Name of Claimant KAWASE, Tadayoshi Case 68

Custodian File 5552

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 Total	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
					10377		7357.26				7357.26

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	
751.75	187.94							187.94

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	

TOTAL RECOMMENDATION	7545.20

CASE NO: 68.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B.C.,

February 11th, 1948.

IN THE MATTER OF THE CLAIM OF

TADAYOSHI KAWASE.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 68.

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

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

Kamloops, B.C.,

10 February 11th, 1948.

IN THE MATTER OF THE CLAIM OF

TADAYOSHI KAWASE.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

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MR. McMASTER: My lord, I would like to take as the next case No. 29 on the list. I think we might be able to get along without an Interpreter, but we may need some assistance. I think you can administer the oath and just make sure he understands it.

TADAYOSHI KAWASE, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Mr. Kawase, is this your signature on this claim form? A: Yes.

Q And did you swear this declaration?

A Yes.

MR. McMASTER: My lord, I would ask to amend the claim with respect to the real estate by amending the value of the buildings, reducing them from $11,750.00 to $10,055.00. My friend points out that the gross received on the sale of the cars and trucks appearing on the back of the claim was $751.75.

THE COMMISSIONER: You will notice that the commissioner who purports to swear this, or to take this declaration, declares he affixed it himself and then he has the declarant sign it.

Q Mr. Kawase, will you stand up for a moment, please. Is that your signature? A: Yes, that is right.

Q You have read through this document, have you, on both sides and you know what it has in it?

A Yes.

Q And you solemnly declare it is true and correct to the best of your knowledge, information and belief, and you 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"?

A Yes.

Q In other words, you are declaring to the truth of this document? A: Yes.

THE COMMISSIONER: Very good.

MR. McMASTER: Mr. Kawase, did you instruct me to draw a statement with regard to the chattels, the trucks and car for which you are making a claim? Did you instruct me to draw this (producing)?

A Yes.

Q And you gave me the information to put in there?

A Yes, sir.

Q Would you be good enough to sign it, please?

A Yes, sure.

Q Are the statements contained therein true to the best of your knowledge and recollection?

A Yes, that is the best estimate I made there.

MR. McMASTER: The statement, my lord, I am filing as an exhibit is with regard to personal chattels relating to a 1929 Chev. sedan, 1933 International 1½ to 2 ton truck. I would ask my friend to be good enough to produce the R.C.M.P. receipts. I am filing as the next exhibit, my lord, three receipts from the Royal Canadian Mounted Police each dated March 11th, 1942, with respect to the automobile and two trucks which I have just mentioned. The automobile is stated on the receipt to be in poor condition, seats torn badly rusted, door window missing. The mileage

is stated to be 219,489 miles.

THE COMMISSIONER: You are putting all three in as one exhibit, are you?

MR. McMASTER: Yes, my lord. With regard to the 1933 International truck, the report says it appears to be in fair condition but shows the right door window broken and left door window missing, and shows the speedometer reading at 63994 miles. The third one is stated to be, "Appears fair", and the mileage is 34,249 miles. I would draw your Lordship's attention to the statement with respect to the value, the value on the personal chattels form, alleging that he took good mechanical care of his car and trucks, and I would ask, my lord, that this case be placed on the list at Nelson so that I may have an opportunity, if I see fit to call Mr. Shimetzu at whose garage he had the trucks and the car cared for, and who, I understand, is residing up in that area.

THE COMMISSIONER: Mr. Secretary, will you make a note of that? The claimant is at liberty to call Mr. Shimetzu in Nelson in support of this claim.

MR. McMASTER: With regard to the values placed on the car and tracks, the claimant states the source of his opinion and I expect, my lord, I shall call Mr. Murphy in Vancouver in due course on this question of values.

THE COMMISSIONER: The mileage speaks for itself, doesn't it?

MR. McMASTER: I think so, my lord. I will subsequently file a picture which will show the two trucks, my

lord.

Q Now, witness, did you also instruct your solicitor to prepare a statement with regard to the farm land which you owned at Lulu Island?

A Yes.

Q And is this the statement? A: Yes.

Q Will you be good enough to sign it down here (indicating)? A: Yes.

Q Are the facts set out in that statement and the statement which is attached to it true to the best of yourknowledge and recollection?

A Yes, that is quite right.

MR. McMASTER: I will file it as the next exhibit my lord.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. McMASTER: My learned friend has asked me to file on his behalf the Soldiers Settlement appraisal with regard to the farm land.

(APPRAISAL MARKED EXHIBIT NO. 4).

MR. McMASTER: My lord, before referring to the statement which the claimant has filed, I would like to refer to the appraisal report as the statement refers in part to that. First of all, this farm was situated ten miles from Vancouver. It was situated, my lord, on Lulu Island near Steveston. It has a good full length on No. 4 road with good hard surface; it is in a good district. There are varied employment opportunities. City water is installed. Description of the condition by the valuator of the house and the addition to the house is it was in good repair, and that the cottage was in good repair, that the barn

and the addition to the barn were in very fair repair; that the poultry shed was in fair repair, and the implement shed was ingood repair. He states that the greenhouse was in poor repair and the form will refer to that subject matter. He refers to the fact there is a full concrete basement, furnace and two brick chimneys to the ground in the house, and then he describes the lands on the following page, that there are 43.25 acres of flat silty clay and good clay subsoil and refers to types of crops that it is suitable for, and places a value of $175.00 an acre, and there is a statement there, "From what I can gather from local farmers, this property has been well worked and fertilized," and the opinion further down the page expressed by the appraiser for the most suitable type of agriculture for this land, that it is mixed or dairy farming. Then his remarks over the page, "This good farm property is leased to Mr. L. Gilmore", and the rest refers to the tenant and former ownership. The large barn has been used for storage of vegetables for a number of years and has frost-proof potato pits inside. This structure is in very fair repair, except for the heavy wood sills under outside walls. It could again be remodelled for dairying at a reasonable cost. Then he makes certain disparaging remarks concerning the greenhouse.

Now I would draw your lordship's attention to the fact as appears from the previous page, page 2, when Mr. Gilmore took it over he plowed down

considerable strawberries and seeded to oats and clover. He had hired help in the house and unfinished cottage. I want to draw to your Lordship's attention that there may be a difference in the type of crop referred to on page 3 on the appraisal report from that which the claimant shows as having been on the lands when he operated there. I might say in this case there is no suggestion of goodwill. I am not putting forward the claim with regard to goodwill.

Then, my lord, it might be interesting to look at the last page of the appraisal report which shows a sketch of the property. My lord, also before referring to the claimant's statement, I would like to put in these pictures if the witness would be good enough to identify what this is a picture of.

THE WITNESS: This picture is a photograph just before the evacuation in 1941, June 23rd, picking the strawberries on my property.

Q And is the barn which appears there the barn which is situated on your property?

A What?

Q This barn --that was your barn?

A Yes.

Q And is this house, the only house which shows here, is that your house? A: Yes.

Q And in the background of this picture, is that the greenhouse on your property?

