

Name of Claimant WADA, Kazuo

Case 777

Custodian File 3366

<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
					288.00		396.63			396.63
<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	
78.00	8.65	2.59		11.09%	171.95	19.06			21.65	
TOTAL RECOMMENDATION										418.28

CASE NO. 777.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,  
October 12th, 1948.

IN THE MATTER OF THE CLAIM OF  
KAZUO WADA.

PROCEEDINGS AT HEARING.

Original

IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

B E F O R E

(HIS HONOUR JUDGE R. M. EDMANSON, SUB-COMMISSIONER)

JAPANESE PROPERTY CLAIMS COMMISSION

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Lethbridge, Alberta,  
 October 12th, 1948.

IN THE MATTER OF THE CLAIM OF  
KAZUO WADA.

PROCEEDINGS AT HEARING.

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APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
W.S.RUSSELL, Esq.,	appearing for the Claimant.

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MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R.HOWARD, Esq.,	Official Reporter.

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K. Wada,  
In Chief.

THE SECRETARY: Case No. 777, Kazuo Wada.

KAZUO WADA, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Wada, I am showing you a document called a summary of evidence in support of claim. This document was prepared on your own instructions and from information supplied by you?

10 A Yes.

Q And you are familiar with the contents?

A Yes.

Q The same is true to the best of your knowledge, information and belief?

A Yes.

(SUMMARY MARKED EXHIBIT NO. 1).

Q Who did you pay the \$400.00 to for this land, Mr. Wada?

A: T. Sawada, a

friend of mine.

20

Q And when did you put on these various improvements such as the planting of the strawberries and the asparagus and the fruit trees? When was that done?

A 1938.

Q Did you do the work yourself or did you pay someone?

A I had it done for me. I paid to have it done.

Q Well, this figure under paragraph 6 (d) for drainage, \$75.00, who did you pay that \$75.00 to?

A I hired somebody to do it for me. I was working in a mill most of the time myself, and had to hire somebody.

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K. Wada,  
In Chief.

Q There is an item under 6 (e), "weed eradication, \$150.00"; who did you pay that \$150.00 to?

A A white neighbour of mine used his team, and did it for me.

Q Was that just for one operation or was that for several operations in weed eradication?

A It was on several occasions. There was quite a lot of weeds and grass which had to be cleared away.

Q Were all of the operations performed in the same way, I mean, in the same year, or was it for operations for several years?

10

A It was over a period of two years.

Q You had somebody do the planting for you, is that correct?

A: Yes.

Q You planted two acres of strawberries?

A Yes.

Q And you paid \$250.00 to have them planted?

A Yes.

Q Now, how was that done? Was that done on a contract basis, or did you buy the plants and have someone to put them in?

20

A No, I bought the plants and paid for the labour of planting.

Q Well, this figure of \$250.00, does that represent the combined cost of labour and plants?

A Yes.

Q And you say you paid \$100.00 for one-half acre of asparagus; is that also the combined cost of labour and plants?

A Yes, that is on the same basis.

. 30

K. Wada,  
In Chief.

Q You say that you could rent this land for \$150.00  
a year? A: Yes.

Q How do you know that? A: I have never  
rented land so that I don't know exactly, but that  
is my estimate.

Q Do you know of any other land that was of a similar  
calibre that was rented in your area?

A No, I don't.

Q That was a straight estimate of \$150.00?

A Yes.

Q All right, that is all.

MR. RICE: I am submitting, your Honour, that the  
real estate was sold for its fair market value.

I am submitting the chattels sold or  
disposed of by the Custodian were sold at their  
fair market value. I am submitting that the claim  
made by the claimant to any articles that the  
Custodian may be held responsible for is exorbitant.

I submit as exhibits the following  
documents: Farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. RICE: Tax statement for the year 1942, issued  
by the District of Maple Ridge showing the land to  
be assessed at \$500.00 and the improvements \$300.00.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. RICE; An analysis and a summary respecting the real  
property.

(DOCUMENTS MARKED EXHIBIT NO. 4).

MR. RICE: An analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 5).

K. Wada,  
Cross Exam.

MR. RICE: And a personal property summary.  
(SUMMARY MARKED EXHIBIT NO. 6).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form dated the 13th of April, 1942; will you look at that document and tell me if it is yours and if you signed the same?

A Yes.

Q It is yours? A: Yes.

10

MR. RICE: I tender the J.P. form as an exhibit.  
(J.P. FORM MARKED EXHIBIT NO. 7).

MR. RICE: Q: You have a claim of \$150.00 for weed eradication. You are obliged to destroy weeds every year, are you not, if you want to grow a crop?

A The first year the grass was very high, the witness indicated about waist high, but in the third year there were no more weeds and grass.

Q You got the benefit of the crops for those three years, did you not? A: Yes, I took off a good crop for those three years.

20

Q And if you didn't keep the weeds down you wouldn't get a crop anyway, would you?

