

<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
					832 .		978.97			978.97
<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	% of Total	Amount	% of Total
<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 CHATELS</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	% of Total	Amount
TOTAL RECOMMENDATION										978.97

CASE NO: 208

JAPANESE PROPERTY CLAIMS COMMISSION

Vernon, B.C.

April 28, 1948

IN THE MATTER OF THE CLAIM OF

GONZO SAWAYAMA

PROCEEDINGS AT HEARING

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 M.M. COLQUHOUN, SUB-COMMISSIONER)

10

Vernon, B.C.
April 28, 1948

IN THE MATTER OF THE CLAIM OF
GONZO SAWAYAMA

PROCEEDINGS AT HEARING

20 APPEARANCES:

- | | |
|----------------------|--|
| D.S. McTAVISH, Esq., | appearing for the
Dominion Government |
| R.J. McMASTER, Esq., | appearing for the
Claimant. |
| <hr/> | |
| T.J. MARRION, Esq., | Secretary to Vernon
Sub-Commission. |
| G.N.R. UPTON, Esq., | Official Interpreter |
| G. HAMBLETON, Esq., | Official Reporter. |

30

MR. McMASTER: Sawayama, Gonzo, No. 228 on the original list, your honour.

GONZO SAWAYAMA, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. McMASTER: In this case, your honour, I would ask to reduce the claim on the real estate to \$4,000.00. The property was sold to the Veterans Land Act by the Custodian for \$832.00. I would also ask leave to abandon the claim for chattels.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did you instruct Mr. Leckie to prepare this statement with regard to your real estate, and is that your signature on it?

A: Yes.

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

20 A: Yes.

MR. McMASTER: I 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 with respect to this property.

MR. McMASTER: If I might refer to Exhibit No. 1, your honour. The property, approximately 7 acres, was purchased by the claimant in 1919 as bush land for \$1667.00. Since that time he has cleared about

G. Sawayama
In Chief

5 acres, at an estimated cost of \$250.00 per acre. He put in drainage as shown on his form and dug wells and made other improvements as shown there. He also erected the buildings shown in Exhibit No. 1. I draw your honour's attention to the fact that there were three houses on these premises served with electric light. The claimant states that the houses were 11 to 12 years old, not 20 years old as stated by the appraiser. The garage was just built for two years at the time of evacuation. The chicken houses were 2 years old, not 10 as shown in the appraisal, and the packing house was 3 years old, not 10 years old.

The property is located about one half mile from Hammond, B.C., with access to a main road, and is excellently adapted for poultry raising and the growing of small fruits.

The claimant points out that prior to evacuation he rented the houses, shown on Exhibit 1, as No. 1 and No 3, to workmen from Hammond for a rental of \$19.00 per month.

I would ask my learned friend to admit that the assessed value of the premises in 1943 was land, \$550.00, buildings, \$1400.00, a total of \$1950.00.

MR. McTAVISH: That is correct, your honour.

MR. McMASTER: The property was sold by the Custodian for \$832.00. Would my friend admit that the taxes in 1943 were \$33.53? That appears in the Soldier Settlement Board Appraisal.

MR. McTAVISH: \$33.53 is right.

MR. McMASTER: Your witness.

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

CROSS EXAMINATION BY MR. McTAVISH:

Q: Witness, what was your occupation?

A: A sawmill worker and farmer. I was working at a
sawmill and farming.

10 Q: Your farming was only a part-time occupation?

A: My wife was looking after the farm. I was working
at the sawmill.

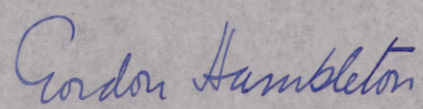
MR. McTAVISH: That is all, your honour. It is purely
a question of value.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

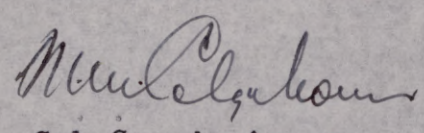
I hereby certify the foregoing to be a true
and accurate transcript of the proceedings
herein.

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G. Hambleton
Official Reporter.

