

Name of Claimant

IWASE, Toshio (*de ed.*)

Case.....416

Custodian File

(IWASE Yoshi)

7349 & 7512

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% 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	
					1281.		1214.61			1214.61
<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			
<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			
			46%	159.10						
						73.19				73.19
TOTAL RECOMMENDATION										1287.80

CASE NO: 416

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C.

June 22, 1948

IN THE MATTER OF THE CLAIM OF
YOSHI IWASE

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 H.W. COLGAN, SUB-COMMISSIONER)

10

New Denver, B.C.
June 22, 1948

IN THE MATTER OF THE CLAIM OF
YOSHI IWASE

PROCEEDINGS AT HEARING

20

APPEARANCES:

DONALD MACDONALD, Esq., appearing for the
Dominion Government

A.E. COBUS, Esq., appearing for the
Claimant.

W.J. STURGEON, Esq., Secretary to New
Denver Sub-Commission

MRS. I.C. SMITH, Official Interpreter
G. HAMBLETON, Esq., Official Reporter.

30

Y. Iwase
In Chief

MR. COBUS: The claim of Yoshi Iwase, No. 20 on the
Secretary's list.

(MRS) YOSHI IWASE, the claimant herein,
being first duly sworn, testi-
fied through the official
interpreter as follows:

10 MR. COBUS: I would ask leave, your honour, to amend
the claim herein. With respect to the real pro-
perty, item 4 (e)(iii), the amount claimed re-
mains at \$2500.00, but the credit to the Custodian
should have been \$1281.00, that being the
gross selling price of the property. That leaves
a net claim for realty of \$1219.00. With respect
to the personal property which is the subject
matter of the claim, we intend to file with the
chattel statement form a list, and that total
is now \$212.10, and the credit to the Custodian
is \$3.85, which leaves a net personal property
claim of \$208.25. The total claim is now
20 \$1427.25.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement respecting
the farm land for which you have submitted a
claim. Did you instruct Mr. Leckie to prepare
that statement and is that your signature?

A: Yes.

Q: Is the information contained therein true to the
best of your knowledge and recollection?

30 A: Yes.

Y. Iwase
In Chief

MR. COBUS: I would ask to file the statement concerning the farm.

THE COMMISSIONER: That will be Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my friend produce the Farm Appraisal Report on the real estate?

(Handed to Mr. Cobus)

MR. COBUS: The farm appraisal report is filed on behalf of the Crown.

10 THE COMMISSIONER: That will be Exhibit 2.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. COBUS: Now, speaking from the statement marked Exhibit 1, your honour, this was a 10 $\frac{1}{2}$ acre parcel of land of which some four acres more or less were uncleared, half an acre was occupied by buildings, and the remainder, six acres of it was in crops and an acre of hops, two acres of strawberries, half an acre of asparagus, one and a half acres of peas and beans, half an acre of vegetables, and one half and acre of fruit trees, a total crop acreage of six acres. The property was purchased in 1924 for a price of \$2500.00. At that time it was all uncleared land and there were no improvements on the land at that time. The claimant estimates the value of the land and improvements since made at \$2500.00.

20

Under "improvements," she lists the clearing of about six acres from the time of purchase until 1941. The clearing was done by hired labour and some of her own, and the estimated cost

30

Y. Iwase
In Chief.

of her clearing she says is \$250.00 per acre, a total clearing cost, therefore of \$1500.00. The statement reads that she put in a large amount of drainage ditches -- apparently the witness was unable to estimate the footage -- such ditching being done by hired labour and that of her husband, and she is unable to estimate the cost of the ditching. She planted about 40 fruit trees, mixed varieties, at different times at an estimated cost of \$60.00.

10

She then lists certain buildings, a house, a one and a half storey house of five rooms, a chicken house containing three rooms, a feed house, a packing house, a brooder house, or brooder houses, and a woodshed. The house was built in 1925 and the other buildings were built between '25 and '27. She has given an estimated cost on each item.

With respect to the appraisal report, she says that the appraiser under-estimates the number of fruit trees and did not put any value on those fruit trees. He lists only three buildings and says three others were of no value. She disagrees with that statement as she says the buildings were in use and quite suitable for the purposes for which they were then being used. She says the house and other main buildings were in fair condition and admits that the other buildings were not so good. Nevertheless she considers the valuation of \$1350.40 much too low.

20

30

Y. Iwase
In Chief

She agrees that the appraiser has described the location and quality of the land and development very well. She believes that when it was sold on the 1st of January, 1943 for \$1281.00 it would be worth \$2500.00. She says that her husband was offered \$3000.00 by Mr. Menzies in the spring of 1942.

Perhaps my friend can advise the amount of the assessed value in '42 or '43.

10 MR. MACDONALD: \$1800.00.

MR. COBUS: That is divided between land and buildings, I believe.

MR. MACDONALD: Yes, land \$900.00, improvements \$900.00.

THE COMMISSIONER: What year is that, Mr. MacDonald?

MR. MACDONALD: Well, this is just a memorandum, your honour. Among other things it gives the assessed value. It refers to 1942 in the next paragraph, so I presume it would be about that time.

