

Name of Claimant

WATANABE, Yoshizo

Case 778

Custodian File

3267

<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
					231.00		166.53			166.53
					1178.00		721.31			721.31
<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
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column		Sale Price of goods Sold by Tender	12% of Sale Price		
					% of Total	Amount		% of Total	Amount	
<b>TOTAL RECOMMENDATION</b>										<b>887.84</b>

CASE NO. 778.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,  
October 12th, 1948.

IN THE MATTER OF THE CLAIM OF  
YOSHIZO WATANABE.

PROCEEDINGS AT HEARING.

Original

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 R. M. EDMANSON, SUB-COMMISSIONER)

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Lethbridge, Alberta,

October 12th, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIZO WATANABE.

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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Y. Watanabe,  
In Chief.

THE SECRETARY: Case No. 778, Yoshizo Watanabe.

YOSHIZO WATANABE, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Watanabe, I am showing you your summary of  
evidence in support of claim?

A Yes.

Q You gave instructions for the preparation of this  
summary of evidence? A: Yes.

10

A You supplied the materials and the information for  
the preparation of this form? A: Yes.

Q This is your signature (indicating)?

A Yes.

Q Do you believe this to be true to the best of your  
knowledge and information? A: Yes.

(SUMMARY MARKED EXHIBIT NO. 1).

Q You are claiming for two parcels of land, Mr.  
Watanabe? A: Yes.

20

Q One is 6.6 acres in size and one is 9.5 acres in  
size, is that correct? A: Yes.

Q Now, dealing with this 6.6 acres, which you  
purchased in 1927, the purchase price which you  
paid you say is \$1400.00, is that right?

A Yes.

Q Do you think that is a high price for that land?

A It was in a very good location and it was comparative-  
ly expensive.

Q What can you tell us about the going price of  
land in 1927 in your district?

30

Y. Watanabe,  
In Chief.

A Land in that area cost about \$200.00 an acre at that time.

Q I\_s that raw land? A: Yes.

Q What did your neighbours pay for their land?

A A white man close to me bought one acre for \$500.00.

Q Was it bushland with no buildings or was it improved and had buildings? A: It was cleared but there were no buildings on it.

10 Q You cleared six acres of this land, is that right?

A Yes.

Q And you say it cost \$450.00 to clear those six acres? A: Yes.

Q What elements went into making up the \$450.00 for the six acres of clearing?

A That was the cost of the powder and labour.

Q What nature of growth was on this land?

A There were large stumps after logging operations.

Q Did you do any of the clearing yourself?

20 A Yes, I worked myself and hired other pepple as well.

Q Is your wage for clearing the land included in this estimated \$450.00, or was that actually paid out for other labour and for powder and so on?

A No, my own labour is not included; it just includes the cost of the powder and the hire of the outsiders with the horses.

Q Who built this house that you say was erected in 1941?

A: That was built for me by a carpenter. He had help from me.

30 Q You show your material costs at exactly \$1000.00?

Y. Watanabe,  
In Chief.

A That is approximate.

Q And you show your labour costs at exactly \$700.00?

A \$700.00?

Q \$700.00 for the house? A: Yes.

Q Is that arrived at through your own records?

A No, that is an estimate.

Q And parcel 2, the 9.5 acre portion of land, you say that you paid \$500.00 for it?

A Yes.

10

Q It was bought in 1933? A: Yes.

Q Why had the price of land gone down so much between 1927 and 1933?

A: It was in a less convenient location; it was some distance from the town.

Q What did your neighbours pay for land adjoining this 9.5 acre portion?

A: About the same; about \$500.00 for ten acres.

Q Had land generally gone up or gone down between 1927 and 1933?

A: I don't know very well, but I imagine it was about the same.

20

Q All right.

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

I wish to tender as exhibits, respecting Parcel 1, the 6.6 acre parcel, the farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. RICE: Assessment notice for the year 1943 of the District of Mission, showing the land to be assessed at \$495.00 and the improvements \$1250.00. That

30

Y. Watanabe,  
Discussion.

is Parcel 1, the 6.6 acres.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 3).

MR. RICE: A real property summary.

(SUMMARY MARKED EXHIBIT NO. 4).

MR. RICE: Then on Parcel 2, I tender a farm appraisal report; that is the 9.5 acres.

(APPRAISAL REPORT MARKED EXHIBIT NO. 5).

MR. RICE: Assessment notice for the year 1943 of the Corporation of the District of Mission, assessing the land at \$285.00 and the improvements \$400.00; that is Parcel 2.

10

(ASSESSMENT MARKED EXHIBIT NO. 6).

MR. RICE: A real property summary respecting the parcel.

(SUMMARY MARKED EXHIBIT NO. 7).

MR. RICE: And an analysis of claim, dealing with both parcels.