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



Sub-Commissioner

30

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

W. B.

7269

K...

ack

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

Vernon

(1) NAME (Mr.) SAWAYAMA Gonzo (RCMP) Reg. No. 14338
(Print) Surname Given Name

(2) Pre-Evacuation Address 2nd Ave. Port Hammond, B. C.

(3) Present Address c/o R. E. Postill, R. R. 3, Vernon, B. C.

(4) REAL ESTATE

(a) Street Address (if any) 2nd Ave. Port Hammond, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Lot two (2) of parcel "D" of a Subdivision of District
Lots 278 & 279 Group (1) Map 4384. (6.27 acres)
In district of New Westminster, B. C.

(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)~~

(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 - sold to Veteran's Land - - - \$ 5,010.00
- (ii) Buildings - 3 houses - - - - - \$ 4,000.00
- (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) - - - - - \$ 9,010.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 826.47
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 8,183.53

(5) PERSONAL PROPERTY

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

2nd. Ave., Port Hammond, B. C.

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

house and barn

(c) How stored or packed at time of evacuation

unpacked and left in barn and one room upstairs.

(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 \$ 323.21

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) - - - - - \$ 8506.74

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no Yes

(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

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, Gonzo Sawayama, c/o R. E. Postill
of Vernon

of the R.R. 3,
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 Columbia)
this 15th day of November)

Gonzo Sawayama

A.D. 1947. *Julius [Signature]* 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 personal property which is the subject of the claim:

	Estimated Value	Estimated Value	Estimated Value
1. Gramophone	50.00		
2. Cabinet	27.00		
3. Electric Tailor Iron	7.50		
4. Dinner Dishes	45.00		
5. Tea set	10.00		
6. Books	26.00		
7. Electric wire, extension, bulbs, etc.	10.00		
8. Electric Curler	2.00		
9. Beds (2) Single and Baby crib	15.00		
10. Dresser	7.50		
11. Xmas decoration-electric lights, etc.	12.50		
12. Miscellaneous (baby) Blankets(5), shawls, sweaters, etc.	30.00		
13. Table	8.00		
14. Scale	12.00		
15. Sprayer Machine	8.50		
16. Lawn Mower	10.00		
17. Cables-50 feet	20.00		
18. Miscellaneous	24.00		
19. Wall Clock			

TOTAL CLAIM FOR
Credited from Custodian

~~309.60~~
330.00
6.79

330 -

Total Claim for Property Loss

~~315.81~~
323.21



G Samayama

REAL ESTATE
(Farm Land)

14338

(Claimant's Name)

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 ^{2 ac}	7 ac +	1919	E W Powell	1667 (@ 250 per ac)	all bush	none	4000.00 Land & improvements
Cultivated ^{not} planted ^{3 ac inc}							
Cultivated and ^{not} in crop ^{bdgs}							
List Crops							
Straws - 1 ac							
Raspberries - 2 ac							
Asparagus - 1 ac							

Total 4 ac.

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

Description	When Made	Cost	Estimated Value
cleared about 5 ac - 1919-41 - own labour - app ⁿ cost estimated @ 250 per acre - 1250			1250
rain age 16" pipe 1000' - 1930 - own labour 220, materials 110			330
built gravel from house to highway - 19' x 3600' - in 1930 - hired & own labour - about 125			125
Dug wells 3' x 3' x 14' - wooden cisterning - 1930 - cost for 3 wells 75			75

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
#2 House	24' x 36'	Frame on post	shingle roof	1929		part own, part hired labour + bought material			1350.00
#1 House	20 x 30	same construction	4 rooms	1930		"	"	"	780.00
#3 House	20 x 36	"	5 rooms	1929		"	"	"	900.00
Garage	12 x 18	Frame	shingle roof	1940		own labour - bought materials			50.00
Chicken house	14 x 16	Frame	shingle roof	1940		"	"	"	100.00
Pacifying house	14 x 20	"	shingle	1939		"	"	"	68.00

3 houses are served with electric light

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

The houses were 1 to 12 years old (not 20 yrs old as stated by the appraiser); garage was just built for 2 years when we were evacuated; chicken house was 2 yrs old (not 10) and pacifying house 3 yrs old (not 10). I believe that the appraisal 947.45 to be much below a fair market value.