20 MR. COBUS: That appears to be correct, because on page 2 of the Farm Appraisal Report, the 1942 assessment is shown, improvements \$900.00, land \$900.00.

Q: Now, witness, I produce to you a statement concerning the personal chattels for which you have submitted a claim in the amount of \$212.10. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: Yes.

Q: In that statement you make reference to a list detailing the items for which you have submitted

Y. Iwase
In Chief

a claim. I produce to you a two page list. Is that the list to which your statement makes reference?

A: Yes.

Q: Is the information contained in the statement and list true to the best of your knowledge and recollection?

A: Yes.

THE COMMISSIONER: That will be Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3)

10 MR. COBUS: Your honour, I am now referring to the statement and would ask leave to delete a portion of the statement. Originally the claim for personalty was to be set up on the Analysis sheet, and that plan was later dropped, so that the statement "See list attached with details of major articles," means "see list attached with details of all articles," and the reference to the setting up of any of the items on the Custodian's Analysis is now of no use;

20 we didn't adopt that method. In other words, the two page list in fact contains every article for which this claimant is claiming and gives details of each one. Therefore, there will be no question of using the Custodian's Analysis sheet as a list.

30 She says that the household goods were packed in boxes and left in the attic. The larger articles were left as they were in the house. The farm equipment and implements were stored in the shed. She has allowed for de-

Y. Iwase
In Chief

preciation on all the items on the list which forms part of Exhibit 3.

If my friend would produce the Analysis, I think it should be filed.

(Handed to Mr. Cobus)

MR.. COBUS: The Analysis is filed on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 4)

10

MR. COBUS: Referring to Exhibit 4, your honour, the claim as originally submitted contained 103 items. Now, by comparing the list which forms part of Exhibit 3, it can be seen readily that great numbers of items have been abandoned. Before turning the witness over to my friend, there is one problem that has arisen -- perhaps I should have spoken of this earlier. In her claim form, the witness showed herself as being the sole owner of the real property, but I am informed that the property was the property of her husband, and Letters of Administration were taken out by the Official Administrator, J.L. Streight in New Westminster, and perhaps I had better establish what her interest is and then make the application that I had planned to make.

20

Q: Witness, in what year did your husband die?

A: Six years ago.

Q: That would be in 1942 or '43?

A: It was two years after I was evacuated.

Q: I see. It was after evacuation. This real estate, this farm, for which you have submitted

30

Y. Iwase
In Chief

a claim was your husband's property, was it?

A: My husband was the sole owner.

Q: It was your husband who made the J.P. declaration prior to being evacuated, is that not correct?

(Interpreter to Witness)

MR. COBUS: Perhaps if my friend produces the J.P. form.

(Handed to Mr. Cobus)

10 Q: Well, this may help you, witness. I produce to you from the Custodian's file what is known as a J.P. form, and it bears a signature, T. Iwase, and the date, the 1st of May, 1942. Is that your husband's signature?

A: Yes.

MR. COBUS: I file the J.P. form on behalf of the Crown.

(J.P. FORM MARKED EXHIBIT NO. 5)

20 Q: Your husband died intestate, did he not, that is, without a will?

A: Yes.

Q: How many children did you have living at that time?

A: Seven, at that time.

Q: What are their ages now?

A: The eldest is 22 and the youngest is 6.

Q: I see. Your interest, of course, in your husband's property, I think you have been informed of this, is a one-third interest; do you understand that?

A: I received one-third

30

already.

Y. Iwase
In Chief

Q: I see. And you wish now to present this claim on behalf of yourself as to one-third and on behalf of your seven children as to the other two-thirds, is that what you want to do?

A: I received one-third already, and then the eldest child, she is 22, and she has received already her share, and I am now submitting a claim for the others.

10 Q: Well, I think you had better tell the witness it is not up to her to decide who is going to get it. I want to know if she wishes me to ask his honour to allow her to present her evidence as it has been presented on behalf of the children who normally would be beneficiaries under the administration of the husband's estate.

A: She understands that.

Q: And that is what she wishes?

A: That is what she wants to do.

20 MR. COBUS: Your honour, I would apply that the claim form -- and I am speaking only with respect to the realty -- be amended to show Mrs. Yoshi Iwase and her children. It was unfortunate, it seems to me, that we didn't get an authority from Mr. Streight to present a claim on behalf of the children, but since that would be understood that if there is an award made, then the administrator would receive two-thirds of the award with respect to the real property.

30 THE COMMISSIONER: Of course, she can't receive it anyway, without a court order.

MR. COBUS: No, that is quite correct, your honour.

THE COMMISSIONER: What would happen is that whatever settlement is made on this claim, which is submitted on behalf of the children, the part for the children will be paid to the Official Administrator. All we are doing now is to decide how much the claim is for, and whatever is decided will be paid will be paid to the Official Administrator on behalf of the children. One child has her share, of course, and the wife has her share. I couldn't make any order as to the disposition of that.