A It needs to be hoed every year.

Q Certainly. You are claiming \$15.00 for a camp stove that you paid \$15.50 for in 1936, is that right? A: Yes.

Q After using this camp stove six years you say it has only depreciated in value 50¢?

A I didn't use it very much since buying it.

30

Q I see. Well, I suppose the beds are the same way;

K. Wada,  
Cross Exam.

you have two beds that you purchased in 1934 and 1939 for \$42.00, and after using them up until 1942, you say they only depreciated \$2.00 in value, and you say the fair value is \$40.00, is that right?

A I bought new mattresses before I evacuated, and that is why I think they are worth the amount indicated.

Q And another bed that you bought in 1940 and used it for two years, cost you \$11.00 and you say it is worth \$10.00, or was when you were evacuated, and depreciated \$1.00 in value?

A Yes.

Q That is your estimate of a fair value?

A Yes, I think it has fully the value that I claim.

THE SUB-COMMISSIONER: Did he set those values on there, or did some person for him?

A I fixed those myself.

Q That is all. A: All the farm implements I bought new in 1938.

30

MR. RICE: Q: What about the crosscut saw? What kind of a crosscut saw is worth \$15.00 after you have used it for about four years?

A Yes, it was only used for cutting the cordwood for the house.

Q You say it cost you \$17.00 to buy a crosscut saw?

A Two for \$17.00.

Q Two for \$17.00? A: Yes.

Q That sounds more like it. Apparently one was bought in 1938 and the other in 1941; it doesn't say two, but is that what you mean? A: Yes.

30



K. Wada,  
Discussion.

Q You had used one for four years and you say the two of them had only depreciated \$2.00 in value after using them for that length of time?

A Yes.

Q All right.

THE SUB-COMMISSIONER: That is all, thanks.

10 I do not see, Mr. Russell, why a man places such values on personalty, because it is obvious that the values are entirely out of line. I had the experience of being at a sale of some personalty in Calgary within the last month or so, and you can't get anything for a first-class bed and a mattress, and then to say that this stuff depreciates only \$2.00, it does not mean anything as far as the Commission is concerned.

MR. RICE: In four years.

20 THE SUB-COMMISSIONER: It just makes you feel as if a man in that position is trying to get everything that he can possibly get, and more than the property is worth.

MR. RICE: I think with a lot of them, they seem to think "It is worth that to me" and their values are placed that way; it isn't a fair market value.

THE SUB-COMMISSIONER: That is not the test.

MR. RICE: No. So far as the Custodian is concerned, all the Custodian is responsible for is the fair market value, not what the intrinsic value would be that would be placed on it by the claimant; that is why I hit at some of these various articles.

30 THE SUB-COMMISSIONER: I credit these men with a better

K. Wada,  
Discussion.

capacity for sizing up the situation than the procedure they have followed in some of these claims.

MR. RUSSELL: Quite possibly.

THE SUB-COMMISSIONER: You know yourself that things depreciate more than \$2.00.

MR. RICE: Especially a bed.

THE SUB-COMMISSIONER: In two or three years.

10

MR. RUSSELL: It depends, sir. There have been over the last several years, which have been unusual years, there have actually been cases where there has been an appreciation. Take used cars for example, we know of dozens of instances where that has been the case, and I have known where different items of furniture have appreciated in value.

THE SUB-COMMISSIONER: Of course, you could not buy the used cars, but you could always buy beds.

20

MR. RUSSELL: There have been occasions in the past eight years, due to shortage of steel and shortage of aluminum and the strategic materials, where actually there are not any new products for sale and the used value is higher than probably the purchase value.

THE SUB-COMMISSIONER: What I have in mind is within the last six weeks I know of an excellent Windsor bed with an excellent spring, and I suppose it cost \$50.00 to \$75.00, and the best that they could get for it was \$25.00, and then the mattress was given away on top of that. There is what you are up against in personalty.

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K. Wada,  
Discussion.

MR. RUSSELL: Yes, but six weeks ago there was quite a competitive market in beds and now, but when you look back several years when bed springs were not available and other articles were not available.

THE SUB-COMMISSIONER: Yes, but I know this was a steel Windsor bed, enamelled and an excellent type, and in 1941 and '42 there wasn't any trouble getting that stuff. However, I just make that observation because I think it is foolish for these claimants to place themselves in that position.

10

MR. RUSSELL: By the way, sir, there is just one point I would like to draw your attention to in connection with this last claim that was heard, and that is the great discrepancy between the assessed value and the actual value for which that land was sold. I think the assessed value was something like \$800.00 and the land was sold by the Custodian for, I think, \$288.00.

THE SUB-COMMISSIONER: The assessed value was \$800.00.

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MR. RUSSELL: That is what I say, sir; and the land was sold for \$288.00 by the Custodian.

THE SUB-COMMISSIONER: Yes. It is \$300.00 for improvements and \$500.00 for the land.

MR. RUSSELL: Yes.