Comments: This property is well located 1/2 mile from Hammond, BC with access to main road and is excellently adapted for poultry raising and growing of small fruits. I consider that it would be worth at least 94000.00 when sold by the Custodian as of Jan 1, 1943 - Prior to evacuation we rented #1 + #3 houses to workmen from Hammond for a rental of \$19.00 per mo.

G. Samayama
SIGNATURE

EXHIBIT No 208-1
DATE 28 April 1948
FILLED BY Claimant.

Farm Appraisal Report

File No. J.L.10

Land Description Lot 2, Pcl.D of Lots 278/279, Gp.1, Map 4384.

Containing 6.173 acres Acres

Owner's Name GOUZO SAWAYAMA Post Office Address Hammond, B.C.

Nearest Rail Point Hammond Distance 1/2 mile.

Market Town New Westminster, B.C. Distance 16 miles.

Church (give denomination) Hammond, all denominations Distance 1/4 mile

Nearest School Hammond - Bus to High School 4 - Distance 1/2 mile.

State how property was identified: Map and corner posts.

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

Direct access by lane to 2nd Avenue which is paved - good condition.

Is this district a good one? Yes.

Employment opportunity Limited to two sawmills and brickyard.

Predominating Nationality and religion: Mixed - mainly Japanese.

Describe Fencing and its condition: Nil Value \$

Water supply: Wells for domestic purposes - good supply. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE #1	18 x 24	Frame	1 st.	Shgle	20	Wood	Fair	\$200.
" #2	24 x 36	"	1 1/2 "	"	20	"	"	450.
" #3	26 x 30	"	1 "	"	20	"	"	250.
BARN	x							
Garage	12 x 18	"	6	Shke	20	"		10.
BARN	x							
Shed	12 x 16	"	6	Shgle	10	"		20.
GRANARY	x							
Poultry Hse	15 x 15		5	Shgle	10			20
	x							
	x							
	x							

208-2

28 April 1948

Claimant on behalf of Crown

Total present day value \$ 950.

Total Value Buildings add to farm \$ 500.

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys: No basements. Brick chimneys on bracket.

#1 4 rooms Nil
#2 No. rooms downstairs? 5 " Upstairs? 2 How finished Wood and paper.
#3 5 " Nil

Are buildings painted? No Condition of paint -

Distance from nearest bush No bush within approximately 200 yards.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.67	Decline to west.	L. sandy loam 18" to 2'	Sandy gravel	Mixed; berries & asparagus & peas.	\$75.	200.25
1.50	" 2.67 " 1.50 "	Muck, 2 to 3 ft.	Gravel	Raspberries & garden.	85.	127.50
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.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2	Decline to west.	Muck	Gravel	Clearing timber & stumps	\$200.	\$10. 20.00
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 \$ 347.75

Total added by buildings to value of farm \$ 500.00

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

Total value of farm \$ 847.75

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

Farm in fair state of cultivation. Occupied by Japanese owner 20 years.

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

Small fruits and poultry

Noxious weeds:

None of consequence.

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

Maple Ridge Municipality. 1942 taxes \$33.53.

Date: 11th May, 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 11th day of May 1942

Inspector's Signature

"H.L.Sinclair"

Farm Appraisal Report

Remarks: This is a small property close to Hammond. Portion of soil is light sandy loam over sand and gravel; good drainage. Crops in fair condition. 1.50 acres in muck land excellent depth. Of this area 0.80 acs is in raspberries, good condition, and 0.70 acs. fallow and mixed crop. Two acs. slashing and heavy bush.

The property is overburdened with buildings, there being 3 houses, two of which are rented by owner to Jap families at present time. All dwellings have their own domestic water, wells, and are served with electric light. Houses have a rental value due to close proximity to Hammond and mills.

The property was leased to Earnest Dodd by Jap owner on 1st May. Lease calls for 1942 rental of \$325.00 and taxes. 1943 lease payment to be \$162.50 plus taxes.

(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.