A Yes, I believe it so.

Q That is the only greenhouse? A: Yes.

MR. HUNTER: May I see that?

MR. McMASTER: Yes, surely. I ask to have that marked, my lord, as Exhibit 5. I am sorry, it is a very awkward thing.

THE COMMISSIONER: Just a moment, before you put it in. I wonder if there is any necessity actually to put that in. I can make my comments on it now to save the necessity of doing so.

MR. McMASTER: Very well, my lord.

THE COMMISSIONER: I do not think you need mark it.

MR. McMASTER: Very well, my lord, that is satisfactory.

Q I produce to you another picture, witness. Is that a picture of your farm and when was it taken?

A That was taken in 1941, October 26th. This is on my property.

Q The load which is being hauled away by the horses in that picture is a load of celery you had grown?

A Yes. They take it to my barn and load it in the truck and take it to market.

Q And the truck which is immediately behind the team of horses and wagon, is that your truck?

A Yes, that is my truck.

Q Is that the 1933 International that we have been talking about? A: Yes.

Q And then the truck which is second from the barn, is that your truck? A: Yes, I am standing up on it, quite right.

Q And that is the 1937 International truck we have been talking about?

A Yes.

THE COMMISSIONER: I do not think we need mark that either, Mr. McMaster.

MR. McMASTER: My lord, if I might refer to the exhibit-- I am sorry, I have forgotten the number--the statement with regard to the farm. I have a copy but I just want to refer to it. It is Exhibit 3. I would just like to draw a few things to your Lordship's attention but I don't think it is necessary for the Reporter to take it down. It all appears in this form.

THE COMMISSIONER: All right.

MR. McMASTER: (Reading). Now I wouldlike to ask my learned friend as to whether he has an insurance policy for these premises.

MR. HUNTER: I haven't one here.

MR. McMASTER: Do you know, Mr. Shears, if you have anything on your file showing the insurance?

MR. SHEARS: There was fire insurance. I am afraid I can't give you the amount.

MR. McMASTER: The statement the claimant makes is the only insurance he had was on the barn. He didn't have the house insured and it was in the amount stated. Now just one other thing that is pointed out in that statement; the claimant was engaged in market gardening for nine years before the purchase of the place and was so engaged since 1931 up to the time of his evacuation.

Your witness, Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value and that

the vehicles were sold for their fair market values. Perhaps my friend will admit in 1943 the assessed value was $7,978.00.

MR. McMASTER: That I don't know, Mr. Hunter.

THE COMMISSIONER: That is for the land alone.

MR. HUNTER: That is for the land, my lord, and improvements, $5,730.00. The total assessed value, $13,127.00.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Kawase, have you ever been in the real estate business? A: No, I haven't been in the real estate business yet, Mr. Hunter.

Q Have you ever been in the used car business?

A No, I haven't been in that kind of business.

THE COMMISSIONER: He does not profess to have any expert knowledge.

MR. HUNTER: No.

Q Your valuations, I judge, then, are based on the cost to you, is that correct?

A I can't get you quite understandable.

Q The way in which you have valued your property is by reason of the money you have put into it, in other words the cost it has been to you?

A The cost, yes.

Q Based on cost? A: And another thing, valuations of land is up in 1942 from when I bought.

Q In other words, you are including in that valuation the increased value due to a general increase in

prices, is that it? A: Yes, that I spend so m uch money. I paid that amount on my property.

Q Yes, then you are including in your estimate another amount because you think property was worth more?

A No, I didn't do that.

Q You didn't include it?

A No.

Q It is just based on cost? A: Yes, cost price, that is right.

Q Now, at the time that you left, Mr. Kawase, you were, I judge, a fairly large market gardener, were you? A: Yes. I believe I got a good connection with the vegetable and small fruit market inthe city of Vancouver and biggest amongst the Japanese on the Coast.

Q You think this is one of the biggest, do you?

A Yes.

Q Do you think it would be the biggest?

A In the vegetable, yes. I don't know about the greenhouse, but in the vegetable line I think I am the biggest amongst the Japanese.

Q Have you any idea how many of you were in that business in a large way; that is, how many were in it in a fairly substantial or large way like yourself -- the market gardening business?

A Since 1922.

Q No, you have been in it since then, is that it?

A Yes.

Q How many others would be in the business atthe time

you were evacuated-- A: Oh, I see.

Q -- in a fairly substantial way, that is?

A Around my place?

Q Generally in the neighbourhood of Vancouver. How many people would be in the market gardening business in a large way, doing a big business?

A We have an association, the Richmond Berry Growers Association, and I have the book here. We have about 43 members, I think.

Q Were those 43 all doing a big business or some of them a smaller business? A: Some of them small and some pretty close to me.

Q And how many of those were Japanese? Were the 43 all Japanese? A: 43 all Japanese, yes. It is the Richmond Berry Growers Association in Steveston. I was president for ten years of that Association.

Q Didyou have much competition from Occidentals, that is from Canadians other than Japanese?

A No, all get together and good friends. We were in the B.C. Coast Marketing Vegetable, too.

Q Were there many white people or Occidental or whatever youcall them in that business?

A Yes, the B.C. Marketing Board was in the area. I don't know how many they have got but quite a big association.

Q Were they in it in as big a way as you were?

A Yes, far bigger than we were, but our members just the same as the B.C. Coast Vegetable Marketing Board--

not up against each other.

Q Is this a difficult business? Does it take a long time to learn this business?

A I think so.

Q How long do you think it would be before a man could make a living out of a market garden?

A At least 5 or 6 years, anyhow. You have to watch the market and you have to learn how to grow. The man in that business has to watch the marketing. That is the main point.

Q How do you learn the business?

THE COMMISSIONER: Where are we getting to with this line of cross-examination, Mr. Hunter? I hesitate to interrupt but it does not seem to be getting anywhere.

MR. HUNTER: I was trying to find out what the market was for this property at the time of the sale.

THE COMMISSIONER: Do you think this is the source of any really valuable information along that line?

MR. HUNTER: Well, he knows the business, my lord, if nothing else.

THE COMMISSIONER: I do not want to stop you, but on the face of it, it does not appear to be highly relevant.

MR. HUNTER:Q:If you were going to sell the property as a market garden proposition, would there be many people in the market for such a property?

MR. McMASTER: My lord, I want to point out I made it clear I am not claiming goodwill in this claim. That question isn't relevant.

MR. HUNTER: Goodwill doesn't enter into the picture at all. On the other hand my friend has emphasized the appraisal and the valuations were made for a property operated as a market garden.

MR. McMASTER: Dealing with the quality of the soil, my lord.

MR. HUNTER: I would like to continue this just a little longer, if I may.

THE COMMISSIONER: Yes.

MR. HUNTER: Q: If you were about to sell a farm like this, which is a market garden farm, Mr. Kawase, would there be many people who could take over a farm like that and run it properly?

A I never tried to sell it but anybody, Mr. Hunter, -- I didn't figure on that at all, Mr. Hunter. I didn't try to sell it to anybody.

