claim for per-
sonal chattels.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did you instruct me to draw this statement
with regard to your real property, and is this your
signature on the statement?

A: Yes.

Q: Are the contents of that statement true to the best
of your knowledge and recollection?

THE WITNESS: A: Yes.

20 MR. McMASTER: I file that document as Exhibit 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
as Exhibit No. 2.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. McMASTER: I might refer to Exhibit No. 2, your honour.
The property is situated about one mile from Haney.
It has approximately 340 feet frontage on Townline
Road (5th Avenue) and is about 200 feet north of the
30 Loughheed Highway. On page two of the report, the land

S. KAWAMOTO
In Chief.

is valued by the appraiser at \$100.00 an acre, which is a high valuation for a Soldier Settlement Board appraiser, and on page 3 the appraiser states: "Property well located about 200 feet in from Lougheed Highway on the Townline Road about one mile west of Haney. Good community facilities and electric light installed in buildings." Farther down he says: "Fairly level or undulating land lying about one mile north of the Fraser River on Maple Ridge. Good fertile sandy or light loam soil with fairly good natural drainage."

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Then he sets out the 8 acres of crop and refers to what he calls a "Domestic orchard of 40 old fruit trees." I would think one would need to be on a fruit diet to have that as a domestic orchard.

Q: Now, I would like to refer to Exhibit No. 1 if I might at this time. The claimant states that he bought this land in 1920 with only four and a half acres cleared and an old barn on it for \$7,000.00. Since that time he has cleared four and

20 a half acres at an approximate cost of \$250.00 an acre. He put in 100 mixed fruit trees, he planted crops as shown, and he put in and left there hop poles and wire for the hop crop that he had. He shows the details of the buildings^{which,} with the exception of the garage, are fairly old and shows the values that he placed on them, allowing for their depreciation.

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He points out that the appraiser makes no mention of an electric pump and motor, a large quantity of pipe for irrigation, and electric transformer and

S. Kawamoto
In Chief.

wiring which the claimant had installed in 1939. The pump and motor were new when bought and cost about \$200.00, the pipe was second hand and cost about \$400.00, and the transformer and wiring were new and cost \$150.00.

10

The Custodian's analysis sheet, which isn't important now, because we have dropped the chattel claim, shows that the Custodian claims that they were part of the land, that is, they were a fixture and were sold with the land. Now, perhaps my friend would admit that, it seems silly to put in the analysis sheet otherwise, the pump, piping and transformer were sold with the land, also the wiring.

MR. McTAVISH: That is correct, your honour.

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MR. McMASTER: Now, the claimant states that he is not an expert on land values and has no special knowledge. He appreciates that he bought the place in a high market. However, he points out that the district around his place has developed tremendously since he bought and in view of this and the many improvements which he put on the land, aside from the buildings, he considers that the land alone should be worth at least \$1,000.00 more than what he paid for it. He therefore has claimed \$8,000.00 as shown on the statement as the value of the land, and \$1525.00 as the value of the buildings.

Q: Now, witness, I produce to you a snapshot. Can you tell me what that building is?

A: My house.

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Q: And when was that picture taken?

S. Kawamoto
In Chief.

A: In January, this year.

Q: January of 1948? A: Yes.

Q: From the outside of the premises, can you see any material changes that have been made to that house since you left it, judging from the picture?

THE INTERPRETER: A: No, I don't see any.

Q: Was the house in as good condition as that when you left the premises?

A: It has deteriorated since.

10 (PHOTOGRAPH MARKED EXHIBIT 3)

MR. McMASTER: Your witness.

MR. McTAVISH: It is submitted, your honour, that the real property was sold for its fair market value. I will ask my friend if he will admit the assessed value of the land and improvements.

MR. McMASTER: Yes.

MR. McTAVISH: The value of the improvements is shown as \$1200.00 and the value of the land, \$900.00, your honour.

20 There are no questions, your honour; it is purely a question of value.

THE COMMISSIONER: That is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is 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.