10

MR. COBUS: No, your honour, but I think if you will permit the amendment of the claim, that is, showing Mrs. Iwase as claiming on behalf of her children --

THE COMMISSIONER: That is what I have got down here. It put it that the application is for the claim form to be amended to show that Mrs. Iwase is making a claim on behalf of her children.

20

MR. COBUS: As well as herself.

THE COMMISSIONER: Well, of course, she has already got hers, she says, or -- of course, she is expecting to get some more.

MR. COBUS: Well, she will share one-third in whatever award would come through, your honour.

THE COMMISSIONER: Yes,

MR. COBUS: And the children likewise would receive two-thirds, seven ways.

30

THE COMMISSIONER: Yes.

MR. COBUS: Your witness.

MR. MACDONALD: I submit, your honour, that the real property was sold for its fair market value. The personal property that was sold was sold for its fair market value, and the personal property that is being claimed, for is claimed at an exorbitant figure.

CROSS EXAMINATION BY MR. MACDONALD:

10 Q: Do you know, witness, if there was a fire at your place, your old place, after you left?

A: I only heard that one part of the chicken house was burned.

Q: Yes. Where did you leave these chattels; with whom did you leave them?

A: I left them in the house that I was living in.

Q: And who was in the house when you left?

A: I don't know. There was no one there when I left.

Q: Did you lock the place up and just leave it?

20 A: I left it without locking it up.

MR. MACDONALD: No more questions, your honour.

THE COMMISSIONER: Is there anything further, Mr. Cobus?

MR. COBUS: I was just wondering, your honour

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, were you evacuated before your husband, or after? A: I left with him.

MR. COBUS: They left together, I see.

30 No further questions, your honour.

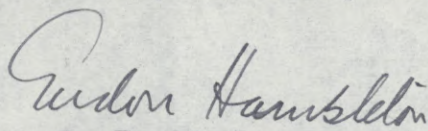
Y. Iwase

THE COMMISSIONER: That is all, Mrs Iwase.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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


G. Hambleton,
Official Reporter.

10

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

H.W. Colgan
Sub-Commissioner.

20

30

NOV 25 1947

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

ACKNOWLEDGED

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

[Signature]

7512 new Denver
A. Johnson

no

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

(1) NAME IWASE Yoshi (RCMP) Reg. No. 13974
(Print) Surname Given Name

(2) Pre-Evacuation Address R. R. No. 1. Port Hammond, B. C.

(3) Present Address Orchard, NEW DENVER, B. C.

(4) REAL ESTATE
(a) Street Address (if any) PORT HAMMOND, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Section Lot number #222, Roll #1114 Subdivision "B" S& E SK 7774
New Westminster District

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business (berry) small fruit and 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 - - - - - \$ _____
(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) - - - - - \$ 2,500.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 1,279.77
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,220.23

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation
R. R. No. 1, PORT HAMMOND, B. C.
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
house, chicken house, sheds,
(c) How stored or packed at time of evacuation household goods were packed in boxes and
farm implements were stored in the shed.

(over)

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

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 \$ _____

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) - - - - - \$ 1370.23

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Yoshiwase
of New Denver in the Village of Prosser 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 Village of New Denver in the Prov of British Columbia this 17 day of November A.D. 1947. New Denver)
Yoshiwase)
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.

COPY OF THE LIST OF CHATTELS AT NO. 17, FIRST AVENUE,PORT HAMMOND, B. C., RECEIVED FROM THE CUSTODIANIN OCTOBER 1942- WITH THIS TOTAL ESTIMATED VALUE

File No: 7349

Name- Yoshi Iwase

Address: No. 17, First Avenue, Port Hammond, B. C.

LIST OF CHATTELS IN CARE OF MRS. J. P. REGIERHouse (main floor)

1 gramophone and 29 records
 1 homemade table (poor)
 3 blinds
 5 kitchen chairs (1 broken back)
 1 homemade bench
 1 kitchen cabinet
 1 homemade round table
 1 chiffonier (small)
 1 bed complete
 1 picture in frame
 1 galv. sink
 3 bowls and few broken cups
 1 wardrobe
 4 curtain rods
 1 mirror and towel rack
 6 stove pipes, 1 lbs

Attic

2 boxes dishes
 2 rolls old lino.
 1 Jap. shrine
 1 1 gal. jar
 1 platter (15")
 1 picture frame

Woodshed, Bathhouse

1 old camp gas stove (nv)
 2 boxes rags, clothes
 1 McClary range (old)
 1 bed complete
 1 screen cooler
 1 roll lino. (old)
 8 Japanese tubs
 1 lantern (no chimney)
 2 lamps (1 chimney)
 56 gaki Bottles
 1 bed warmer

STOREHOUSE

1 hand cultivator
 1 250 lb. platform scale
 1 10 gal. crock
 1 sack pea pods
 1 hand wringer
 1 screen door (poor)
 2 boxes glass
 1 4 x 3' gal. sheet
 1 copper wash boiler
 1 box seeds
 1 box elec. parts etc. (old)
 1 Japanese saw
 1 old range
 1 tank sprayer (burst tank)
 2 sad irons
 1 big box glass
 1 wheelbarrow wheel
 1 large auger
 1 bed complete
 1 free
 3 cross cut saws
 1 bedstead
 1 D B axe head
 1 mattock head
 70 lbs. berry wire
 1 4 gal. grease can
 1 radio aerial
 1 blind
 4 hoes
 1 post hole digger
 1 scoop shovel
 1 bent shovel
 3 mattocks
 1 potato digger
 1 hay fork
 1 crow bar (4')
 1 spade

Inventory of Chattels continuedDn. Chicken house, and packing shed

2 10 gal. grease cans
 6 bdles. shingles
 1 brooder stove
 sml. quantity lime
 1 old couch spring
 1 old h.m. table
 24 picker's trays
 1 bent shovel (broken Handle)
 1 old hoe (")
 1 school suitcase

Unst.