(ANALYSIS MARKED EXHIBIT NO. 8).

MR. RICE: That is all, thanks.

THE SUB-COMMISSIONER: That is all, thanks.

20

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*S.R. Howard*  
"S.R. HOWARD" Official Reporter.

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

*R.M. Mansory*  
SUB-COMMISSIONER.

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3267

J.W.

Case No. 778

NOV 27 1947

Leth

## 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.

1. Name of Claimant in full:

Yoshizo Watanabe  
Registration No.

13271

2. Claimant's address at the time of his evacuation from the protected area:

Mission City, B.C.

3. Claimant's present address:

Box 111, Picture Butte, Alberta.

4. Claim relating to real property:

(a) Street address of real property: 4th Str. S., Mission City, B.C.

(b) Legal description of property:

South east corner of Lot 1 thence S.  $89^{\circ}33'$  W. along South boundaries of Lots 1, 2, and 3, a total distance of 7.77 chains more or less to the south west corner of Lot 3 thence North along West boundary of Lot 37.99 chains more less to its intersection with small creek thence in a North easterly direction along centre of said creek across lots 3, 2, 1 to intersection of said creek with east boundary of Lot 1 thence South 9.31 chains more or less to point of commencement as shown and outlined red on sketch deposited No. 6499

Lot (12) of the South West Quarter of Section twenty-nine (29) Township seventeen (17) Map two thousand seven hundred seven (2707) in the District of New Westminster.



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

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

No. 74460E

No. 105213E

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

(I) Land— \$2100.00

(II) Buildings— \$

House \$1500.00

Bunk House \$500.00

Barn \$350.00

Shed \$150.00

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

\$4600.00

5. Claims relating to personal property, etc.

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

(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:



STATUTORY DECLARATION

I, Yoshizo Watanabe

(Full Name of Claimant)

of Box 111, Picture Butte, Alberta. Beet Laborer.

(Present Address)

(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:

None.

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 Picture Butte  
in the Province of Alberta,  
this 13th day of November  
A.D. 1947.

*Y. Watanabe*

*Leon D. Hill*

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 the following:

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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.

## SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Yoshizo WATANABE

2. Registration Number: 13271

EXHIBIT No. 778-1  
DATE October 12/48  
FILED BY W. S. Russell

3. Present Address: Box 111, Picture Butte, Alta.

4. Address Prior To Evacuation: Mission City, B.C.

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)

Part Six Decimal Six (6.6) acres more or less of Lots One (1) Two (2) and Three (3) of the South East Quarter of Section Twenty (20) Township Seventeen (17) Map 951 more particularly described as follows:

COMMENCING at the South East corner of the said Lot 1 thence S. 89 33' W. along the South boundaries of the said Lots 1, 2 and 3 a total distance of 7.77 chains more or less to the South West corner of said Lot 3 thence North along the West boundary of said Lot 3 7.99 chains more or less to its intersection with a small creek thence in a North Easterly direction along the center of said creek across said Lots 3, 2 and 1 to the intersection of said Creek with East Boundary of said Lot 1, thence South 9.31 chains more or less to the point of commencement as shewn and outlined Red on Sketch deposited No. 6499. in the District of New Westminster.

- (a) Nearest Post Office adjacent to land. **Mission City**
- (b) Number of acres: **6.6**
- (c) When purchased: **1927**
- (d) Condition when purchased: Give improvements and values in detail as of date of purchase)

**Bush Land**

**No Buildings**

(e) Purchase Price .....\$ **1400.00**

6. IMPROVEMENTS:

(a) Clearing..... <b>6</b> .....acres at \$.....per acre	\$ 450.00	
(b) Fencing	\$	
(d) Drainage)	\$	
(c) Tillage <b>included in clearing</b>	\$	
(e) Weed Eradication <b>6 acres</b>	\$ 60.00	
(f) Planting <b>2½ acres strawberries</b>	\$ 150.00	
<b>1 acres asparagus</b>	100.00	
(g) <b>1 acres rhubarb</b>	\$ 100.00	
(h)	\$	
Total	\$ 860.00	\$ 860.00
Carried Forward	\$	\$2260.00

Parcel 1

Brought forward

\$ 2260.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			\$	\$	\$
House	30 x 32	1941	1000.00	700.00	1700.00
Bunk house	16 x 48	1928	350.00	250.00	600.00
Barn	16 x 30	1927	250.00	150.00	400.00
Shed	12 x 16	1927	125.00	50.00	175.00

Total Cost of Buildings 2875.00 2875.00

Total Cost of Land and All Improvements .....\$ 5130.00

Fair Market Value Buildings \$2500 Land \$1500.00 .....\$ 4000.00

Sold by Custodian for .....\$ 1178.00

Loss Claimed on Parcel 1 .....\$ 2822.00

8. Assessment for 1942:

Land ..... \$ 495.00

Improvements .... \$ 1250.00

Total ..... \$ 1745.00

*Parcel I*

9. Appraisal or Valuation (by Custodian):

Lands .....	\$	400.00
Improvements .....	\$	<u>1295.00</u>
Total	\$	<u><u>1695.00</u></u>