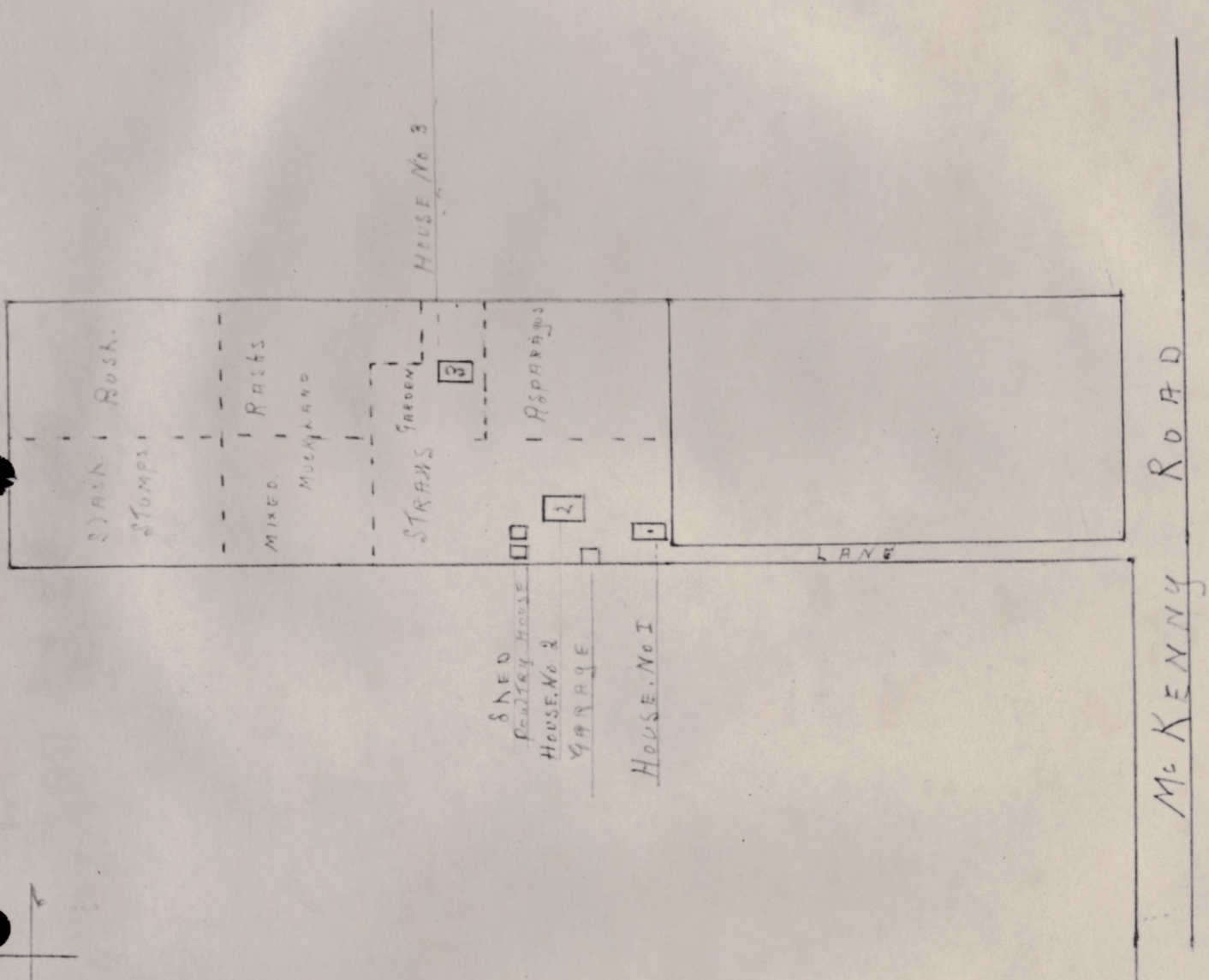
ORCHARDS, SMALL FRUITS, ETC.

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

	Present Value
1 acre Strawberries.	\$
.80 Raspberries.	\$
.70 Mixed.	\$
1.00 Asparagus.	\$
.67 Fallow and buildings.	\$
2.00 Slash and bush.	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total \$	_____

Amount fruit trees add to value of farm \$ _____

Diagram of Property



Lot. 2 pc. D. of Lots 2784279. G.R.P.I. MAP 4394

Gougo. Sawayama

SCALE - 1" = 200 FT.

6.173 ACS.

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1100.00. Surplus houses can be rented as the property is close to the Hammond Mill.

Date 13th May 1942

"I. T. BARNET"

District Superintendent.