50 lbs. good berry wire
 50 lbs. poor berry wire
 1 brooder cover
 1 loose door
 4 picker's trays

Chicken House

1 galv. drinking trough
 1 part roll chicken wire

This represents all my chattels remaining in any protected area of British Columbia.

Estimated Value: \$150.00

Confirmed:

Date:.....November 17, 1947.....

Brooder House

25 lbs. heavy wire
 20 lbs. lime
 1 old wood pail
 1 galv. pail cont. 51 lbs. sulphur

Old Brooder House

3 10 gal. carbide cans
 2 wedges
 1 axe head
 5 wooden troughs

Outside

2 tables (hm)
 2 ladders
 1 wheelbarrow
 2 galv. pails
 1 old bed complete
 1 clothes line in use
 1 pulley and pail

Signed.....*Yoshi Sasaki*.....

Mrs J Jwase
(Claimant's Name)

REAL ESTATE
(Farm Land)

13974
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 4 1/2 + Cultivated not planted (bldgs 1/2 ac) Cultivated and not in crop List Crops 1 ac hays 2 ac straws 1/2 ac asparagus 1/2 ac peas and beans 1/2 ac veg 1/2 ac fruit trees Total 6 acres	10 1/2 +	Nov 6/24	Don't remember	2500 ⁰⁰	all uncleared	none	2500 ⁰⁰ (land and improvements)

EXHIBIT No 416-1
DATE June 27/48
FILED BY Cobus

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

Description When Made Cost
Cleared about 6 acres - from purchase till 1941 - mostly hired, some own - estimated cost 250⁰⁰
Put in charge of drainage ditches (unable to estimate) - hired + husband's labour - unable
Planted about 40 fruit trees (mixed) - at different times - cost about 60⁰⁰ to estimate cost -

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value	Cost
House	(1 1/2 story) (5 rooms) built	26x20	Frame on posts - no basement - shingle roof - mostly hired - some husband's labour and bought materials	1925					1100 ⁰⁰	600 ⁰⁰
Chicken house	(3 rooms)	20x94	Frame shingle roof - wood foundation	1926		own labour			100 ⁰⁰	100 ⁰⁰
Feed house		15x18		1927		hired			100 ⁰⁰	100 ⁰⁰
Packing house		24x18	Frame	1926		own			60 ⁰⁰	60 ⁰⁰
2 brooder houses		10x10		1925		hired + own labour				
Woodshed		16x12								

Comments re Appraiser's report not covered by above information: The appraiser underestimated the number of front trees and did not put any value on same. It lists only 3 buildings and says 3 others "of no value". I disagree with this as all the buildings were in use and quite suitable for the purposes for which they were being used. The house and other main buildings were in fair condition - the other buildings not so good. I consider the valuation at 1305.40 is much too low.
Comment - the appraiser has devalued the location, quality of land and development very well. I believe that when sold Jan 13 for 1281⁰⁰ my husband was offered 3000⁰⁰ but the money was in spring it would be worth 2500⁰⁰.
Jwase
SIGNATURE
Drainage and
my meninges in spring

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
6.70	level with slight decline to west.	sdv. loam average 2'	clay	mixed small fruit, peas and plot of hops	100.00	670.00
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.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
3.54	level	sdv. loam	clay	very heavy clearing	200.00 to 250.00	10.00
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 \$ 705.40

Total added by buildings to value of farm \$ 600.00

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

Total value of farm \$ 1305.40

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

Farm occupied by owner, land appears to be in a good state of fertility,
but little cultivation has been done this season.

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

Suitable for mixed small fruits or poultry.

Noxious weeds: No serious weed situation.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Maple Ridge Municipal Assessment.
Improvements - \$900.00
Land - 900.00 1942 Taxes \$39.09.

Date: May 9, 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 5th day of May, 1942.