10. Rental Value per Year: \$ \_\_\_\_\_

11. Fire Insurance on Buildings:  
(List amount on each building):

..... Dwelling house .....	\$	1500
.....	\$	
.....	\$	
.....	\$	

12. Documents in Support:

- (a) Photographs:
- (b) Deeds Title # 74460 E
- (c) Agreements to Purchase
- (d) Leases
- (e) Insurance Policies
- (f) Correspondence
- (g)
- (h)



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 Twelve (12) of the South West Quarter of Section Twenty-nine (29) Township Seventeen (17) Map Two Thousand Seven Hundred and Seven (2707) in the District of New Westminster.**

- (a) Nearest Post Office adjacent to land. **Mission City**
- (b) Number of acres: **9.5**
- (c) When purchased: **1933**
- (d) Condition when purchased: Give improvements and values in detail as of date of purchase)

**Bushland**

**No Buildings**

(e) Purchase Price .....\$ **500.00**

6. IMPROVEMENTS:

- (a) Clearing.....**2**.....acres at \$.....per acre \$ **150.00**
- (b) Fencing ..... \$
- (d) Drainage) ..... \$
- (c) Tillage **included in clearing** ..... \$
- (e) Weed Eradication **2 acres** ..... \$ **20.00**
- (f) Planting **2 acres straws** ..... \$ **150.00**
- (g) ..... \$
- (h) ..... \$

Total	\$ 320.00	\$ 320.00	
Carried Forward	\$	\$ 820.00	

Parcel II

Brought forward

\$ 820.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
		NIL	\$	\$	\$

Total Cost of Buildings

Total Cost of Land and All Improvements .....\$ 820.00

Fair Market Value .....\$ 600.00

Sold by Custodian for .....\$ 231.00

Loss Claimed on Parcel 1 .....\$ 369.00

8. Assessment for 1942:

Land ..... \$ 285.00

Improvements .... \$ 400.00

Total ..... \$ 685.00

9. Appraisal or Valuation (by Custodian):

Lands .....	\$ 235.00
Improvements .....	\$ <u>NIL</u>
Total	\$ <u><u>235.00</u></u>

10. Rental Value per Year: \$                     

11. Fire Insurance on Buildings:  
(List amount on each building):

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

12. Documents in Support:

- (a) Photographs:
- (b) Deeds      **Title # 105213 E**
- (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 .....	\$ 2822.00
Parcel 2 .....	\$ 369.00
Parcel 3 .....	\$
Parcel 4 .....	\$

TOTAL:

\$ 3191.00

I Certify the above to be True and Correct.

*Mary Fletcher*  
.....  
Witness

*Yoshiyo Watanabe*  
.....  
Signature of Claimant.

bc-1175-P

# Farm Appraisal Report

88  
25/4

File No. ....

Land Description Part, of lots 1-2-3. Of S.E. 20-17- Map 951

Containing 6.6 acres. Acres

Owner's Name Y. Watanabe. Post Office Address Mission B.C.

Nearest Rail Point Mission B.C. Distance on Border.

Market Town Mission Distance "

Church (give denomination) Various at Mission Distance "

Nearest School Just half a mile., from house Distance "

State how property was identified: Map location, and enquiry.

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

Fourth street Mission runs right to the gate.

Is this district a good one? Not especially.

Employment opportunity Seasonal only.

Predominating Nationality and religion: Various nationalities & religions.

Describe Fencing and its condition: fences along the south and east Value \$ poor.

Water supply: Mission city supplies at \$1.50 per month Value \$ Electric light minimum .50 cents per month.

## BUILDINGS ON FARM

3267

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 32	frame	8	shing	7	part	good	
leanto	6 x 32	frame	7	shing.	7	cement	good	1050.00
						blocks	good	
BARN								
Shed	14 x 30	frame	7	shing	old	blocks	fair	100.00
BARN								
shed	12 x 21	frame	7	shing	old	blocks	fair	60.00
GRANARY								
small shack	12 x 14	frame	8	shing	10	blocks	good	85.00

\$1295.00

Total present day value \$ ~~2225.00~~

Total Value Buildings add to farm \$ 800.00

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

habitable? .....

EXHIBIT No 778-2  
DATE October 12/48  
FILED BY Gracie

Describe the basement and chimneys: full brick chimney from ground up  
basement is dug out no floor and only under half of the house

No. rooms downstairs? 4 Upstairs? one How finished plaster board and V joint dov  
just v joint up and open studding in one half of the top floor.