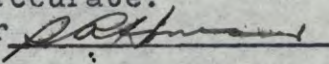
THE SUB-COMMISSIONER: And sold by the Custodian for \$288.00?

MR. RUSSELL: Yes, your Honour.

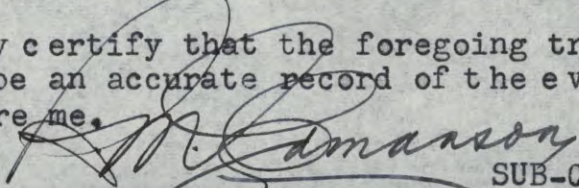
(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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I hereby certify the transcript accurate:  
"S.R.HOWARD" Official Reporter 

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

  
SUB-COMMISSIONER.

33/66

P.W. Case No. 777

NOV 27 1947

**Proof of Claim**

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Lethbridge

1. Name of Claimant in full: **Kazuo Wada**
- Registration No. **13467**
2. Claimant's address at the time of his evacuation from the protected area:  
**Ruskin B.C.**
3. Claimant's present address:  
**Cranford, Alberta.**
4. Claim relating to real property:
- (a) Street address of real property: **32nd. Avenue**
- (b) Legal description of property:
- |               |             |    |            |
|---------------|-------------|----|------------|
| Roll No. 3340 | Township    | -- | 15         |
|               | Subdivision | -- | 8          |
|               | Quarter     | -- | South West |
|               | Section Lot | -- | 9          |
|               | Acre        | -- | 10         |

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

**Small Fruit farm**

- (d) Title or interest held by Claimant in the real property:

**Title No. 126761E**

**Title is deposited in the Title Office  
in New Westminster, B.C.**

- (e) Fair market value of real property at date of sale:

(I) Land—	\$	<b>800.00</b>
(II) Buildings—	\$	<b>600.00</b>

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$ **1142.71**

5. Claims relating to personal property, etc.

**Farm implement and Household goods**

- (a) Location at which property was left by Claimant at date of evacuation:

**left in house**

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

**All the property was stored in one room**

- (c) In whose care was property left by the Claimant at date of evacuation?

Office of the Custodian

- (d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Farm Implement			Household Goods		
Scale		\$20.00	Kitchen Stove	1	\$35.00
Sprayer		4.50	Heater	1	13.00
Cultivator	2	8.00	Camp stove	1	15.00
Shovels	3	4.00	Tables	4	5.00
Hoe	4	5.00	Double bed	2	40.00
Fork	3	4.00	Single bed	1	10.00
Rake	1	1.75	Mattress	1	6.00
Cross-saw	1	15.00	Dresser	1	15.00
Pee-pee	1	4.50	Chair	6	8.00
Wedge	3	3.00	Kitchen cabinet	2	3.00
Sledge Hammer	1	2.00	Chimney	18	3.00
Nail Hammer	1	1.00	Bench	1	1.00
Strawberry crates	4	1.20	Chinaware - 1 box		10.00
Wheel barrel	1	3.00	Total	-	\$164.00
Fertilizer	21	5.00			
Strawberry tray	20	4.00			
Total		\$85.95			

- (e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

\$249.95

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will be be required.

DATED this 13<sup>th</sup> November day of October, A.D. 1947.

B. Smith  
Witness to Signature of Claimant.

K. Wada  
Signature of Claimant.

STATUTORY DECLARATION

I, Kazuo Wada  
(Full Name of Claimant)

of Granford, Alberta (Present Address) Farm Labour (Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

*mirrored* Received from Custodian - \$257.29

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Falher  
in the Province of Alberta,  
this 13 day of November  
A.D. 1947.

*K. Wada*

Lansou Sanderson  
A Commissioner for Oaths in and for  
the Province of Alberta.

VIRTUE & RUSSELL  
Barristers & Solicitors  
Lethbridge, Alberta

STATUTORY DECLARATION

IN THE MATTER OF Order-in-Council  
P.C. 1810, as amended by Order-in-Council  
P.C. 3737; and

(Full Name of Claimant)

IN THE MATTER OF "THE INQUIRIES  
ACT" being Chapted 99 of the Revised  
Statutes of Canada, 1927, and

(Occupation)

IN THE MATTER OF a Commission  
appointed to inquire into and report upon  
the claims of persons of the Japanese Race  
under said Orders-in-Council.

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than

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## Proof of Claim

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And I make this declaration conscientiously believing the same to be true and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at

in the Province of Alberta,

this \_\_\_\_\_ day of \_\_\_\_\_

A.D. 1947.

\_\_\_\_\_  
A Commissioner for Oaths in and for  
the Province of Alberta.

**VIRTUE & RUSSELL**  
Barristers & Solicitors,  
Lethbridge, Alberta.



## JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 145

### SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Kazuo Wada
2. Registration Number: 13467
3. Present Address: Cranford, Alberta
4. Address Prior To Evacuation: Ruskin B.C.