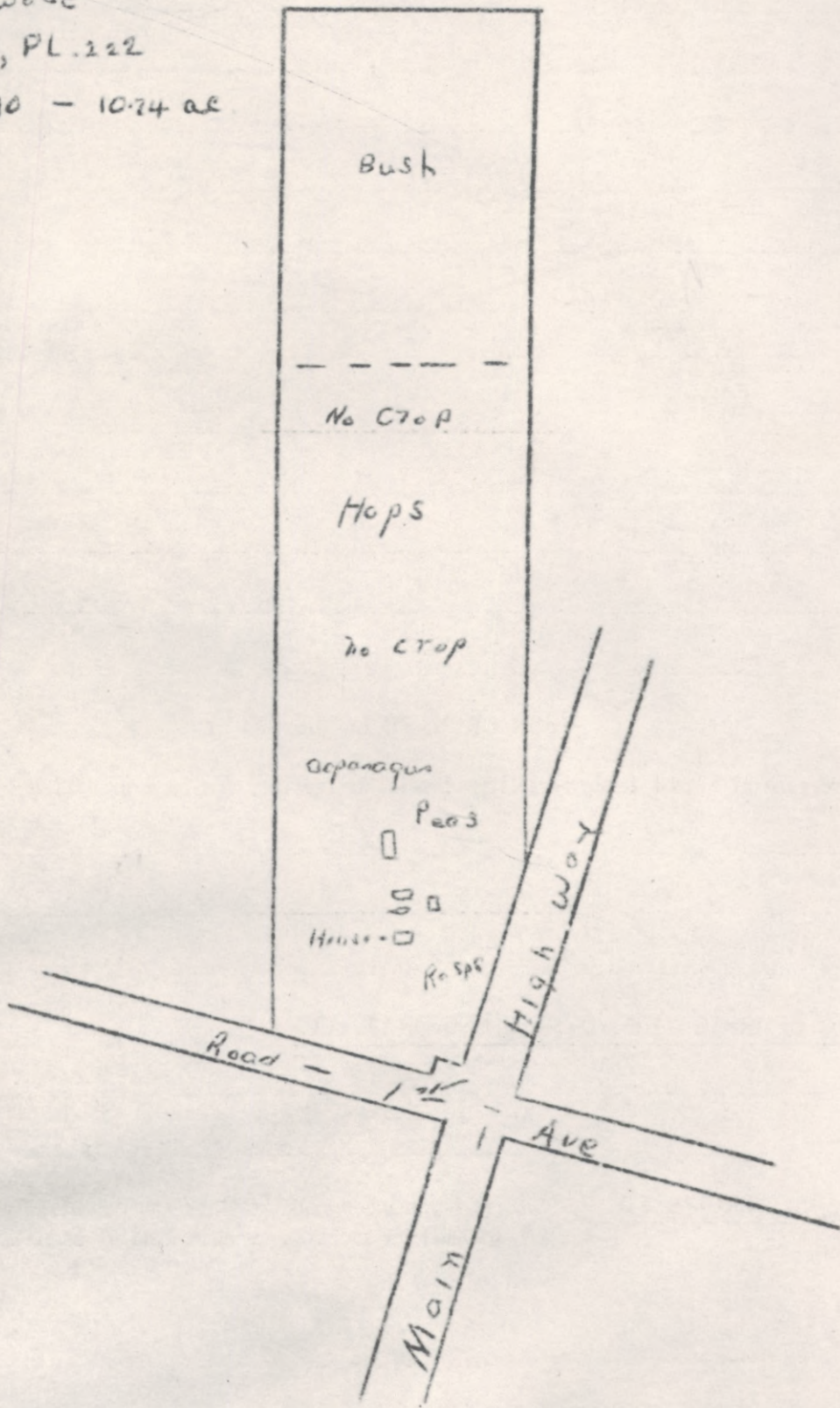
Inspector's Signature

"D. DODDING"

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

Diagram of Property → N

Toshio Iwase
Plat "B" Gp 1, PL. 222
Plan - 2490 - 10.74 ac.



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

value is \$ 1400.00

Date 15th May, 1942.

"I.T. BARNET"
District Superintendent.

Mrs. Y. Iwase
(Claimant's Name)

EXHIBIT NO. 416-3
DATE June 27/46
FILED BY Cobus

PERSONAL CHATTELS

13974
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

~~1. Granophone~~

See list attached with details of major articles
For rest of articles claimed (including also the
major articles on attached list - see list-
appan's analysis of personal property
form

_____ Total est value of all articles
claimed. _____

\$ 252.35
212.10

Description of Storage of Goods:

The household goods were packed in boxes and left in the
attic - larger articles were left as they were in the
house - Farm equipment and implements were stored
in the shed _____

General Statement as to Chattels not Described above:

Additional Comments, if any:

I have allowed for depreciation on all items.

M. Iwase

SIGNATURE

Mrs. Yoshi Iwase.
(Claimants Name)

Personal Chattels.