Q You don't know how many would be available to buy a farm of that type for that purpose?

A No.

MR. HUNTER: I think that is all, my lord.

THE COMMISSIONER: Q: There are many Chinese market gardeners with farms in and about Vancouver, are there not? A: Yes, there used to be.

Q A great many along the Fraser River?

A Yes, I think so. Around Richmond and Sea Island.

Q Is your land as good for vegetable production as the land along the Fraser River on the North side? A: Yes. My land is the best of all, I figure. You couldn't get land

like my land.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, this B.C. Coast Vegetable Marketing Board is a Board that is set up by the Provincial Government which requires all vegetable growers to market their products through that Board, is that correct?

A Yes.

Q And associated with it is the Co-Operative Association? A: Yes.

Q And a very large number of the farmers on Lulu Island and in the Fraser Valley belong to that Association?

A Some of them up along the river doesn't have any vegetables, so some of them not belong in the B.C. Coast Vegetable Marketing Board. I don't know about that, but our district is growing quite a few vegetables, and so on. Every member a member of B.C. Coast Vegetable Marketing Board.

Q There are quite a large number of farmers who specialize in vegetable growing in whole or in part who belong to the B.C. Coast Marketing Board, and the Co-Operative Association with it?

A Yes.

Q Are the majority of those Occidental or white people as distinct from Asiatics?

A Oh yes, that is right. We are getting along pretty good with white people among our Association.

THE COMMISSIONER: Q: What type of labour did you employ? A: Most woman labour.

Q Women; that is Japanese women?

A Japanese women, and about 8 men, the whole year around

s stay at my place,

Q Were there any of the market garden operators who employed Occidental labour, that is white labour, on the farms? A: Sometimes I did.

Q Sometimes you did. That kind of labour was hard to get, was it not?

A Not easy to get, but not good workers like the Japanese women -- I think so.

MR. McMASTER: No more questions, my lord.

(Witness aside)

MR. McMASTER: My lord, I would ask leave to call several Japanese on this question of value who are, I submit, competent to give evidence.

THE COMMISSIONER: Well, you qualify them.

MR. McMASTER: I will call Mr. Kobayashi. He speaks English in full.

TEIJI KOBAYASHI, a witness called on behalf of the claimant, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, in what business were you engaged prior to being evacuated from the Coast?

A Real estate and insurance.

Q And whereabouts did you carry on your business?

A In mostly Richmond.

Q Richmond Municipality? A: Yes, Richmond Municipality.

Q And that is on Lulu Island? A: Yes.

Q And how long have you been in the real estate business? A: Since 1922.

Q Yes, and has your practice of the real estate business primarily been on Lulu Island?

A Yes.

Q And have you dealt then in the course of your

b business with quite a number of farm lands?

A Yes.

Q Witness, have you brought with you to Kamloops when you were evacuated your records?

A I evacuated in May, 1942.

Q I am sorry, witness, you don't understand me. When you came away, did you bring with you your records that you kept in your office?

A No, I didn't.

Q Do you have those records now?

A No.

Q Are you able, therefore, to give evidence with regard to any specific cales, say between 1931 and 1941?

A Well I just remember some idea before I evacuated. I have just an idea.

Q Yes. Now, in the course of your work as a real estate man and from your experience in dealing with farm lands, can you advise my lord as to the price at which farm land, aside from improvements, was selling in Lulu Island around the years 1939 to 1941?

A Well, it just depend on location and nature of soil. So some different price, but usual farm land price like Mr. Kawase around 1941 and 1942 just before evacuation was around $500.00. Of course,

some lands, what we call farm land, varying about $400.00 to $450.00.

Q That is per acre, is it?

A Yes, that is for an acre.

Q And did some land sell on Lulu Island at more than $500.00 an acre around that time?

A Oh yes.

Q Did you know this land of Mr. Kawase's?

A Yes.

Q Have you ever had an opportunity to look at it?

A Yes. I knew Mr. Kawase and been friendly since around 1928, so I have more chance to visit his place, so once in a while, mostly in the strawberry season I had visited him two or three times, usually.

Q With regard to the general run of farm land on Lulu Island, what would you say was the quality of the land and the soil in Mr. Kawase's land?

MR. HUNTER: Just a minute, my lord. Is he qualifying this man as an expert on real estate valuation or as an expert on soils?

THE COMMISSIONER: One is rather closely tied in with the other, is it not? In other words, the adaptability of their farm lands to the growing of the particular crops -- that is what I understood his question was directed to.

MR. McMASTER: My lord, I would submit that a man who is dealing in farm lands all the time must have some knowledge of soil if he is going to stay in business, surely.

THE COMMISSIONER: You might ask him from his knowledge

of Kawase's land what was the soil best adapted for.

MR. McMASTER: Yes, I will come to that, my lord. I would like to pursue that last question if the Reporter would be good enough to readit back.

(Question Read).

MR. McMASTER: Q: Do you understand that question?

A Yes, I guess at least $500.00 an acre.

Q I am sorry; in relation to the quality. I am not thinking in terms of dollars and cents.

A Quality?

Q Yes, quality in relation to other farmlands on Lulu Island. How did it compare with other farm lands? A: Oh, I see. I think that it is the best. It is the best land.

Q It is some of the best land in comparison with other lands? A: Yes.

Q Now are you able to tell the Commissioner as to what would the best land be -- what would the best use be to which that land could be put? That is, what kind of farming would best be carried on in that kind of land?

A I think for some small fruit and potatoes and mostly for vegetables.

Q And that was the type of operation which Mr. Kawase carried on, on that land?

A Yes.

Q Now, witness, are you familiar with a piece of land near Steveston which was purchased by the Japanese Association at Steveston -- an area of land of about

20 acres? A: Yes.

Q Do you know the name of the Association that purchased it? A: The name of the Association, you say?

Q Yes. A: I couldn't say exactly.

Q Do you know any of the men who were associated with it? A: Yes, Mr. G. Takahashi.

Q What was his position, do you know, in relation to the Association? A: He look after the whole Association.

Q Yes, and you are aware of that purchase of 20 acres of land? Do you know when they purchased it?

A I don't remember when.

Q Do you remember approximately?

A Around 20 years ago, I remember. Maybe less than 20 years.

Q With respect to that land, were you familiar with that land? Had you been on the property?

A Yes, once in a while.

Q How would you compare that land with the land of Mr. Kawase? A: I think that Mr. Kawase's land was far better than that, yes.

THE COMMISSIONER: Now, your description of this other land is certainly not sufficient for him to be able to identify it, and I doubt if the description permits your friend to identify it.

MR. McMASTER: I think I will call Mr. Takahashi, and if I may anticipate his evidence, he will give evidence that there were two parcels of land owned by that Association, only one of which was 20 acres, at or

Steveston.

THE COMMISSIONER: When do you propose to call him?

MR. McMASTER: I propose to call him this afternoon but I don't think he is here. He is one of the claimants so he will be here tomorrow morning, in any event.