EXHIBIT NO. 777-1  
DATE October 12/48  
FILED BY W. A. Purcell

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

**Lot eight (8) of the South West Quarter, Section 9,  
Township 15, Map 118 in the District of New Westminster**

- (a) Nearest Post Office adjacent to land. **Ruskin**
- (b) Number of acres: **9.75**
- (c) When purchased: **July 1938**
- (d) Condition when purchased: Give improvements and values in detail as of date of purchase)

**4 acres cleared but 2 acres overgrown with weeds**  
**6 acres bushland**  
**1 house 12 x 30**  
**1 root house 22 x 28**  
**2 sheds 14 x 16**

(e) Purchase Price .....\$ **400.00**

6. IMPROVEMENTS:

(a) Clearing.....	acres at \$.....per acre	\$	
(b) Fencing		\$	
(d) Drainage)		\$	75.00
(c) Tillage		\$	32.00
(e) Weed Eradication		\$	150.00
(f) Planting	<b>2 acres strawberries</b>	\$	250.00
	<b>1/8 acre asparagus</b>		100.00
(g)	<b>50 fruit trees</b>	\$	15.00
(h)		\$	_____
	Total	\$	622.00     \$ 622.00
	Carried Forward	\$	\$ 1022.00

Brought forward

\$ 1022.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
1 packing shed	12 x 16	1939	\$ 30.00	\$ 20.00	\$ 50.00

Total Cost of Buildings

50.00

Total Cost of Land and All Improvements .....\$ 1072.00

Fair Market Value .....\$ 1000.00

Sold by Custodian for .....\$ 288.00 228.-?

Loss Claimed on Parcel 1 .....\$ ~~1112.00~~ 812.00 872.00

8. Assessment for 1942:

Land ..... \$ 500.00

Improvements .... \$ 300.00

Total ..... \$ 800.00

9. Appraisal or Valuation (by Custodian):

Lands .....	\$	243.75
Improvements .....	\$	<u>70.00</u>
Total	\$	<u><u>313.75</u></u>

10. Rental Value per Year: \$ 150.00

11. Fire Insurance on Buildings: **NIL**

(List amount on each building):

- .....\$
- .....\$
- .....\$
- .....\$

12. Documents in Support:

- (a) Photographs:
- (b) Deeds
- (c) Agreements to Purchase
- (d) Leases
- (e) Insurance Policies
- (f) Correspondence
- (g)
- (h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1 .....	\$ <sup>812.00</sup> <del>1112.00</del>
Parcel 2 .....	\$
Parcel 3 .....	\$
Parcel 4 .....	\$

TOTAL: 812.00  
\$1112.00

PERSONAL PROPERTY:

Item	Year Purchased	Price Paid \$	Value \$	Remarks
1 scale	1941	21.10	20.00	
1 sprayer	1940	5.50	4.50	
2 cultivator	1938-40	10.00	8.00	
3 shovels			4.00	
4 hoe			5.00	
3 fork			4.00	
1 rake			1.75	
cross cut saw	1938-41	17.00	15.00	
peevey	1941	5.00	4.50	
wedge 3			3.00	
1 sledge hammer			2.00	
nail hammer 1			1.00	
4 strawberry crates			1.20	
1 wheel barrel			3.00	
21 fertilizer	1941	5.00	5.00	
20 strawberry tray			4.00	
1 kitchen stove	1938	40.00	35.00	
1 heater	1938	14.50	13.00	
1 camp stove	1936	15.50	15.00	
4 tables			5.00	
2 double beds	1939-34	42.00	40.00	
1 single bed	1940	11.00	10.00	
1 mattress			6.00	
1 dresser	1938	16.00	15.00	
6 chairs			8.00	
2 kitchen cabinet			3.00	
18 chimney			3.00	
1 bench			1.00	
1 box chinaware			10.00	
		TOTAL	\$ 249.95	

(Add additional page if necessary)

(If claim for vessel describe on separate sheet numbered 6A)

**PAYMENTS RECEIVED FROM CUSTODIAN ON**  
**PERSONAL PROPERTY**

Item:                      Year:                      Month:                      Amount.

Total: \$ 8.65

Total Claim for Personal Property ..... \$ 249.95

Deduct Payments from Custodian ..... \$ 8.65

Net Loss on Personal Property ..... \$ 241.30

I Certify the above to be True and Correct.

Mary Fletcher  
Witness

K. Wada  
Signature of Claimant.

# Farm Appraisal Report

File No. JL-380

Land Description Lot 8 of the SW $\frac{1}{4}$ , Sec.9, Tp.15, Map 1118, N.W.D.

Containing 9.75 more or less Acres

Owner's Name K. WADA Post Office Address Ruskin, B.C.

Nearest Rail Point Ruskin on C.P.R. Distance 3 miles.