13974 Reg. No.

<u>Description of Major Items.</u>	<u>Approximate date of purchase.</u>	<u>New or Used When Purchased.</u>	<u>Price Paid.</u>	<u>Condition when Evacuated.</u>	<u>Estimated Value at Date of Evacuation.</u>
1 Bed complete (brown)	1940	New	\$40.00	Good	\$20.00
1 Gramophone (stand) Dark Oak Finish & 29 Records.	1936	New	\$35.00	Good	\$20.00
1 250 lbs. Platform scale.	1925	New	\$35.00	Fair	\$15.00
1 Brooder stove	1927	New	\$20.00	Fair	\$15.00
1 Mc Clary Range	1940	Old	\$45.00	Fair	\$15.00
1 Bed complete (green)	1939	Old	\$25.00	Fair	\$10.00
1 Picture Frame (oil painting)	1930	New	\$25.00	Good	\$10.00
70 lbs. Berry Wire	1938	New	\$20.00	Good	\$10.00
2 Boxes Window Glass	1939	New	\$10.00	Good	\$ 5.00
2 Boxes Dishes (new) Attie	1940	New	\$15.00	Good	\$10.00
1 4'x 3' Galv. Sheat	1941	New	\$ 3.50	Good	\$ 3.50
3 Cross Cut Saws	1930	New	\$18.00	Fair	\$6.00
1 Chiffonier (small)	1932	New	\$ 6.00	Fair	\$ 3.00
1 10 Gallon Crock	1934	New	\$ 6.00	Good	\$ 5.00
1 Hand Cultivator	1936	New	\$13.00	Fair	\$ 3.00
1 Galv. Sink	1938	New	6.00	Fair	\$ 3.00
5 Kitchen chairs	1928	New	\$ 12.00	Fair	\$ 5.00
1 Kitchen Cabinet	1928	New	\$15.00	Fair	\$ 3.00
1 Wardrobe	1938	New	\$10.00	Fair	\$ 5.00
1 Camp gas stove. (nv)	1932	New	\$12.00	Poor	\$ 3.00
1 Sack Pea Pods (Seed)	1941	Own	\$8.00	Good	\$ 5.00
1 Box Seeds (vegetables)	1941	Own		Good	\$ 3.00

SIGNATURE _____

177.50

Mrs. Yoshi Iwase.
(Claimants Name.)

Personal Chattels

13974 Reg.No.

Description of Major Items	Approx. Date of Purchase.	New or Used When Purchased	Price Paid.	Condition When Evacuated.	Estimate Value at Date of Evacuation
✓ 1 big box glass	1939	New	\$6.00	good	\$3.00
1 Bed Complete	1934	New	\$10.00	Fair	\$5.00
✓ 4 garden hoes	1938	New	\$4.00	Fair	\$2.00
✓ 6 Bundles Shingles	1941	New	\$ 6.00	good	\$3.00
✓ 24 Pickers trays	1927	New	\$7.20	Fair	\$3.60
50 lbs. good berry wire	1937	New	\$6.00	Good	\$3.00
✓ 25 lbs. Heavy wire	1926	New	\$5.00	Fair	\$2.00
✓ 1 Wheelbarrow	1937	New	\$5.00	Fair	\$2.00
1 part roll chicken wire	1927	New	\$5.00	Fair	\$ 2.00
✓ 1 Brooder cover	1927	New	\$10.00	Fair	\$5.00
✓ 1 Jap. saw	1928	New	\$5.00	Fair	\$2.00
✓ 1 Crow bar	1933	New	\$ 5.00	Fair	\$2.00

*Forward-
Total -*

$$\begin{array}{r} 34.60 \\ 177.50 \\ \hline \$212.10 \end{array}$$

Signature. _____

*Ant
For commission*

STANDARD

1	STANDARD	1000	1000	1000	1000
2	STANDARD	1000	1000	1000	1000
3	STANDARD	1000	1000	1000	1000
4	STANDARD	1000	1000	1000	1000
5	STANDARD	1000	1000	1000	1000
6	STANDARD	1000	1000	1000	1000
7	STANDARD	1000	1000	1000	1000
8	STANDARD	1000	1000	1000	1000
9	STANDARD	1000	1000	1000	1000
10	STANDARD	1000	1000	1000	1000
11	STANDARD	1000	1000	1000	1000
12	STANDARD	1000	1000	1000	1000
13	STANDARD	1000	1000	1000	1000
14	STANDARD	1000	1000	1000	1000
15	STANDARD	1000	1000	1000	1000
16	STANDARD	1000	1000	1000	1000
17	STANDARD	1000	1000	1000	1000
18	STANDARD	1000	1000	1000	1000
19	STANDARD	1000	1000	1000	1000
20	STANDARD	1000	1000	1000	1000