Are buildings painted? yes Condition of paint very good

Distance from nearest bush 100 yards.

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
5	undulating	6 to 8 in. loam	8 to 10 in. granular loam	2 1/2 ac strawberries. 1 ac potatoes. 7/8 ac asparagus. 1/2 ac rhubarb. 1/8 ac garden	\$80.00	400.00
Area which can be cultivated without cost other than for breaking.						
nil						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
nil						
Area Unsuitable for Cultivation.						
1.6	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
	building site and ravine banks .					

00.000

394  
784  
1178

Total value of Land \$ 400.00

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 1200.00

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

has been continuously occupied for fifteen years, and at the present time there is a tenant from the prairie on it, He is renting (see remarks) the land is in a very good state of cultivation.

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

small fruits and some poultry.

Noxious weeds: very few, but some couch grass.

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

Mission Municipality, Mission  
\* Taxes \$32.37.

Date: May 16th 1942  
Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 14th day of May 1942

Inspector's Signature

*[Handwritten Signature]*

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

# Farm Appraisal Report

Folio 23/4.

Remarks: This parcel containing just over six acres lies right on the edge of the town limits of Mission. Fourth street runs up to the gate on the east side.

There is a comfortable, neat and attractive looking five room dwelling, unfinished up stairs, but nicely painted outside, and the ground floor spotlessly clean. A neat flower garden to the front and a tidy if aged lot of out-buildings.

The present tenant has paid three hundred dollars cash rent for the year 1942. In 1943 his agreement is to pay the taxes only, and this to continue until the owner's return (if and when).

The berry crop looks fair, about half of the plants are said to be coming into their second year of production the other half has to come out in 1943, after picking is over.

In addition the Jap owns another parcel, S.W. 29-17 Blk. 12 just two miles away (See Folio 29/19.) This is a wood lot mostly having just 2 1/2 acres under cultivation. The tenant has this parcel also and for it all he is to pay is the taxes, and he gets his wood supply. When that parcel is developed the two pieces will make it possible for a family to make a living, but at the present time the chances of success, for a white man are very precarious.

## (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

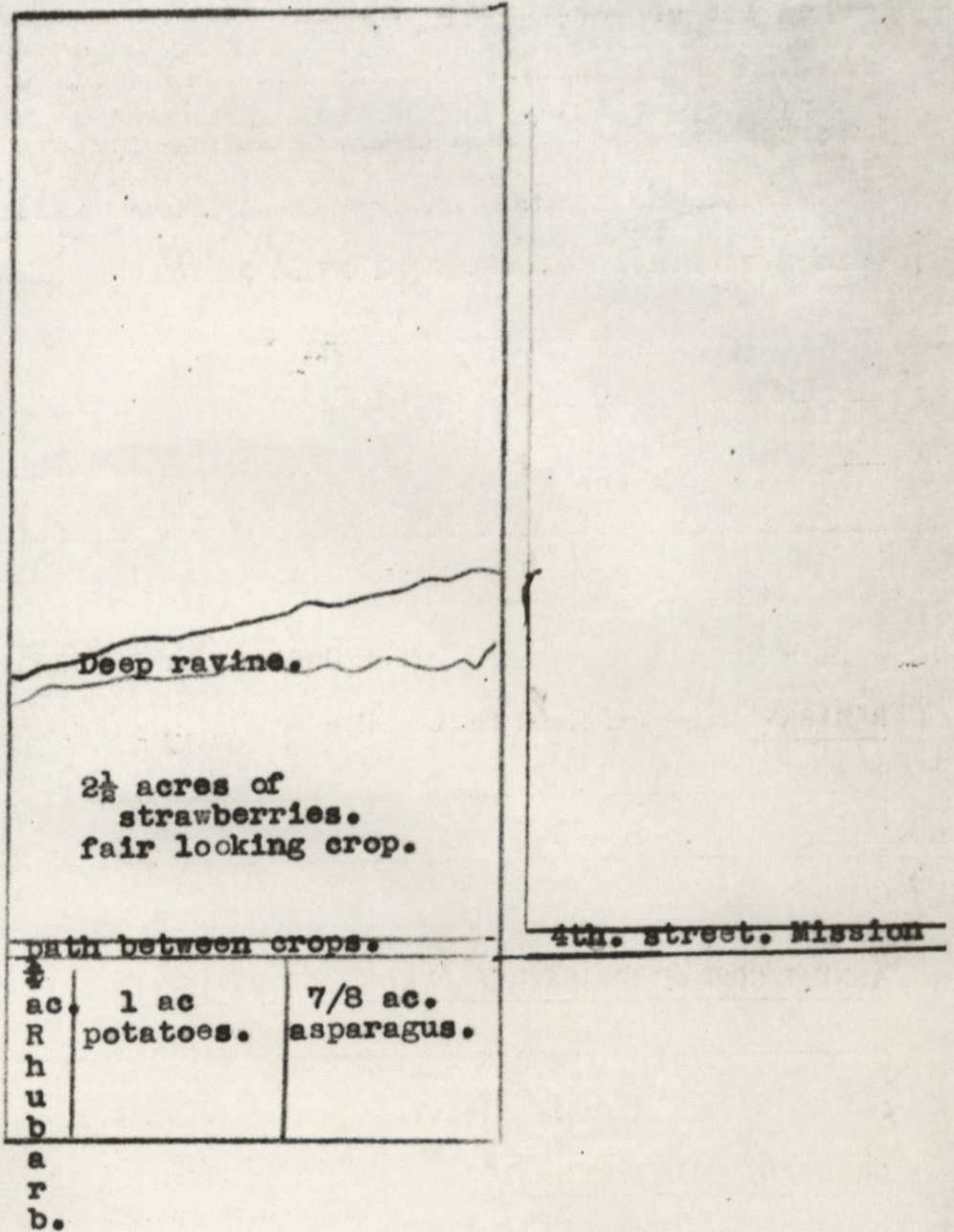
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....