Market Town Whonnoek-4 miles; or New Westminster- - - Distance 29 "

Church (give denomination) " " " Presby., & Anglican Distance

Nearest School Ruskin Public - 3 miles; Haney High School Distance 10 miles.

State how property was identified: Regst., Plan, Road and adjoining owner.

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

Has 330' frontage on a fair gravel road along North boundary(No.12 Rd.)

Is this district a good one? No. Somewhat isolated at the outer edge of settlement.

Employment opportunity Very limited.

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

Describe Fencing and its condition: Only fenced on 2 sides & negligible Value \$

Water supply: Inadequate in dry summer from a well about 20'deep; Value \$ could probably be remedied by digging another well.

## BUILDINGS ON FARM

3366

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE Shack	10 x 40	Rough Lbr.	7'	Shke.	20	Post	Poor	70.00
Rough shed	24 x 30	" "	8'	"	20	"	"	-
" "	14 x 20	" "	8'	"	20	"	"	-
" "	10 x 18	" "	8'	"	20	"	"	-
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

EXHIBIT NO. 777-2  
DATE Received 12/48  
FILED BY J. A. Rice

No electric power available or within a mile of the property.

Total present day value \$ 70.00

Total Value Buildings add to farm \$ 50.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Buildings makeshift; dilapidated and about done; old shack might suffice for a time until new house built.

Describe the basement and chimneys: No basement or cellar & stove pipe chimney only.

No. rooms downstairs? 3 Upstairs? How finished V. Joint & shiplap

Are buildings painted? No. Condition of paint

Distance from nearest bush Outbuildings along edge of scrub bush.

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



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.00	Slight slope South.	Clay loam, 8" - 10"	Clay	2 acs.straws; 1/4 ac. asparagus. Weedy & only fair condition.	70.	210.00
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
6.75	Slight slope South	Cl. lm. 8"-10"	Clay	Clear scrub bush & stumps.	150.00	5.00
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 \$ 243.75

Total added by buildings to value of farm \$ 50.00

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

Total value of farm \$ 293.75

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

Farm in poor condition and tillage. Occupied for about the last 10 years by Japanese owner & family, but evidently the man worked away from home at logging or mill work.

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

Diversified farming along with poultry and small fruit when further developed.

Noxious weeds:

Not bad, but some thistle and couch grass, etc. in spots.

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

Municipality of Maple Ridge -  
1942 Land & School Taxes - \$19.85.

Date: June 25th, 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 22 day of June 19 42.

Inspector's Signature

"J.D. PATTERSON"

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

JL-380 - K. WADA

# Farm Appraisal Report

Remarks:

Property somewhat isolated at the outer edge of settlement towards the West boundary of Maple Ridge Municipality. Only has 3 acres cleared and poor buildings of little or no value.

### (FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

Lies on a slight slope South about 2 miles directly North of Ruskin and the Fraser River. Fairly fertile but a cold clay loam soil which needs more drainage and building up for average production.

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

### 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

2 acres straws - 1st, 2nd & 3rd crop-only fair. \$

1/4 " asparagus - " " \$

Total \$

Amount fruit trees add to value of farm \$

Scale 200 = 1 inch

Diagram of Property

Ave. 33rd  
66'

In Red:

K. Wada property

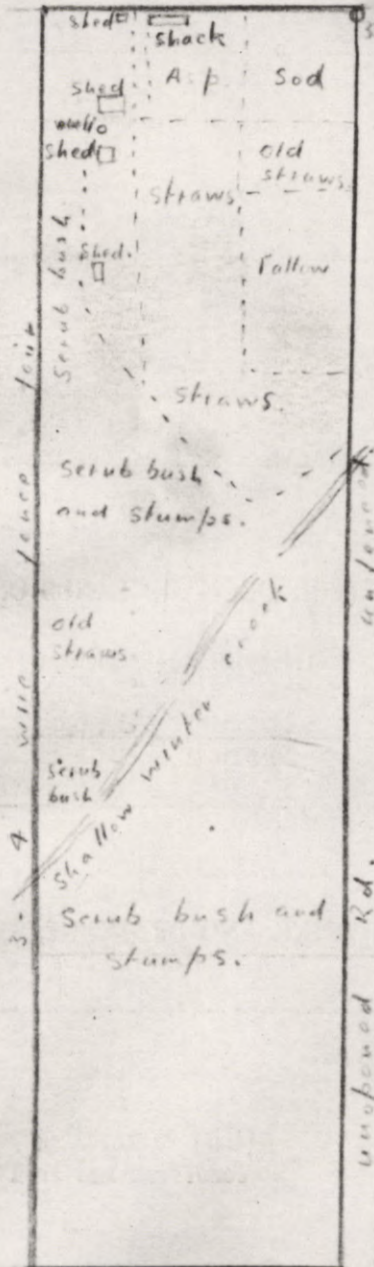
Lot 8 of the S.W. 1/4 Sec. 9,  
Tp. 15, Map 1113 N.W.D.

No.

12

66'

Road.