THE COMMISSIONER: You expect to be able to identify it later in the session, in any case?

MR. McMASTER: Oh yes.

THE COMMISSIONER: All right.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Kobayashi, when you went into real estate, that became your full time occupation, did it?

A No, the real estate and insurance business.

Q Which was the biggerx part of your business, insurance or real estate? A: Mostly insurance business.

Q What business were you in prior to that?

A I beg your pardon?

Q What business were you in before that? Were you ever a farmer? A: A farmer? Yes.

Q You were a farmer?

A I used to be, yes.

Q Where did you farm? A: In Steveston -- near Steveston, yes.

Q What kind of crops did you produce?

A Strawberry, and some part of it vegetable, yes.

Q So you had a pretty fair idea of land such as this?

A Yes.

Q Now when you sold land around Lulu Island, what percentage of the land you dealt with would be farms? A: Tell me again, please?

Q What percentage of the land you dealt with on Lulu Island would be farms?

A Yes.

Q What percentage? How much? What proportion of the land which you sold as a real estate agent would be farm land? A: I remember that, quite different prices.

THE COMMISSIONER: I don't think he understands it.

MR. McMASTER: Could we have the question interpreted?

(Question Interpreted).

THE WITNESS: A: Oh yes, mostly farm land.

MR. HUNTER: Q: Mostly farm land?

A Mostly farm land, yes.

Q Now when you were selling a piece of farm land did you investigate the soil?

A Yes.

Q How did you investigate it?

A Well, by experience.

Q Yes, what did you do? A: Of course, not analyzing or anything, but look for location and higher or lower -- higher land or lower land.

Q Now, you say you knew Kawase's farm?

A Yes.

Q Did you sell it to him? A: No, I didn't.

Q How often did you go and see the farm?

A Mr. Kawase's place?

Q Mr. Kawase's place, yes. A: Oh, how

often, you say? Two or three times a year.

Q Now you said that it had the best quality soil, and you said in your opinion it was best for growing small fruit, potatoes and vegetables. Now when you say that, do you say it because you knew what Mr. Kawase was growing on it, or do you say it because of some other knowledge you had?

MR. McMASTER: I would like to have that interpreted, my lord.

THE COMMISSIONER: I think it had better be.

THE INTERPRETER: You want to know how this man gained his knowledge?

(Question read by Reporter, and Interpreted).

THE WITNESS: A: Wherever I go, and especially at cropping time at Mr. Kawase's farm usually it looks a nice crop there.

MR. HUNTER:

Q You were judging by the crop then, were you?

A Yes, by crop.

Q Now, Mr. Kobayashi, how many farms would you have sold in 1941? A: 1941? Not very many.

Q How many, do you remember?

A Just two or three places, yes.

Q What was the average price per acre; do you remember?

A In 1941?

Q Yes. A: In 1941 I didn't sell any farms, just a lot--not farming land.

Q You didn't sell any in 1941?

A No.

Q How many did you sell in 1940?

A 1940, a few places. A few farm land. The price

some $450.00 and some $500.00.

Q They were all up in that category, were they, $400.00 and $500.00 an acre?

A Yes.

Q Is there no cheaper land on Lulu Island?

A Oh yes, cheaper land on Lulu Island, some $250.00 or $300.00.

Q That is the cheapest land on Lulu Island?

A Yes.

Q No land on Lulu Island sells under $200.00, is that right? A: I don't think so.

Q Who were your clients? Were they Japanese or white?

A Mostly Japanese people.

Q And they were all farmers, I suppose?

A Yes.

Q How many sales would you have had in 1940 --a dozen? A: m1940?

Q Yes. A: No, not that much. Around six or seven.

Q Six or seven. What acreage would they average?

A Average about the same price.

Q Acreage -- what area? A: Acreage? About $400. or $500.

Q No, I am not talking about price.

A Some are more than that.

MR. McMASTER: I would suggest we use the Interpreter, my lord.

THE COMMISSIONER: Yes.

THE INTERPRETER: An average about $450.00.

THE COMMISSIONER: Q: How big the farms?

THE WITNESS: A: Some are five acres, some three acres. About five or three acres.

MR. HUNTER: Q: Yes, did you ever sell any farms like this of 43 acres?

A No.

Q Do you know whether the price of land per acre keeps up when you are selling a big property?

A My experience, the biggest farm is 15 acres and 10 acres. Some 8 acres, not over that. Not forty acres. Not such a big place.

Q Do you know whether the price per acre tends to come down when you have a bigger property?

(Question Interpreted).

A He says no, it doesn't reduce the price to any degree.

Q Do you know that or are you guessing?

A He says that from his experience the larger farms sometimes take a slighter lower price, but not to any great degree.

Q But you said you had never sold one that big? What is your experience in regard to larger properties? A: Excuse me, Mr. Hunter, he saidfrom his experience -- from his experience in business, not in his experience in selling large farms. That was how he answered the question. He said, "From my experience".

Q What experience have you had that enables you to know how larger properties were sold?

A He says from his business experience.

Q Now supposing this land had been seeded to oats and

clover, would that decrease the value per acre?

A You wanted to say if it had been seeded for oats would the price have gone down? That is the question as I understood it.

Q Oats and clover. A: He says if you put in clover, the soil will become richer, but if you put in oats the soil will become poor.

Q That is not the question I was asking. I was asking whether that would reduce the value per acre.

A He says if the land is poor, the price would be reduced thereby, but if you put in clover then you build up the land.

Q Well now, let us put it this way, Mr. Kobayashi; is a piece of land which is used for dairy farming worth less per acre than land which is used for market gardening? A: He says that there is no rule for that, but if you had low lying land or lowland, it is inclined to be cheaper, but if you have high land the price is better.

MR. HUNTER: I see. That is all.

(Witness aside)

MANJIRO NAGAI, a witness called on behalf of the claimant, being first duly sworn, testified as follows:

MR. McMASTER: My lord, my only point in calling this witness is to establish the value of the glass in this greenhouse. Having that in mind, I am wondering whether to save time my learned friend is prepared to admit, knowing as he does this witness by reputation that at least he is an expert in the

greenhouse business.

MR. HUNTER: I don't know anything about it.

THE COMMISSIONER: This is the gentleman who had the greenhouse property that we inspected in the vicinity of Haney, isthat correct?

MR. McMASTER: I wasn't with you, my lord, but I presume that is so. He was a prominent greenhouse operator.

MR. HUNTER: I submit he should qualify him, my lord. There is quite a distinction between being a greenhouse operator and an expert on glass.

DIRECT EXAMINATION BY MR. McMASTER:

Q How long had you been engaged prior to your evacuation in the operation of greenhouses?

A I have been in the greenhouse business ever since 1930.

Q 1930? A: Yes.

Q And from that time up to the time of your evacuation, did you have occasion to build any greenhouses? I don't want the details.

A Mostly each year I bought glass for myself and I bought glass for a friend of mine, too. That would be quite a number of cases I bought through the wholesale house.

Q And did you build your own greenhouses?

A Yes, I did.