STANDARD
STANDARD
STANDARD
STANDARD
STANDARD

STANDARD
STANDARD
STANDARD

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 7512

EXHIBIT No. _____

NAME IWASE, Yoshi Beneficiary claiming on behalf of IWASE, Toshio Dec'd

REG. No. 13974

DATE Toshio Iwase's DECLARATION <u>May 1/42</u> EVACUATION <u>Sept. 19/42</u>	INVENTORY TAKEN BY _____ DATE _____	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	
			AUCTION	TENDER &c			
Furnishings for a 5 roomed house: wishes to lease it with property Gramophone 2 stoves kitchen stove 3 beds hops spray pump closet bureau 4 tables 9 chairs dishes 4 picture frames kitchen cupboard electric fan 1 case glass chicken stove hand cultivator, crosscut saws (5) wheel barrow wire axes 6 hp baskets scale 1 glass water pail Singer Sew. Mchne. (treadle) 1 trunk	EXHIBIT No. <u>416-148</u> FILED BY <u>[Signature]</u>	<u>HOUSE (main floor)</u>					
		1. Gramophone & 29 records (walnut finish) 20.00					
		2. 1 homemade table (poor)					
		3. 3 blinds (green) 1.50					
		4. 5 kitchen chairs (1 broken back) 5.00					
		5. 1 homemade bench					
		6. 1 kitchen cabinet 3.00					
		7. 1 h.m. round table 1.00					
		8. 1 chiffonier (small) 3.00					
		9. 1 bed complete (brown) 20.00					
		10. 1 oil painting (flower) in frame 10.00					
		11. 1 galv. sink (blue-grey) 3.00					
		12. 3 bowls & few broken cups					
		13. 1 wardrobe 5.00					
		14. 4 curtain rods 1.00					
		15. 1 mirror and towel rack .50					
		16. 6 stovepipes, 1 elbow 1.40					
		17. 2 boxes dishes 10.00			.50		
		18. 2 rolls old lino.					
		19. 1 Jap. shrine 2.00					
		20. 1 1 gal. jar					
		21. 1 platter (15")					
22. 1 picture frame							
		<u>WOODSHED, BATHHOUSE</u>					
		23. 1 old camp gas stove (nv) 3.00		.25			
		24. 2 boxes rags, clothes					
		25. 1 McClary range (old) 15.00					
		26. 1 bed complete (green) 10.00					
		27. 1 screen cooler .50					
		28. 1 roll lino (old)					
		29. 1 Jap. tub 2.00					
		30. 1 lantern (no chimney) .50					
		31. 2 lamps (1 chimney) 1.00					
		32. 56 Saki Bottles 1.10					
		33. 1 bed warmer .25					
		<u>STOREHOUSE</u>					
		34. 1 hand cultivator 3.00		.25			
		35. 250 lb. platform scale 15.00					
		36. 10 gal. crock 5.00	1.00				
		37. 1 sack pea pods 5.00					
		38. 1 hand wringer 2.00					
		39. 1 screen door (poor) .50					
		40. 2 boxes glass 5.00					
		41. 1 4 x 3' gal. sheet 3.50					
		42. 1 copper wash boiler 2.00		.25			
		43. 1 box seeds 3.00	S				
		44. 1 box elec. parts (old)					
		45. 1 Jap. saw 2.00					
		46. 1 old range 1.50					
		47. 1 tank sprayer burst tank 1.50					
		48. 2 sad irons 1.00					
		49. 1 big box glass 3.00					
		50. 1 wheelbarrow wheel .50					
		51. 1 large auger .50					
		52. 1 bed complete 5.00					
		53. 1 froe					
		54. 3 cross cut saws 6.00					
		55. 1 bedstead .50					
		56. 1 d.b. axe head 1.50	T				
		57. 1 mattock head 1.50	T				
		58. 1 brush hook head .10	T				
		59. 70 lbs. berry wire 10.00					
		60. 1 4 gal. grease can .15					
		61. 1 radio aerial .50	S				
		62. 1 blind .10					
		63. 4 hoes 2.00	T				

Code

T - Tools
S - Sundries

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
						20.00		See Summary Apr. 5/45
				(1)	.50	(2) 1.00		See Summary Apr. 5/45 1 abandoned - see Summary Apr. 5/45
					5.00			See Summary Apr. 5/45
					1.00	3.00		See Summary Apr. 5/45
					20.00	3.00		" " " "
						10.00		
						3.00		
					5.00			See Summary Apr. 5/45
						1.00		" " " "
					.50			" " " "
.50					1.40			" " " "
					x			Auction sheet
						2.00		
.25					x			
					15.00			See Summary Apr. 5/45
					10.00			
					.50			
					x			
					2.00			
					.50			
					1.00			
					1.10			
					.25			
.25						15.00		See Auction Sheet
1.00						5.00		See Auction Sheet
					2.00			See Summary Apr. 5/45
					.50			
						5.000		See Auction Sheet
						3.50		
.25								See Summary Apr. 5/45
					x			" " " "
					1.50	2.00		" " " "
						1.50		
						1.00		
						3.00		
						.50		
					5.00	.50		See Summary Apr. 5/45
								" " " "
						6.00		
						.50		
								Probably in use on farm.
						10.00		
					.15			
					.10			

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7512

EXHIBIT No. _____

NAME IWASE, Yoshi Beneficiary claiming on behalf of IWASE, Toshio Dec'd.