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

value is \$ 300.00

Date 27th June 1942.

"I.T. BARNET"

District Superintendent.

DATE 777 - 3  
FILED BY Oct. 12/48

G.E.A. Rice

"3366"

DETAILS OF TAXATION

Improved Land Wild Land CORPORATION OF THE DISTRICT OF MAPLE RIDGE  
General Rate 16M General Rate 30M TAX STATEMENT, 1942  
School Rate 15.6M School Rate 15.6M  
Taxes on 50 per cent of improvements for schools  
Taxes on 20 per cent of improvements for General Purposes

3. Notice Column "B" Taxes in Arrears. This property will be sold for Taxes on Sept 30th in the year following this notice, unless the taxes now in arrears are sooner paid.

Kazuo Wada  
Ruskin, B. C.

1. Add 6 per cent interest on all Arrears and Delinquent Taxes from January 1st, 1942, to date of payment.
2. Add 10 per cent on 1942 taxes which are not paid by August 31st, 1942.

Fifty Cents is the Minimum for Municipal Taxes.

4. Notice Column "A" Delinquent Taxes. This property will be sold for Taxes on Sept. 30 in this year, unless the delinquent taxes are sooner paid.

Roll No.	Desc. of Land	Twp	15' Ass- Quar- ter Lot	SUMMARY OF 1942 TAXES							T'l 1942 Levy if Paid by Aug. 31/42,	Column "B" Arrears 1941	Column "A" Delinquent 1940 & Prior
				Ass- essed Value of Imp- rove- ments	Ass- essed Value of Land	Gen- eral	School	Wild, Land	Side- walk or Sewer Main tenance	Sewer, Tax			
3340	8	SW	9	300	500	8.96	10.14			.75	19.85		

(Make remittances payable at par to "District of Maple Ridge" and remit by Certified Cheque, Money Order, PLEASE Express Order or Bank Draft.

READ (If the property described has been transferred, please forward this notice to the person now liable for THIS: (All or a portion of the taxes will be accepted at any time during office hours. / Taxes.  
(Send stamped addressed envelope for mailing receipt back to you.

This Notice Must be Presented When Paying Taxes  
H. M. DAVENPORT, C.M.C., and COLLECTOR,  
(POSTAL ADDRESS) HANEY, B. C.

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

November 29, 1948.

*[Handwritten Signature]*

EXHIBIT No.

Oct. 12/48

REAL PROPERTY SUMMARY

File 3366

DATE

FILED BY

G.E.A.Rice

V.L.A. B.C. 196-P

**JAPANESE NAME:** Kazuo WADA - - Reg. No. 13467

**CATALOGUE NO:** Part of The Director The Veterans' Land Act first offer.

**PROPERTY ADDRESS:** 3396 Parker Road, Ruskin, B. C.

**LEGAL DESCRIPTION:** Lot 8 of the South West quarter of Section 9 Township 15 Map 1118 Municipality of Maple Ridge, in the District of New Westminster.

**TITLE:** In name of Kazuo WADA.

**Encumbrance:** Vesting in Custodian 25543, March 8th, 1943.

**ASSESSED VALUE:** 1943 - 9.75 acres.  
Land \$500.00  
Improvements \$300.00 Total \$800.00 Taxes \$19.85.

**CLASSIFICATION:** Farm with dwelling. Inspector's report 23rd May 1942, states 2 acres strawberries,  $\frac{1}{2}$  acre asparagus, 1 storey frame house 10 x 36, 3 rooms fair condition, root house, 2 packing houses and 2 woodsheds. Occupied.

**HISTORY OF ADMINISTRATION:** Leased by Custodian to Fred SCHUR and A.P.NIELSON, May 29th, 1942, for term that date to end of 1942 at a rental of 50% of the net returns of crop. This amounted to \$3.15 and was paid to the Custodian.  
Property was leased by the Custodian to John Fraser April 23rd, 1943, to end of year at a rental of \$50.00 paid to Custodian and allowed to The Director The Veterans' Land Act.

**SOLD:** To The Director The Veterans' Land Act for \$228.00 as at 1st January 1943.  
Approval of Advisory Committee 1st June 1943.

**FUNDS:** Released to the credit of Kazuo WADA - Sale price \$228.00 plus crop share \$3.15, total \$231.15; less Certificate of Encumbrance \$1.00, registration fee \$3.00 Taxes \$22.71, legal fee \$15.00, total \$41.71. Net amount released \$189.44.

**TITLE:** Included in C. of T. 169072-E and payment of consideration included in cheque to Custodian dated 21st March 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

"Ian Macpherson"

DATED January 22, 1946.

IM:ML

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

November 29, 1948.

*B. Hyde*  
B.H.

File No.  
3366

ANALYSIS OF  
CLAIM

June 21, 1948  
REAL PROPERTY  
SECTION

Kazuo WADA  
Reg.No. 13467

REAL PROPERTY,

Ruskin, B.C. (P.O.)  
Property described as  
Lot 8 of the S.W. 1/4 Sec. 9,  
Tp. 15, Map 1118  
Municipality of Maple Ridge, B.C.