Q Did you have any occasion to purchase glass which had been used? A: I have bought none of the secondhand glass.

Q Did you have any means of knowing what the market for secondhand glass was amongst greenhouse

operators? A: Well I haven't got the experience that way, but mostly each time I bought new glass, but in 1941, of course, and in 1942 and 1943, and so on, in the B.C. market all glass is sold out. Hardly one case in hand. The wholesale people hadn't it, hardly a case of glass.

Q Glass was very hard to get at that time?

A You couldn't get it.

Q Glass was hard to get in what years, did you say?

A Well, hard all the wartime, but tight in 1941.

Q Tight in 1941? A: And 1942 and 1943, it was worse than that.

Q What was the price of glass when you purchased glass in 1941 or 1942, that is new glass? How much a case did you pay for it?

A About $7.00 was the minimum.

THE COMMISSIONER: Q: $7.00 what?

MR. McMASTER: $7.00 per case.

Q How many square feet of glass in a case?

A One hundred. Whatever the size of glass, it is 100 square feet of glass in a case.

MR. McMASTER: Your witness, Mr. Hunter.

CROSS-EXAMINATION BY MR. HUNTER:

Q How is this glass fastened in the greenhouse frames, Mr. Nagai?

A You mean the sheets, or how to fasten?

Q Yes, how is it fastened in the frames?

A It had a groove going into the sash. They just

slide it in from the top or bottom, most of the time slide it in from the top.

Q It isn't puttied in? A: Some people use putty but nowadays people not using much putty.

Q It would be some work to remove it from the greenhouse?

A Yes, quite a job to take and move glass from one house to another.

Q You have never actually sold any glass second-hand?

A No, I haven't sold none of my glass to any party.

MR. HUNTER: Thank you.

THE COMMISSIONER: Thank you, Mr. Nagai.

(Witness aside)

MR. McMASTER: Apparently Mr. Takahashi misunderstood me about appearing this afternoon, my lord, and I would ask leave to call him tomorrow morning.

THE COMMISSIONER: You can call him tomorrow morning in this case, if you wish.

MR. McMASTER: I would suggest we have a short break and we can proceed with some simpler cases.

THE COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED UNTIL FEB. 12, 1948).

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

T. P. Horrobin

"T. P. HORROBIN"
Official Reporter.

Kamloops, B.C.,

February 13th, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. McMASTER: No. 68, Kawase, my lord. There is one small bit of evidence from the witness, Mr. Takahashi. I might say at the outset, my lord, so there may be no waste of time in this matter, that I am not contending that this witness is either an expert in realestate or an expert in soil.

GIHYOE TAKAHASHI, a witness called on behalf of the Claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Mr. Takahashi, prior to or at the time of your evacuation you appeared as one of four owners on the certificate of title of Lots 1, to 10, of Sections 3 and 4, Block 3, North, Range 7, West Map 4774, New Westminster District.

A Yes.

Q And in fact the four registered owners were trustees of that property for an incorporated association?

A Yes.

Q The Japanese name of which was Steveston Nosan Kaisha? A: Yes, that is translated into English, Farm Products Company.

THE COMMISSIONER: Q: How is it translated?

A Farm Products Company.

MR. McMASTER: Q: Yes, and was that an association known as the Japanese Association at Steveston?

A Yes.

Q Do you know a Mr. Kobayashi who was a real estate agent and insurance man at Richmond?

A Yes.

Q Now that Association, through its trustees, owned several parcels of land at Steveston?

A Yes.

Q And amongst those parcels of land, was there one parcel which was 20 acres?

A Yes.

Q Were there any other parcels owned by the Association which were 20-acre blocks?

A Any others besides this 20 acres?

Q Yes. A: We had one at No. 9 Road. I can't describe it.

Q And how many acres was that?

A We bought first twenty and reduced it to ten.

Q When did you reduce it to ten?

A In 1936, I think.

Q Yes. So that at 1940 and 1941 that parcel about which you have just spoken was only ten acres?

A Yes, five or ten.

Q Five or ten, you aren't sure which?

A Yes.

Q Right. This one parcel was still 20 acres in 1940 and '41? A: Yes.

Q Now with regard to this 20 acre parcel of land, when was it purchased? A: 1928.

Q I beg your pardon? A: 1928, I think.

Q About 1928? A: Yes.

Q And do you recall from whom you purchased it?

A Yes, Mr. Breech, V.M. Breech.

Q Yes. And at what price? What price did you pay for it? A: $650.00, this 20-acres, and other on that No. 9 Road.

Q Six Hundred and Twenty Dollars, did you say?

A $50.00.

Q For the whole parcel? A: No, per acre.

THE COMMISSIONER: $650.00 per acre.

MR. McMASTER: Q: $650.00 per acre. Were there any improvements on that land, that is, in the way of buildings, when the Association purchased it?

A Nothing.

MR. McMASTER: Perhaps my learned friend will admit that that parcel of land was appraised, my lord, in connection with another claim which I will present, by Johnson & Reeves in 1945 and the land was appraised at $5500.00, that was at $275.00 per acre, and Johnson & Reeves appraised the buildings which had been put on the land at $750.00 only.

THE COMMISSIONER: So this particular 20-acre parcel that you are referring to now --

MR. McMASTER: That is correct, my lord, and perhaps my friend will also admit that the land sold shortly after the date of that appraisal for $8,000.00 including those buildings on it.

MR. HUNTER: That is correct, my lord.

MR. McMASTER: Your witness.

THE COMMISSIONER: Any cross-examination, Mr. Hunter?

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Takahashi, it was 1928 when this property was bought, was it, the 20 acres?

A Yes, if I remember right.

Q Is that what you bought at that time?

A 20 acres, that is right.

Q That is, it has been the same parcel ever since?

A Yes.

Q You haven't sold any of it or bought more for it?

A No.

Q And did you try and sell any of it during that time?

A Never.

Q That is, you bought it for your purpose and intended to keep it, is that it?

A Yes.

Q Did you have any offers for it during that time?

A No.

Q Would you say that land was at a pretty high value in '28? A: Yes, we bought same time this 20 acre and parcel on No. 9 Road. We only paid $350.00 for No. 9 Road, but this one, $650.00.

Q In other words, $650.00 was probably a price that was paid at the time when the market was fairly high? A: I don't know market condition at that time.

Q Well I understand '28 was in the middle of the boom, wasn't it? A: Yes.

Q And land values at that time were pretty well up, weren't they? A: Yes.

Q And if you had been going to sell during, say, the depression subsequent to '29, have you any idea what you would have got?

A No, I don't. I never tried.

MR. McMASTER: That is all, Mr. Takahashi. Just sit over here for a minute.

(Witness aside)

MR. McMASTER: My lord, I wonder if my friend is prepared to admit that the cost of sub-dividing this land would not be exorbitant, or does he wish me to call evidence on that point?

THE COMMISSIONER: How are we concerned with the question of sub-division?