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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

[Signature]

8671

[Signature]
Vernon

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

(1) NAME KAWAMOTO Sansuke (RCMP) Reg. No. 11188
(Print) Surname Given Name

(2) Pre-Evacuation Address R. R. 1, Haney, B. C.

(3) Present Address R. R. 3, B. X. District, Vernon, B. C.

(4) REAL ESTATE

(a) Street Address (if any) R. R. 1, Haney, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot Nine (9) BLOCK ONE (1) of Lot Two Hundred and Forty-seven (247)
Group One (1) Map One Thousand and Seven (1007) in the District
of New Westminster.

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm (sold to Veteran's Lands)
- (ii) ~~Residence~~ Type of business
- (iii) ~~Business~~
- (iv) ~~Any other type of property (describe)~~

(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 - - - - - \$ _____
- (ii) Buildings - - - - - \$ _____
- (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) - - - - - \$ 12,000.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1800.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 10,200.00

(5) PERSONAL PROPERTY

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

R. R. 1, Haney, B. C.

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

(c) How stored or packed at time of evacuation Left Packed.

(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")

In no one's care

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

1.	_____	Estimated Value \$	_____
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 \$ 920.48

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) - - - - - \$ 1,120.48

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no. YES

VERNON. B. C.

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 }
Province of British Columbia }
TO WIT: }

I, Sansuke KAWAMOTO of the R.R.No.3. B.X. District of near Vernon 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 City)
of Vernon)
in the Province of British)
this 14th day of November)
A.D. 1947.)

Sansuke Kawamoto
A Commissioner &c.

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.

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

1. Electric Motor	Estimated Value	\$200.00
2. Pipes	Estimated Value	\$400.00
3. Electric transformer and Wirings	Estimated Value	\$150.00
4. Scales	Estimated Value	\$ 20.00
5. Dining table and 4 chairs	Estimated Value	\$ 30.00
6. Trunk	Estimated Value	\$ 30.00
7. Farm Tools	Estimated Value	\$100.00
8. Mirrors(2) and Sundries	Estimated Value	\$ 10.00
9. Miscellaneous	Estimated Value	\$ 60.00

Total Estimated Value \$1000.00

79.52

Amount Credited by Custodian

Total Claim for personal property loss ///
\$920.48

SAN SUKE KAWAMOTO
(Claimant's Name)

REAL ESTATE
(Farm Land)

11188

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared + overgrown	.6						
Cultivated not planted							
Cultivated and <u>not</u> in crop	9.	1920	Y. Morikawa	\$7000 ⁰⁰			
List Crops					4 1/2 ac. cleared 5 ac. uncleared	Barn 40' x 40'	\$8000 ⁰⁰
2 1/2 ac. asparagus							
2 ac. small fruits							
2 ac. vegetables							
2 ac. hops							
1/2 ac. rhubarb + veg.							
100 fruit trees interspersed							
Total	9.6						

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

Description When Made Cost

100 mixed fruit trees
clearing 4 1/2 acres at approximate cost of \$250⁰⁰ per acre.
Planting crops as above.
Putting in hop poles and wire

EXHIBIT NO. _____
DATE _____
FILED BY _____

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	6 rooms 2 story	24' x 24'	Shingle siding	1925	1500 ⁰⁰	450 ⁰⁰	200 ⁰⁰		850 ⁰⁰
Addition		12' x 40'	Shingled roof 7 1/2 floor wallpapered	1925	50 ⁰⁰				25 ⁰⁰
Woodshed		14' x 14'		1925	50 ⁰⁰				500 ⁰⁰
Garage + living quarters		24' x 30'	Shingle siding 7 1/2 flooring	1941	500 ⁰⁰	100 ⁰⁰			150 ⁰⁰
Chicken House		18' x 40'		1929	200 ⁰⁰	50 ⁰⁰			1525 ⁰⁰

Comments re Appraiser's report not covered by above information:

The appraiser makes no mention of electric pump and motor, large quantity of pipe for irrigation, electric transformer and wiring which I had installed in 1939. The pump & motor were new when bought and cost \$200⁰⁰. The pipe was second hand & cost \$400⁰⁰. The transformer & wiring were new and cost \$150⁰⁰. The custodian's analysis sheet shows these were sold with the land.