Re Director, The Veterans Land Act

Kazuo WADA makes claim for  
(Gross)

Land -	800.00	
Improvements -	<u>600.00</u>	1400.00

Sales Price (Gross) 288.00

	<u>Assessed Value 1942</u>	<u>Claimant's Value</u>	<u>S.S.B. Appr.</u>	<u>V.L.A. Purchase Price</u>
Land -	500.00	800.00	243.75	
Improvements -	<u>300.00</u>	<u>600.00</u>	<u>50.00</u>	
	<u>\$800.00</u>	<u>1400.00</u>	<u>293.75</u>	<u>288.00</u>

RECAP:

Gross amount of Claim -	1400.00
" " Sale	<u>288.00</u>

"B. R. Dusenbury"  
B. R. Dusenbury  
Office of the Custodian.

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

Nov. 29/48

*[Signature]*  
B.

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3366

EXHIBIT No. \_\_\_\_\_

NAME Kazuo WADA

REG. No. 13467

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	
			AUCTION	TENDER &c			
DECLARATION <u>Apr.13/42</u> EVACUATION <u>Apr.16/42</u>	TAKEN BY <u>I.C. Bardwell for Custodian</u> DATE <u>May 23/42</u>						
"1 Scale, 1 Spray, Cultivator, and other farm implements, household furniture still in my house at 32 Ave., Quarter S.W. also kitchen utensils in the same house." Key will be given to Custodian".	Chattels stored in house:-  Kitchen stove, 2 Heaters 3 kitchen chairs 2 beds complete Chest of drawers Hand Cultivator Bdl. tools Hand Sprayer Cultivator(Horse drawn)"	Left in house.					
		All property was stored in one room:-					
		<u>Farm Implements:-</u>					
		Scale	20.00				
		Sprayer	4.50				20.00
		Cultivator 2	8.00				
		Shovels 3	4.00				
		Hoe 4	5.00				
		Fork 3	4.00				
		Rake 1	1.75				
		Cross-saw 1	15.00				
		Pee-pee 1	4.50				
		Wedge 3	3.00				
		Sledge-Hammer 1	2.00				
		Nail Hammer 1	1.00				
		Strawberry crates 4	1.20				
		Wheel barrel 1	3.00				
		Fertilizer 21	5.00				
		Strawberry tray 20	4.00				
		Total -	<u>\$ 85.95</u>				
				.65 1 box of old tools	x		
		<u>Household goods</u>					
		Kitchen stove 1	35.00				
		Heater 1	13.00				
		Camp stove 1	15.00	.50			
		Tables 4	5.00				
		Double bed 2	40.00				
		Single bed 1	10.00	4.25			
		Mattress 1	6.00	1.00			
		Dresser 1	15.00				
		Chair 6	8.00	2.25			
		Kitchen cabinet 2	3.00				
		Chimney 18	3.00				
		Bench 1	1.00				
		Chinaware - 1 box	<u>10.00</u>				
		Total	<u>164.00</u>				
		Gross total as above	\$ 249.95	8.65			
		Personal Property -	<u>249.95</u>				
		<u>RECAP:</u>					
		Japanese Claim	82.00	Sold for -	8.65	at Auction as shown ab	
		" "	20.00	declared not found			
		" "	81.45	no record at any time			
		" "	66.50	not accounted for; presumed stolen as indica			
		Gross total as above	\$ 249.95				
		Personal Property -	<u>249.95</u>				

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
DESCRIPTION	TENDER &c							
				20.00		4.50 8.00		1 Hand sprayer inventoried- 1 claimed 2 Cultivators inventoried- 2 claimed.
				4.00 5.00 4.00 1.75 15.00 4.50 3.00 2.00 1.00 1.20 3.00 5.00 4.00				
.65	1 box of old tools	x						x Box of old tools may have contained Hammers, wedge, rake, hoe, forks, shovel, etc.- claimed.
.50						35.00 15.00		1 inventoried- 1 claimed
4.25 1.00				5.00 6.00				
2.25						4.00		3 Chairs inventoried- 6 claimed.
				3.00 3.00 1.00 10.00				Articles "not accounted for" are presumed "stolen" according to memo Feb. 21/45.
<u>8.65</u>				<u>\$ 81.45</u>		<u>\$ 66.50</u>		Gross Auction sales of chattels \$8.65 (net \$5.88) as shown on general statement of account.

for - 8.65 at Auction as shown above  
 red not found  
 record at any time  
 accounted for; presumed stolen as indicated above.

EXHIBIT No. 777-5  
 DATE October 12/48  
 FILED BY W. A. Rice



PERSONAL PROPERTY SUMMARY

File No. 3366

20th Feb. 1947.