MR. McMASTER: My lord, it arises out of the cross-examination of Kobayashi the other day in which he was trying to extract from him that it might be difficult to sell a very large piece of land such as this was, and that that might have the effect of reducing the value. Now I think that I can quite readily establish that the cost of sub-division would not be great and that in fact the Soldier Settlement Board, after they acquired it, subdivided it.

THE COMMISSIONER: I should think that would have to be a matter of proof. Are you prepared to admit it?

MR. HUNTER: I don't think I would be prepared to admit that, my lord; I would have to see.

MR. McMASTER: Very well. I will have to call evidence on that, my lord, but not now. That is all on the Kawase case at the moment, my lord.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

Gordon Hambleton

"G. HAMBLETON"
Official Reporter.

base 68

NOV 26 1947

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

5557

29

Kamloops

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

(1) NAME KAWASE (Print) Surname TADAYOSHI Given Name (RCMP) Reg. No. 03473

(2) Pre-Evacuation Address 739 No 4 Rd. Steveston B. C.

(3) Present Address TAPPEN B. C

(4) REAL ESTATE

(a) Street Address (if any) 739 No 4 Rd. Steveston B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Pt. 37.59 A. of section 15.
Blk. 3N., R. 6W., except pt. 0.271 A.
Plan 5022 and pt. S.E. 5 2/3 A of Sec. 10
Blk. 3N., R. 6W. Sketch 17341 F
MUNICIPALITY OF RICHMOND.

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

(i) Farm
(ii) Residence Type of business VEGETABLE FARMING
~~(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 - - - - - - - - - - - - - - - - - $ 21,750
(ii) Buildings - - - - - - - - - - - - - - - $ ~~11,750~~ 10 055. amend HDP
(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) - $ 33,500
(v) Amount at which Custodian sold property and credited your account - - $ 10,377
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 23,123

(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 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 care of Custodian

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

1.	1937 International Truck	Estimated Value $ 800.00
2.	1933 International Truck	Estimated Value $ 375.00
3.	1929 Chevrolet Sedan	Estimated Value $ 200.00
4.		Estimated Value $ 1375.00
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $ from
10.	Less received from Custodian	Estimated Value $ 676.38 751.75

TOTAL CLAIM FOR PROPERTY LOSS $ 698.62

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) - $

(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

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:) Tadayoshi Kawase

I, John Arthur MacLean, of Vancouver Tappen in the of the city village Provence 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 Vancouver)
in the Provence of British Columbia)
this 11th day of November)
A.D. 1947. A Commissioner &c.

T Kawase

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.

a justice of appeal in the Province of British Columbia.

TADAYOSHI KAWASE
(Claimant's Name)

EXHIBIT No. 68-1
DATE 11 Feb. 1948
FILED BY R. J. McMaster.

PERSONAL CHATTELS

03473
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
1929 Chev. Sedan	1931	used	$200	Body & upholstery in poor shape but engine in good shape	$200.00
1933 International 1½ Ton Truck	1933	new	about $1600 (Traded in 1938 Federal & undertook balance of $1088.00)	Chassis in fair condition but side windows broken. Engine in good condition	$375.00
1937 International 1½-2 Ton truck	1938	new (last year model)	about $1600 cash	In good condition	$800.00

Description of Storage of Goods:

Handed to R.C.M.P. in Mar. 1942

General Statement as to Chattels not Described above: I took good mechanical care of my car & trucks, whenever they needed attention I took them in to Mr. Shimizu's garage at Steveston. I obtained the above estimates of 1942 values from Mr. Murphy of International Truck sales recently.

Additional Comments, if any: I admit that his values were given without seeing the car or trucks but they are as close to market value as at 1942 as I am able to give having myself no special knowledge.

T. Kawase
SIGNATURE

Form 246

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment
Seizure No. T 120
FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No. E 269-C-13-3
Headquarters File No.

Detachment
Sub-Division
Division "E"
Date March 11th 19 42

RE:- Tadayoshi KAWASE No 4 Rd. Steveston,B.C.
NAME OF FILE

On March 11th 19 42, I H.F.Price RCMP
MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDER UNDER O.I.C. P.C. 1486

EXHIBIT No. 68-2
DATE 11 Feb. 1948
FILED BY R.J. McMaster

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (42) C 792 TIRE NUMBERS 6 MAKE & MODEL International truck SERIAL NO. 1726 ENGINE NO. FAB22359191 SPEEDOMETER READING 34249 CONDITION appears fair EXTRA EQUIPMENT NONE DESCRIPTION & CONDITION VERIFIED #03473 Signature of Owner Japanese Registration No. Handed over to representative of Custodian whose signature in receipt thereof appears hereunder March 11/42 DATE:

T.120

SIGNATURE OF MEMBER SUBMITTING REPORT

Form 246

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment
Seizure No. 65
FOR USE WHEN APPLICABLE

10

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date 19

RE:-

T KAWASE no 4 Rd Steveston B C
NAME OF FILE

On 19 , I

Mar 10 42 Goodfellow K E
MEMBER'S NAME

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL

LICENSE NO. (41) 83327
MAKE & MODEL Chev 29
SERIAL NO. 364221
ENGINE NO. 219489
SPEEDOMETER READING 66742
CONDITION Poor

TIRE NUMBERS 5

#C.65

EXTRA EQUIPMENT Nil

DESCRIPTION & CONDITION VERIFIED Seats Torn Badly rusted
Door Window Missing

T Kawase
Signature of Owner
Japanese Registration No. 03473

Handed over to representative of Custodian whose signature in receipt thereof appears hereunder

G Ehrlich

DATE:

Mar 10/42

K E Goodfellow
SIGNATURE OF MEMBER SUBMITTING REPORT

Form 246

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment Seizure No. T 121
FOR USE WHEN APPLICABLE

4

Detachment File No.
Sub-Division File No.
Division File No. E 269-G-13-3
Headquarters File No.

Detachment
Sub-Division
Division (E)
Date March 11th 1942

RE:- T KAWASE R R 1 Steveston B C
NAME OF FILE

On March 11th 19 42 I Goodfellow K E
MEMBER'S NAME

Came into possession of the following goods by:-

Surrende r Under O.I.C. P .C 1486

STATE BRIEFLY AUTHORITY, ETC,, WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (41) C6524 TIRE NUMBERS MAKE & MODEL International Truck 33 SERIAL NO. 707-G ENGINE NO. 301459 SPEEDOMETER READING 63994 CONDITION Fair EXTRA EQUIPMENT Nil

T. 121

DESCRIPTION & CONDITION VERIFIED

Right Door Window Broken
Left Door Window Missing

Signature of Owner
Japanese Registration No. 03473

Handed over to representative of Custodian whose signature in receipt thereof appears hereunder

DATE: March 11/42.

K. E. Goodfellow
SIGNATURE OF MEMBER SUBMITTING REPORT

TADAYOSHI KAWASE
(Claimant's Name)

REAL ESTATE
(Farm Land)

03473
Reg. No.

On Lulu Island about 10 miles by road from Vancouver.