I am not an expert on land values and have special knowledge. I appreciate that I bought in a high market. However, the district around my place has developed tremendously since I bought. In view of this and the many improvements which I have put on the land (aside from buildings) I consider that the land alone should be worth at least \$1,500⁰⁰ more than I paid for it.

S. Kawamoto
SIGNATURE

EXHIBIT NO. 193-1
DATE 22 April 1948
FILLED BY Claimant.

BC-58-P

Farm Appraisal Report

File No. J.L.68

Land Description Lot 9 of 10 of Blk.1 Gp.1 D.L.247 Map 1007, N.W.D.

Containing 9.61 acs. more or less Acres

Owner's Name S. KAWAMOTO Post Office Address Haney, B.C. (Rural Route)

Nearest Rail Point Haney on C.P.R. Distance 1 mile.

Market Town " 1 mile or New Westminster 16 miles Distance _____

Church (give denomination) All denominations Distance 1 mile

Nearest School Haney, Public & High School Distance " "

State how property was identified: Registered plan, road and adjoining owner.

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

Has approx. 340' frontage on Townline Road (5th Ave.,) and in about 200' north of Lougheed Highway. Latter tarvia, and former good gravel road.
Is this district a good one? Yes, well settled neighbourhood of small holdings.

Employment opportunity Fairly good.

Predominating Nationality and religion: British and Protestant with some Japanese.

Describe Fencing and its condition: Fencing negligible Value \$ _____

Water supply: Good adequate supply from a 15' well. Value \$ _____

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24' x 24'	Lumber	20	Shngle	20	Post	Only fair	\$700.00
" lean-to	12 x 40	"	8	"	"	"	"	
Woodshed addn	16' x 24	Rough	10	"	"	"	"	
BARN-Shack	20 x 30	Lumber	10	"	4	"	Fair	250.00
BARN	40 x 40	Old lumber	10	"	30	"	Poor	-
Poultry Hse	16 x 80	" "	7	"	20	"	"	100.00
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value \$ 1050.00

Total Value Buildings add to farm \$ 825.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Dwelling, old, dilapidated and makeshift. Buildings generally poor and a purchaser would replace with new as soon as possible.

Describe the basement and chimneys: No basement, 2 brick chimneys on bracket.

No. rooms downstairs? 4 Upstairs? 4 attic How finished V. joint and shiplap.

Are buildings painted? No Condition of paint 193-2

Distance from nearest bush unexposed.

Claimant on behalf of Crown

22 April 1948

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
9.00	Fairly level with a slight slope north towards N.E. corner.	Good light or sandy loam 12" to 18"	Sandy	Asparagus, straws, peas, hops & vegetables; average quality & condition.	\$100.	\$900.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
0.61	Level	Sandy loam 12" to 18"	Sandy	Light scrub mainly around edge of property.	\$25.	\$75.
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 945.75

Total added by buildings to value of farm \$ 825.00

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

Total value of farm \$ 1770.75

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

Buildings fair to poor; land in good condition and tillage and occupied by owner and his family for about the last 30 years.

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

Poultry, small fruit and vegetables.

Noxious weeds: Fairly clean and free from noxious weeds.

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

1942 Taxes \$42.39.

Municipality of Maple Ridge.

Date: 14th April, 1942.

Place: New Westminster, B.C.