Total \$ .....

Amount fruit trees add to value of farm \$ .....

Diagram of Property

Y. Watanabe- Mission. Part. 6.6 acres of lots 1-2-3.  
of S.E. Sec 20-Tp. 17. Map. 95



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

value is \$ 1,200.00

Date 20th May 19 42.

"I.T.BARNET"

District Superintendent.



CORPORATION OF THE DISTRICT OF MISSION  
BRITISH COLUMBIA  
ASSESSMENT FOR THE YEAR 1947 3

"File #3267  
"Reg. #13271"

EXHIBIT 778-3  
DATE Oct. 12/48  
FILED BY G.E.A. Rice

Mr. Y. Watanabe

EXHIBIT NO. 778-3  
DATE Oct. 12/48  
FILED BY G.E.A. Rice

Assessed Owner	Nature of Title	Description of Property	No. of Lots	Acreage	Assd. Val. per Acres or Lot	Ass. Val. Wild Land	Ass. Val. Imp'd Land	Ass. Val. Improv. Land	Total Assd. Value of Land & Improvements				
										No.	Legal Sub-Div.	Quar.	Sec.
	Deed Holder "D.H."												
	Agreem't Hol'er "A.H."												
	Assignee of A.H. "A.A.H."												
Watanabe, Y.	D.H.		<u>23</u> 4	Fr.	SE	20	17	S. Part	1.2.3	6.6	75	495	1250

APPEAL TO COURT OF REVISION, MUNICIPAL ACT, Sec. (234). (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongly inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongly entered upon or omitted from the roll, or that any land or improvements has or have been valued too high or too low an amount or that any land has been improperly classified he may, personally or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the court shall either confirm the assessment or direct the alteration thereof. (2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof. (3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

DO NOT REMIT ON THIS STATEMENT

TAX DEMAND NOTES WILL FOLLOW

TAKE NOTICE that you are assessed as above specified for the year 1942 under the Statute. If you deem yourself overcharged, or otherwise improperly assessed, you or your agent may notify me at the Municipal Hall, Mission City, B. C., by signing notice attached, of such overcharge or improper assessment, at least ten days previous to the first meeting of the Court of Revision, which will be held in the Council Chamber, Mission City, B. C. commencing at 10 a.m. February 8, 1943, when your complaint will be tried in conformity with the Statutes. TAKE NOTICE that I intend to appeal against the above assessment for the following reason, viz.,

WILLIAM J. MANSON, Assessor.  
Mission City, B. C.

Signed \_\_\_\_\_

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]*

REAL PROPERTY SUMMARY

EXHIBIT No. \_\_\_\_\_  
 DATE Oct. 12/48  
 FILED BY G.E.A. Rice

File 3267

V.L.A. B.C. 303-P

JAPANESE NAME: Yoshizo WATANABE - Reg. No. 13271.

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

PROPERTY ADDRESS: 4th Street, Mission, B. C.

LEGAL DESCRIPTION: Part 6.6 acres more or less of Lots 1, 2 and 3 of the South East quarter of Section 20, Township 17, Map 951 as shown outlined Red on Sketch 6499 Municipality of Mission, D.N.W.

TITLE: In the name of Yoshizo WATANABE.

ENCUMBRANCE: Vesting in Custodian 25478, 26th February 1943.