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	nil						
~~Cultivated not planted~~							
Cultivated and ~~not~~ in crop							
List Crops							
Straws 6.90		1931	Mr. Robinson	$16,750	cultivated & in Pasture (used for Dairy farm)	original house 5 rooms upstairs unfinished basement dirt floor original barn	@500.00 per acre $21,750.00
Rubbarb .28							
Logan berries .40							
Vegetables 35.67							
(cabage, celery, peas, beats spinich, spuds etc) Total	43.25						

EXHIBIT No. 68-3
DATE 11 Feb 1948
FILED BY R. J. McMaster

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

Description	When Made	Cost
Cultivated for berry & market gardening. Slough dredge by municipality & I reclaimed about 6 acres in addition to above & had this planted in vegetables. Converted it from a dairy farm into a market garden farm. Put in extensive underground drainage under practically the whole property.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling House & Extention	30'x34' 8'x14'	Frame siding Painted "	Originally acquired with land but considerably improved by me					$5000.00
Cottage 3 rooms & attic	21'x26'	Frame shingle	about 1939	material & labour cost about $700				500.00
Barn & Addition	60'x94' 20'x60'	wooden board finish ditto	acquired with land - fixed it up. Put whole new roof on and added double deck. Also put in frost proof vegetable pits & wired the building for electricity this cost about $1500.00. The addition to the barn was in good condition when I bought having been recently built.					4000.00
Greenhouse	22'x75'	wooden posts supports & glass	1932	Cost about $500	Fair condition			250.00
Poultry shed	8'x12'	wooden	1932	Built myself don't recall cost				30.00
Implement shed	18'x60'	concrete pins & wood	1940	Cost about $300.00				275.00
			see attached statement.					$10,055.00

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

SIGNATURE
T. Kawase

TADAYOSHI KAWASE 03473

(Statement re Real Estate - cont'd from yellow form)

Comments re appraisal Report & Value

Lands At the time I bought these premises I consider that I got an exceptionally good buy. Mr. Robinson, the Vendor, was then purchasing under an agreement for sale. He operated the premises as a dairy farm and advised me that his operation was not very successful and that he could not meet his payments and that that was the reason he had to sell. As I was interested in the land for market gardening the success or failure of the premises as a dairy farm did not interest me.

For about 9 years prior to my purchase of this property I had rented a 20 acre piece of land at the corner of No 9 + No 3 road Lulu Island from George Bosch and operated it as a market garden. I knew his soil very well and it was very much inferior to the property I bought for gardening purposes. Before finding the Robinson place I offered to buy the Bosch farm. He had 20 acres with a quite old bark 30' x 40' + an old cottage on it. Bosch wanted $20,000. I had found the Robinson place in the meantime so I turned down on the Bosch place. Bosch arranged for me to run his place as well as my own which I did for one year. However, it became too much for me and I quit operating his place after a year. Bosch only had one arm so he could not operate the place himself. apparently he could not find a suitable tenant. He had his neighbors look after it for a while and finally sold it. I do not know at what price.

For the reasons above stated I believe that I am placing a fair market value on the land at $600.00 per acre. In any event I expect my counsel will be able to call other evidence as to value.

The appraiser obviously valued the land with a view to it being converted back into dairy producing land. As all that is required for dairy land is soil which will grow grains + pasture, I do not think this was a proper consideration. To grow market vegetables one requires very fertile soil near the water. The soil on

this property was exceptionally good as the appraiser admits and as his sketch of the property shows there was a slough from the River running along the southerly boundary.

The appraiser apparently did not take into account the 6 acres which I had reclaimed when the municipality dredged the slough.

Buildings When I purchased the premises the Vendor told me that he had built the house on it about 6 years before and that it had cost him $4000. As indicated in my real estate statement I made extensive improvements to the house. As indicated in the appraisers report the house was in a good state of repair. Having regard to the condition of the house; the money I had spent on it; the general increase in house values in 1943 and the fact that the population in the area of my land was increasing, I consider, while lacking special knowledge, that a fair market value should have been $5000.00

With respect to the barn, while part of it was old, I had done a lot of work on it and as the appraisers report says it was in a very fair state of repair. It was not very beautiful from the outside, but it had been fixed up most suitably for my type of operation (and as the appraiser says in his report could if so desired with little expense have been converted into a dairy barn) I had the barn insured for $4000.00.

With respect to the greenhouse. I used this to grow seed and young plants in. I had used it in 1941 and it had been quite satisfactory. There was nothing wrong with it which could not have been repaired at little expense. There were about 1800 sq. feet of glass in it & I believe the sale price of the glass alone would have exceeded the valuation placed on it by the appraiser by many dollars.

Before being evacuated I rented the premises to my friend Les Gilmour, Chairman of the Marketing Board.

BC-478-P

EXHIBIT No. 68-4
DATE 11 Feb-1948
FILED BY R.J. Wilmoster.

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

Farm Appraisal Report

File No. JL 543

Land Description Pt. 5-2/3 acs. of Sec.10, and Pt. 37.59 acs. of Sec. 15, Blk. 4 N., Rge.6 W.,Sks. 17541-F and 8237-F

Containing 43.25 Acres

Owner's Name KAWASE, Tadayoski Post Office Address R.R. #1, Steveston, B.C.

Nearest Rail Point (functioning) Branscomb, B.C.E.Rly. Distance 3 miles

Market Town (good local deliveries) Vancouver Distance 10 miles

Church (give denomination) Presbyterian and United within - Distance 3 miles

Nearest School English (school bus) Distance 1¾ miles

State how property was identified: Posts, slough and map check.

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

Yes, its full length on No. 4 Road, good, hard surfaced.

Is this district a good one? Yes, mostly dairy farms.

Employment opportunity Varied, with farmers, fishing and industrial on river.

Predominating Nationality and religion: British protestant.

Describe Fencing and its condition: South and east line, wire very poor. Value $

Water supply: City water, installed, Munic. $24.00 per year. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 34	frame	20	shgl	16 min.	conc.	good	2500.00
Add'n.	8 x 14	"	9	"	"	"	"	
	x							
BARN	x							
Cottage	21 x 26	"	9	"	2	wood	"	250.00
BARN	60 x 94	"	20	"	16	"	v.fair	1500.00
Add'n.	20 x 60	"	9	"	8-10	"	" "	
GRANARY	x							
Green hse.	22 x 75	glass, sash	5	glass	5-6	"	poor	salvage 30.00 (glass)
Poultry shed	8 x 12	wood	7	shgl	10-12	"	fair	20.00
Implement shed	18 x 60	"	8	"	1	conc. pins	good	200.00
	x							

Electric light installed in large dwelling only.

Total present day value $ 4500.00

Total Value Buildings add to farm $ 3000.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? It is occupied. Renew part sills of barn and line the cottage, now incomplete -- $200 to 300

Describe the basement and chimneys: Full concrete basement, furnace, 2 brick chimneys to ground.

No. rooms downstairs? 5 & 3-piece bath room. Upstairs? 2 wood How finished downstairs plastered, up wood.