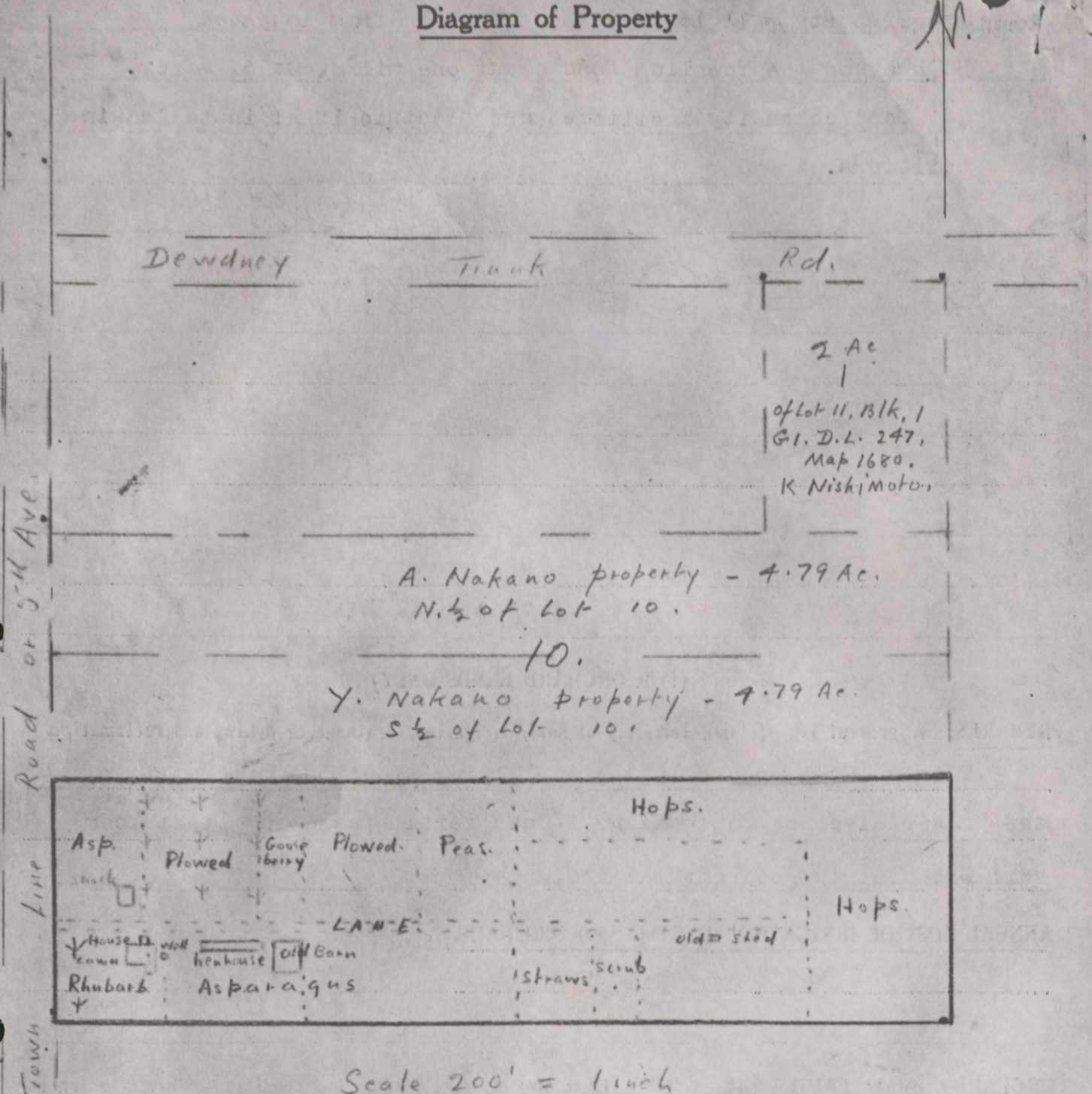
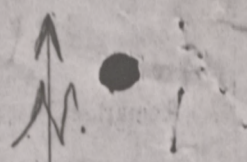
I certify that the above report is based on a personal examination of the whole farm made on the 13th day of April 19 42

Inspector's Signature

"J.D.PATTERSON"

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

Diagram of Property



Scale 200' = 1 inch

Outlined in Red

S. Kawamoto property
lot 9 of 10, Blk 1, G.I. D.L. 247, Map 1007, N.W.D.
Contig 9.61 Acs more or less.

Lougheed Highway

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1800.00

Date 18th May 1942

"I.T. BARNET"

District Superintendent.



1948

EXHIBIT NO. 193-3
DATE 22 April 1948
FILLED BY Claimant

R76