ASSESSED VALUE: 1943 -  
 Land \$495.00  
 Improvements \$1250.00 Total \$1745.00 Taxes \$37.03

CLASSIFICATION: Berry farm with dwelling. Inspectors report dated May 20th, 1942 gives acreage of the farm as 6.6 acres of which 3 acres in strawberries,  $\frac{1}{2}$  acre asparagus,  $\frac{1}{2}$  acre rhubarb, with frame house  $1\frac{1}{2}$  storey 26 x 34, six rooms in good condition, and pickers houses 25 x 55 fair condition, 12 x 15, good condition, garage and packing house 15 x 30 fair, woodshed and bath house 10 x 21 good, barn lean-to 10 x 12 fair. At date of inspection was occupied by David Swanston, lessee.  
 Insurance - house \$1500.00, and effects \$500.00 in the North West Fire Insurance Co., for 3 years expiring 1st June, 1944. Premium \$36.00 paid. This Insurance was transferred to The Director The Veterans' Land Act.

HISTORY OF ADMINISTRATION: This property along with Lot 12, S.W.  $\frac{1}{4}$  29, Twp. 17 Map 2707 was leased under date 8th April 1942 by Yoshizo WATANABE to David Swanston for the duration at a rental of \$300.00 for 1942 and taxes for 1943 and taxes and insurance 1944. Rental for 1942 was paid to WATANABE. The Lease provided that in event of sale the lessee would vacate the premises on one months' notice.

SOLD: To The Director The Veterans' Land Act for \$1178.00 as at 1st January 1943.  
 Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Yoshizo WATANABE - Sale Price \$1178.00 plus refund of insurance \$12.72, total \$1190.72; less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, taxes \$72.64, total \$91.64. Net amount released \$1099.08.

TITLE: Included in C. of T. 169086-E and payment of consideration included in cheque to Custodian dated March 7th, 1944.

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

DATED December 28th, 1945.

IM:ML

"Tan Macpherson"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy. Nov. 27/48 *May* *SA*

BC-304-P

# Farm Appraisal Report

File No. 29/19

Land Description S.W. 2 9- 17- Blk. 12

Containing 9.5 Acres

Owner's Name Y. Watanabe Post Office Address Mission B.C.

Nearest Rail Point Mission Distance 2 Miles

Market Town Mission Distance 2 Miles

Church (give denomination) Various at Mission Distance 2 Miles

Nearest School at Mission Distance 2 Miles

State how property was identified: Map location and enquiry.

Roads: State whether property has access to main road, the kind of road and its condition.  
Good gravel road ends at the south west corner of the property.

Is this district a good one? not especially.

Employment opportunity Seasonal only.

Predominating Nationality and religion: Japs have predominated.

Describe Fencing and its condition: none Value \$

Water supply: small stream runs through the property. Value \$

## BUILDINGS ON FARM

3267

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X	<b>No buildings of any value.</b>						
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

778-5  
October 12/48  
Wharrie

Total present day value \$

Total Value Buildings add to farm not applicable. \$

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

Describe the basement and chimneys: n.a.

No. rooms downstairs? n.a. Upstairs? n.a. How finished n.a.

Are buildings painted? n.a. Condition of paint n.a.

Distance from nearest bush the property is all bush except for a patch in one corner.

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
2 1/2	rolling	6 to 8 in loam	granular loam 7 inches	none	40.00	90.00
nil	Area which can be cultivated without cost other than for breaking.					
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
7 1/2	Area which can be cultivated after a <del>reasonable</del> <sup>costly</sup> 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
	rolling	6 to 10 inches loam	8 to 16 inches granular loam	heavy bush	say \$150 to \$200.	20.00 145.00
nil	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	

231  
-  
231

Total value of Land \$ 235.00

Total added by buildings to value of farm \$ nil

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

Total value of farm \$ 235.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
 The small piece of ground that has been cultivated is in a very poor state of tillage. Nothing is growing this season other than weeds and a few miserable volunteer growth strawberry plants. The land has never been occupied, the owner living on another parcel at Mission.

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

Noxious weeds: very few in evidence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Municipality, Mission Taxes 13.65

Date: May 9th 1942.  
 Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 8th day of May 1942. 19

Inspector's Signature *G. J. Mackay*

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

# Farm Appraisal Report

Folio 29/19.

Remarks: Here we are dealing with approximately ten acres of solid bush land, excepting for two and a quarter acres that has been cleared at the south west corner. This ground is barren of any growth at present other than weeds and a few miserable strawberry plants volunteer crop.

A rocky, gravelly ridge separates the cultivated area from the remainder of the bush property. There is a small stream and ravine running through the land from north east to south west. The soil is good quality and when cleared will be good fruit land.

The clearing cost will be heavy, regardless of this however there seems to be a sale for the stuff at from forty to fifty dollars per acre. The ten acres adjoining to the west was bought in 1941 for five hundred dollars. It had just a small space around the buildings cleared. There is a small house, stable, good well and woodshed, these were erected at the time of the sale.

The parcel under examination has no buildings except a couple of shacks made of cedar shakes. These have no value. The Japanese has been trying to sell for four hundred dollars.