REG. No. 13974

DATE DECLARATION _____ EVACUATION _____	INVENTORY TAKEN BY _____ DATE _____	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
		cont'd - 2 -				
		64. 1 post hole digger .50 T				
		65. 1 scoop shovel 1.00 T				
		66. 1 bent shovel .15 T				
		67. 3 mattocks 1.50 T				
		68. 1 potato digger .50 T				
		69. 1 hay fork .50 T				
		70. 1 crow bar (4') 2.00 T				
		71. 1 spade .50 T				
		DN. CHICKEN HOUSE				
		72. 2 10 gal. grease cans .30				
		73. 6 bdles. shingles 3.00				
		74. 1 brooder stove 15.00				
		75. sml. quantity lime				
		76. 1 old couch spring 1.00				
		77. 1 old h.m. table				
		78. 24 picker's trays 3.60				
		79. 1 bent shovel (broken hdl) .10				
		80. 1 old hoe				
		81. 1 school suitcase				
		UPST.				
		82. 50 lbs. good berry wire 3.00				
		83. 50 lbs. poor berry wire 1.50				
		84. 1 brooder cover 5.00				
		85. 1 loose door				
		86. 4 picker's trays .60				
		CHICKEN HOUSE				
		87. 1 galv. drinking trough				
		88. 1 part roll chicken wire 2.00				
		89. 25 lbs. heavy wire 2.00				
		90. 20 lbs. lime 1.00				
		91. 1 old wood pail				
		92. 1 galv. pail cont. 5 lbs. sulphur .50				
		93. 3 10 gal. carbide cans				
		94. 2 wedges 1.00				
		95. 1 axe head .35				
		96. 5 wooden troughs				
		OUTSIDE				
		97. 2 tables (hm)				
		98. 2 ladders				
		99. 1 wheelbarrow 2.00				
		100. 2 galv. pails .15				
		101. 1 old bed complete 1.00				
		102. 1 clothes line in use 1.00				
		103. 1 pulley and pail .50				
		252.35				
		Specified Items sold at auction for 8.25				
		Tools sold at auction for 3.50				
		Sundries sold at auction for .90				
						Goods for which \$3
						Goods for which \$7
						Goods for which \$14
						\$25

E No 7512

EXHIBIT No.

CASE No.

G. No. 13974

VENUE MELBON

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
						.30		
						3.00		
						15.00		
						1.00		
						3.60		
						.10		
						3.00		
						1.50		Probably destroyed in the fire that destroyed the brooder house, May 29, 1943.
						5.00		
						.60		
						2.00		
						2.00		
						1.00		
						.50		
						1.00		
						.35		
						2.00		
						.15		
						1.00		
						1.00		
						.50		
						<u>74.50</u>		
						<u>131.10</u>		

8.25
3.50
.90

Goods for which \$38.25 is being claimed sold at auction for \$12.65
 Goods for which \$73.00 is being claimed were abandoned.
 Goods for which \$111.10 is being claimed are not accounted for.
 \$252.35

OFFICE OF THE CUSTODIAN

EXHIBIT No.

DATE June 22/48

JAPANESE SECTION

FILED BY Crown

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: IWASE Toshio
HOME ADDRESS: R.R. #1, Port Hammond, B.C. (1st Ave.)
REGISTRATION NUMBER: 14441 SEX: male AGE: 41
OCCUPATION: millhand - farmer

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

EMPLOYER: Hammond Cedar Co., Port Hammond, B.C. (farming-himself.)

MARRIED? yes

NAME OF WIFE OR HUSBAND: Yoshiko

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: Yoko (F) Shunko (F) Kazuyo (F)
Haruye (F) Yoriko (F) Aiko (F)

ADDRESS OF CHILDREN: same address

AGE OF CHILDREN: 15, 12, 7, 4, 3, 1 yrs.

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

1. LOCATION AND DESCRIPTION: 10 1/4 acres at 1st Ave., Port Hammond, B.C.

Land # 222. In the District of Maple Ridge (Title in Bank)

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 roomed 2 storeyed wooden frame dwelling house. 1 chicken house 3 barns 1 woodshed

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

4. TAXES (Amount and where payable) \$38.00 Munc. Maple Ridge 1941 paid

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none

6. OCCUPANCY AND LEASES (If vacant so state) (undecided--wishes to lease it)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Bank of Montreal, Haney, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN peas, strawberry, raspberry asparagras
hops. (wishes to lease crops with property, if possible)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1.

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Furnishings for a 5 roomed house: wishes to lease it with property.

Gramahphone, 2 stoves, kitchen, stove, 3 beds, ^{hops} spray pump, closet, bureau,
4 tables, 9 chairs, dishes, 4 picture frames, kitchen cupboard, electric
fan, 1 case glass, chicken stove, hand cultivator, crosscut saws (5)
wheel barrow, wire, axes, 6 Hp baskets, scale 1 glass water pail
1 Singer Sewing Machine (treadle) trunk,

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

1 cat: give it to a friend.

chickens: is planning to sell them.

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$16.00 War Savings Certificates, and \$4.00 War Savings (extra)

63 shares in Maple Ridge Co-operative Union
7 shares in Western Canada Hop Co-operative Union
15 shares in Pacific Co-operative Union

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. of Canada, Vancouver, B.C.

\$1000.00 Beneficiary--wife. Policy in owner's possession. #2227184

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: Dr. A. R. Anthony, Royal Columbian Hospital, New Westm'r.
\$40.00 304-307 Vancouver Block, about \$100.00
Dr. L. Broe, Pt. Hammond, B.C. \$58.00

2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 1st day of May 1942

(Signature) T. Iwasa

F. I. Williams

Witness

FOR DEPARTMENTAL USE

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Sept. 20/48

M. Winstone
J.M.