Are buildings painted? House only. Condition of paint Quite fair.

Distance from nearst bush All clear.

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
43.25	flat	silty cl. 18"	good clay	oats, hay, logans, straws & rhubarb - good	175.00	7568.75

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE
From what I can gather from local farmers this property has been well worked and fertilized.				

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 7568.75

Total added by buildings to value of farm $ 3000.00

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

Total value of farm $ 10,568.75

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

Japanese owners vacated this spring. M.L. Gilmore took over, ploughed under considerable strawberries and seeded down to oats and clovers. Putting hired help in the house and unfinished cottage.

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

Mixed or dairying.

Noxious weeds: Some Canada thistle has got ahead and much smartweed.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of the Township of Richmond. Taxes $181.02 (1942), Subject to W. Lulu Island Slough Dyking Charge.

Date: July 16, 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 16 day of July 1942.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

JL-543 - T. KAWASE

Remarks: This good farm property is leased to Mr.L. Gilmore. I met him enroute and did not see the Lease. He informs me that he is to pay $1000.00 for 1942 and $600.00 per year for subsequent years. He has hired hands in both of the dwellings. I am informed by two local people that the land was formerly owned by a Mr. Robinson who built both the large dwelling and the barn and at that time farmed as Dairyman. The Japanese owner was truck and berry farmer.

The large barn has been used for storage of vegetables for a number of years and has frost proof potato pits inside. This structure is in very fair repair, except for the heavy wood sills under outside walls. It could again be remodelled for dairying at reasonable cost.

The greenhouse is nothing more than a large cold frame with salvage value only for the glass.

(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.

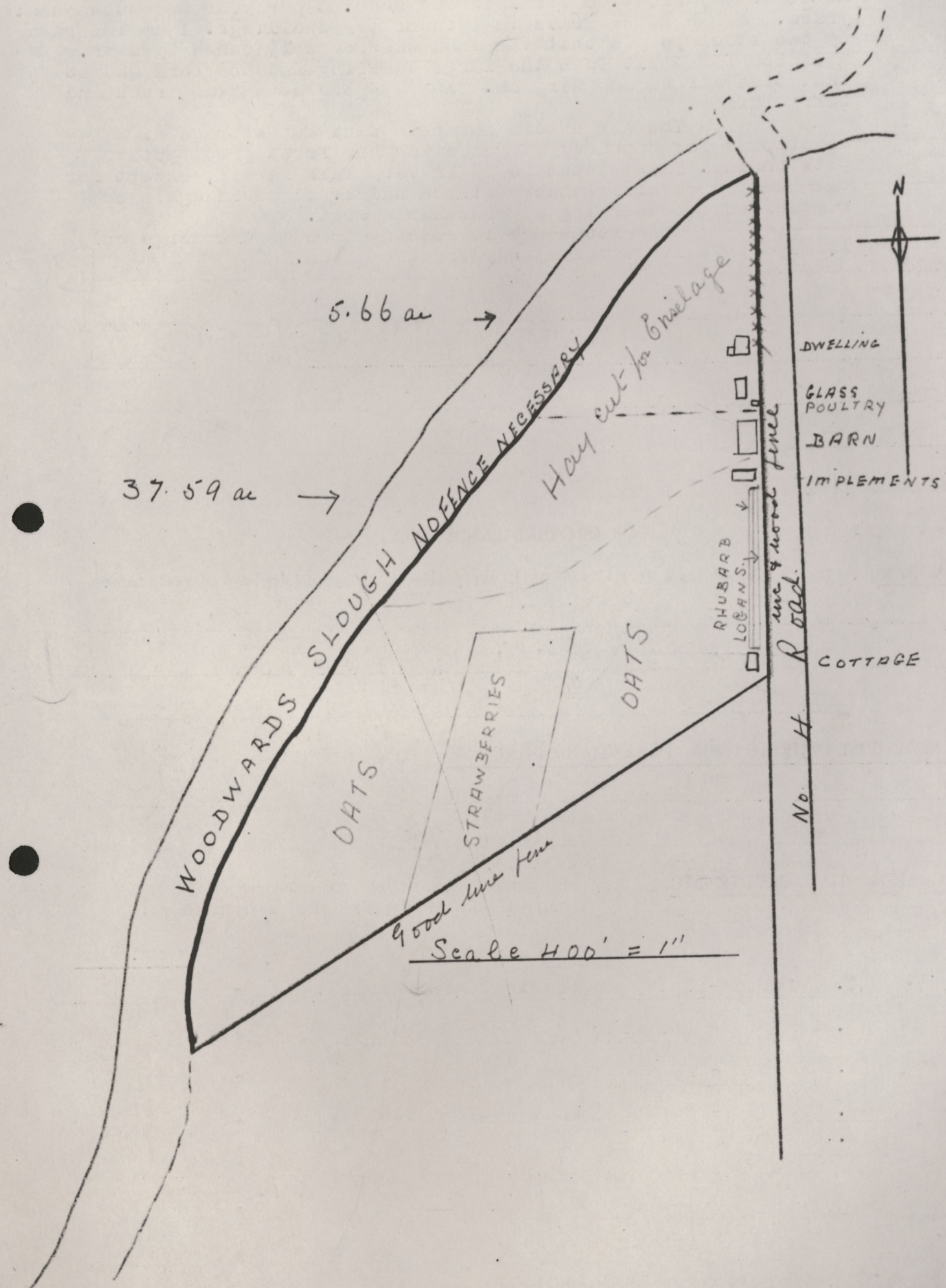
ORCHARDS, SMALL FRUIITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

		Present Value
4.90 acres	- 1st year bearing strawberries.	$
.28 "	- Rhubarb	$
.40 "	- Loganberries	$
37.67 "	- Seeded down to oats & clover.	$
43.25 "		
		$
		$
		$
		$
		$

Total $

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 10,000.00

Date 20th July 19 42.

"I.T. BARNET"

District Superintendent.

#39

January 26th 1948.

Messrs. Norris & MacLennan,
Barristers and Solicitors,
602 West Hastings St.,
Vancouver, B.C.

Dear Sirs,

Re claim of Tadayoshi KAWASE (Reg.No.03473)
Realty $23,123.00, Personalty $698.62.

The above claim which was filed by you will be heard at the Court House, Kamloops, B.C., on Friday, February 13th next, at 10 A.M.

Yours truly,

SECRETARY

AW/W.

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K. C. – J. A. MacLENNAN, LL. B.

TELEPHONE PACIFIC 5254
CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST

Vancouver, B.C.
Nov. 25, 1947.

The Commissioner,
Office of the Custodian,
Royal Bank Building,
Vancouver, B.C.

Re: Japanese Property Loss Claims,
Kawase (Tadayoshi), Reg. No. 03473.

√ Kawabata

Dear Sirs:

We enclose herewith in duplicate for filing, the Cliam Forms of the above named in the matter of the Japanese Investigation of Losses.

Yours truly,

NORRIS & MCLENNAN

Per:

JAM/AM

Enc.