The present renter gets the wood he needs, and pays taxes only. He lives on Watanabe's home place two miles away just at Mission

A good road comes to an end at the S.W. corner of this bush lot.

A power line is within three hundred yards.

(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

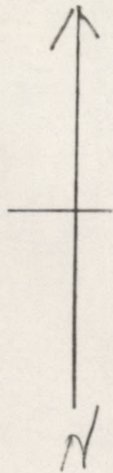
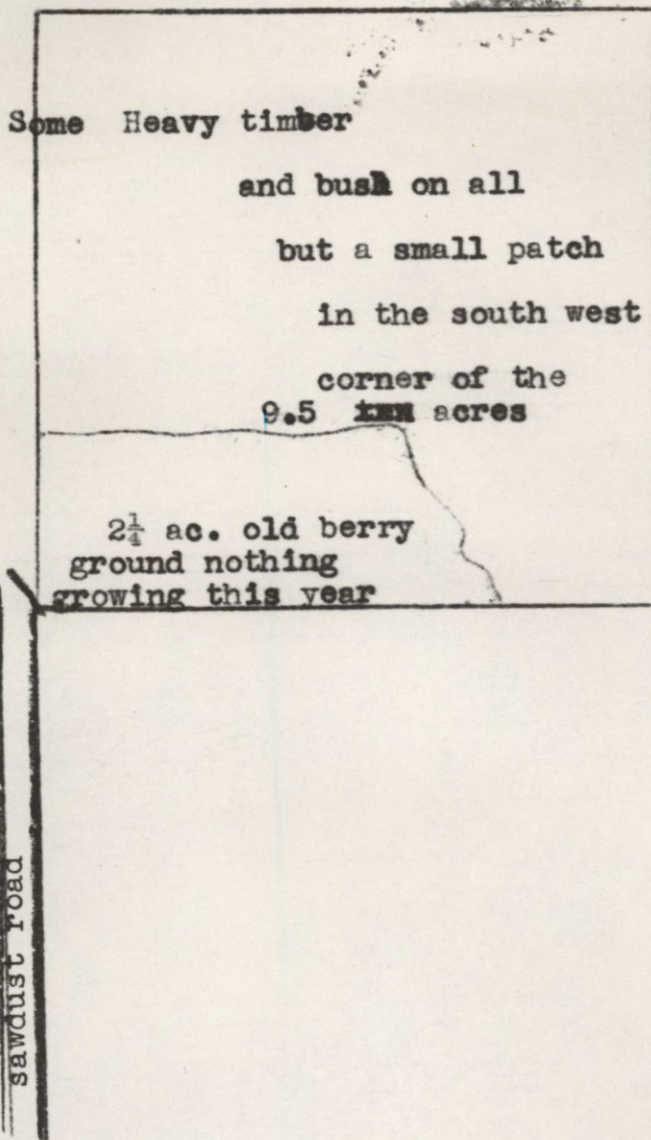
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....  
\$ .....

Total \$ .....

Amount fruit trees add to value of farm \$ .....

Diagram of Property

Of Y. Watanabe Mission. B.C.  
Lot 12-S.W.  $\frac{1}{4}$  Sec 29- Tp- 17. Map. 2707.  
Scale 1 inch- 200 feet.



Sawdust road from the south ends at the S.W. corner of the property.

Beals Road ends here.

Following careful review of this appraisal report, it is my opinion that the present value is \$ 200.00.....

Date..... 20th May ..... 19 42

"I.T.BARNET"

District Superintendent.

CORPORATION OF THE DISTRICT OF MISSION  
 BRITISH COLUMBIA  
 ASSESSMENT FOR THE YEAR 1942 3

EXHIBIT NO. 778-6  
 DATE Oct. 12/48  
 FILED BY G.E.A. Rice

EXHIBIT NO. 778-6  
 DATE FILED BY  
 D. C. I. - 12/48  
 G. E. A. Rice

Mr. Y. Watanabe

Assessed Owner	Nature of Title	Description of Prop.							No. of Lots	Acreage	Assd. Val. per acre or Lot	Assd. Val. Wild Land	Assd. Val. Imp'v. Land	Assd. Val. Imp'vmnts. & Improvements	Total Assd. Val. of Land
		No.	Legal Sub-Div.	Quar.	Sec.	Twp.	Dist. Lot	Blk. Lot Nos.							
Watanabe, Y.	D.H.	29/20	N 1/2	SW	29	17	12		9.5	30		285	400		

APPEAL TO COURT OF REVISION. MUNICIPAL ACT, Sec. (234) (1) If any person is of the opinion that an error of omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongly inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongly entered upon or omitted from the roll, or that any land or improvements has or have been valued too high or too low an amount or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the court shall either confirm the assessment or direct the alteration thereof. (2) The Municipal Council, may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof. (3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

DO NOT REMIT ON THIS STATEMENT

TAX DEMAND NOTES WILL FOLLOW

TAKE NOTICE that you are assessed as above specified for the year 1942 under the Statute.