DATE... Oct. 12/48  
FILED BY  
G.E.A. RiceRe: Kazuo WADA - Registration No. 13467

CHATELS: The above Japanese registered with this office on the 13th April, 1942, and at that time declared leaving household furniture and farm implements on his property at Ruskin. This property was inventoried by our fieldmen on the 23rd May, 1942, as per attached chattel schedule. When our fieldmen re-visited this property in February, 1945, to remove saleable chattels to auction, it was found that a large number were missing. The net proceeds credited to his account from this sale on the 21st Feb. 1945, was \$5.88.

LIFE INSURANCE: Kazuo WADA declared when registering that he had two Sun Life Insurance policies. These were not brought under control by the Custodian, but two cash surrender value cheques of the Company were sent to WADA through this office on the 3rd May, 1946, in connection with these policies.

BONDS & INVESTMENTS: The above Japanese declared a \$50.00 Victory bond, but this was not brought under control by the Custodian. He also declared having shares in the Pacific Co-operative Union. His equity consisted of one share issued in 1939 and three shares issued in 1941. These have been redeemed at par(\$10.00) and proceeds credited to his account. He is also the holder of 7 non-redeemable shares. Interest on these shares in the amount of \$3.21 has been credited to him from time to time.

This file reveals no other personal property assets.

The above summary is certified to be in accordance with the information on file.

"W. E. Anderson"

/HA

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

Nov. 29/48

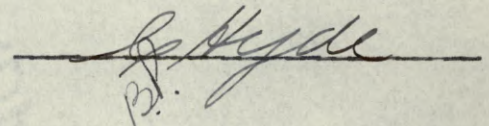
*[Signature]*  
B.I.

CHATELS SCHEDULERe: Kazuo WADA - Reg. No. 13467

<u>Declared by WADA</u> <u>13th April 1942</u>	<u>Inventoried</u> <u>23rd May, 1942</u>	<u>Sold by Auction</u> <u>21st Feb. 1945</u>	<u>Missing.</u>
1 scale	Kitchen stove		"
1 spray cultivator	2 heaters	1 sold	1 "
Farm implements	3 kitchen chairs	"	
Household furniture	2 beds complete	"	
	Chest of drawers	"	
	Cultivator		"
	Bdl. tools	"	
	Hand sprayer		"
	Cultivator (horse drawn)		"

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

November 29, 1948.



OFFICE OF THE CUSTODIAN

DATE: Oct. 12/48

JAPANESE SECTION

FILED BY G.E.A. Rice

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: WADA, Kazuo

HOME ADDRESS: Parker Road, Ruskin, B. C.

REGISTRATION NUMBER 13467 SEX: Male AGE: 44

OCCUPATION: 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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kumi

ADDRESS OF WIFE OR HUSBAND: Parker Road, Ruskin, B.C.

NAMES OF ANY LIVING CHILDREN: Yoshiyaki (M)

ADDRESS OF CHILDREN: Parker Rd., Ruskin, B.C.

AGE OF CHILDREN: 5 years

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

1. LOCATION AND DESCRIPTION: 10 acres on 32 Ave., Quarter S.W.

Title No. 126761E Municipality of Ruskin

2. BUILDINGS AND OTHER IMPROVEMENTS: Three-room frame house.

1 hot house. 2 berry packing houses. 2 woodsheds.

3. INSURANCE (Give particulars; state where policies are) No

4. TAXES (Amount and where payable) \$18.25 per year paid up for 1941

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

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: New Westminster Title Office.

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

9. IF FARM LAND STATE CROPS SOWN 2 acres of strawberries, 1/2 acre of asparagus.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Three-room frame house on 32 Ave. Quarter S.W.

2. LANDLORD'S NAME AND ADDRESS: Myself

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: 2 acres of strawberries, 1/2 acre of asparagus.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1 scale, 1 spray, cultivator, and other farm implements, household furniture still in my house at 32 Ave., Quarter S.W. also kitchen utensils in the same house. "Key to be given to Custodian"

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 dog white and brown. 1 cat, black.

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

FORM "J"  
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6. M  
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- 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)
  - \$50 Victory Bond, in my home. Pacific Co-op Union, Mission, B.C.
  - two \$10 shares.
- 8. BANK ACCOUNTS: ..... None .....
- 9. LIFE INSURANCE: \$1000 20-year endowment policy with the Sun Life Co.
  - Premium \$52.80. Beneficiary my wife Kumi. Policy at home.
  - \$1000 20-year endowment policy for my son Yoshiyaki with the Sun Life Co.
  - Premiums \$49.70. Beneficiary myself. Policy at home.
- 10. INTEREST IN ANY ESTATES OR TRUSTS ..... None .....
- 11. SAFETY DEPOSIT BOX: ..... None .....

LIABILITIES:

- 1. PERSONAL DEBTS: ..... None .....
- 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 13th day of April 1948

(Signature) "Kazuo Wada"

"E. T. 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.

November 29, 1948.

*[Handwritten signature]*