If you deem yourself overcharged, or otherwise improperly assessed, you or your agent may notify me at the Municipal Hall, Mission City, B. C. by signing notice attached of such overcharge or improper assessment, at least ten days previous to the first meeting of the Court of Revision, which will be held in the Council Chamber, Mission City, B.C. commencing at 10 a.m. February 8, 1943, when your complaint will be tried in conformity with the Statutes.

TAKE NOTICE that I intend to appeal against the above assessment for the following reason, viz.

WILLIAM J. MANSON, Assessor,  
 Mission City, B. C.

Signed \_\_\_\_\_

I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy.  
 Nov. 29/48 *[Signature]*

REAL PROPERTY SUMMARY

EXHIBIT No. Oct. 12/48

DATE.....  
FILED C.E.A. Rice

File 3267

V.L.A. B.C. 304-P

JAPANESE NAME: Yoshizo WATANABE - Reg. No. 13271.

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

PROPERTY ADDRESS: Sawdust Road, Mission, B. C.

LEGAL DESCRIPTION: Lot 12 of the South West quarter of Section 29, Township 17 Map 2707 Municipality of Mission, D.N.W.

TITLE: In the name of Yoshizo WATANABE.

ENCUMBRANCE: Vesting in Custodian 25478.

ASSESSED VALUE: 1942 -  
Land \$285.00  
Improvements \$400.00 Total \$685.00 Taxes \$15.62

CLASSIFICATION: No inspector's report on file. On JP form owner declared the property as hay land with one packing house on the property.

HISTORY OF ADMINISTRATION: This property along with Part 6.6 acres more or less of Lots 1, 2 and 3, S.E.  $\frac{1}{4}$ , Sec. 20, Twp. 17 Map 951 Sketch 6499 was leased under date 8th April 1942 by Yoshizo WATANABE to David Swanston for the duration at a rental of \$300.00 for 1942 and taxes for 1943 and taxes and insurance 1944. Rental for 1942 was paid to WATANABE. The lease provided that in event of sale the lessee would vacate the premises on one months' notice.

SOLD: To The Director The Veterans' Land Act for \$231.00 as at 1st January 1943.  
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Yoshizo WATANABE - Sale price \$231.00 less Certificate of Encumbrance \$1.00, registration fee \$3.00 taxes \$30.64, legal fee \$15.00, total \$49.64. Net amount released \$181.36.

TITLE: Included in C. of T. 169087-E and payment of consideration included in cheque to Custodian dated March 7th, 1944.

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

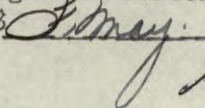
DATED December 28th, 1945.

IM:ML

"Ian Macpherson"

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

Nov. 27/48





File No.  
3267

ANALYSIS OF CLAIM

June 22, 1948

REAL PROPERTY SECTION

Yoshizo WATANABE  
Reg. No. 13271

Re Director, The Veterans Land Act

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REAL PROPERTY - 4th Avenue, Mission, B. C. (P.O.)

(a) Property described as  
Part 6.6 acres - more or less of Lots 1, 2 and 3  
of the South East quarter of Section 20, Township  
17, Map 951 as shewn outlined Red on Sketch 6499  
Municipality of Mission, B. C.

and

(b) Lot 12 of the South West quarter of Section 29  
Township 17, Map 2707, Municipality of Mission  
B. C.

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Yoshizo WATANABE makes claim for  
(Gross) as follows re  
the 2 above described properties:-

Land -	2100.00	
house	1500.00	
Bunkhouse	500.00	
Barn	350.00	
Shed	<u>150.00</u>	4600.00
Sales price (Gross)		
(a)	1178.00	
and (b)	<u>231.00</u>	1409.00

---

)over)

"D"

File No.  
3267

REAL PROPERTY  
SECTION

(a)	Assessed Value	Claimant's Value A&B	S.S.B. Appraisal	V.L.A. Purchase Price
Land -	495.00	2100.00	400.00	
Improvements	1250.00	2500.00	800.00	
	<u>\$1745.00</u>		1200.00	1178.00
<hr/>				
(b)				
Land	285.00		235.00	
	400.00		Nil	
	<u>\$685.00</u>		235.00	231.00
<hr/>				
<u>Combined - A &amp; B</u>				
(a) -	1745.00		1200.00	1178.00
(b) -	685.00		235.00	231.00
	<u>2430.00</u>	4600.00	1435.00	1409.00

RECAP:

Gross amount of claim				
2 Realities -				4600.00
" " " sale				
2 Realities				<u>1409.00</u>

"B. N. Dusenbury"  
B. N. 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]*

*[Signature]*