

<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
					616.00		642.84			642.84
<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			
182.00	92.50	27.75	50.82	71.50	36.34			64.09		
TOTAL RECOMMENDATION									706.93	

CASE NO: 979.

JAPANESE PROPERTY CLAIMS COMMISSION

Fort William, Ontario,

April 26th, 1948.

IN THE MATTER OF THE CLAIM OF

YEKI KAWASHIMA.

PROCEEDINGS AT HEARING.

Original.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

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Fort William, Ontario,
 April 26th, 1948.

IN THE MATTER OF THE CLAIM OF
YEKI KAWASHIMA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

S.M. CHERNIACK, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 D.J. HANDFORD, Esq., Official Interpreter.
 T.P. HORROBIN, Esq., Official Reporter.

30

Mrs. Y. Kawashima,
In Chief.
Discussion.

THE COMMISSIONER: What do you want to start with this morning, Mr. Cherniack?

MR. CHERNIACK: No. 15, sir, Yeki Kawashima. I would like to give you the amendment, my lord. I can give you the real property amendment at a value of \$1750.00 and the sale at \$616.00, showing a loss of \$1134.00.

As to the personal property amendment, my lord, the valuation of the goods is \$278.50, with the Custodian credit I show at \$110.60. The analysis
10 seems to indicate it should be \$112.60, but I haven't had an opportunity to check that. It is \$110.60, sir, and the loss is therefore \$167.90.

(MRS.) YEKI KAWASHIMA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mrs. Kawashima, I show you two typewritten statements. Were these prepared in accordance with your
20 instructions? A: Yes.
Q Are those your signatures? A: Yes.
Q Do you swear the contents to be true to the best of your knowledge and recollection?
A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend I will file the S.S.B. appraisal as Exhibit 2.

(S.S.B. APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: Your Lordship will note from Exhibit 1
30 that this property was purchased in 1934 from a

Mrs. Y. Kawashima,
In Chief.

Mr. Nakatsuka for \$300.00, at which time it was all bush. There were about $2\frac{1}{2}$ acres cleared at an estimated cost of \$200.00 per acre, showing that the cost of clearing is \$500.00.

Your Lordship will find in Exhibit 2, the S.S. B. appraisal, that the estimate of the reclamation cost per acre is \$150.00 to \$200.00. In addition to the clearing there was considerable ditching done and there were some 15 fruit trees planted. One well was dug and a hand pump installed. The acreage is shown there as $1\frac{3}{4}$ acres in crop, my lord, and the buildings are itemized as to the description of the buildings, and the years in which they were built which your Lordship will find in the first column and the estimated cost of building.

Exhibit 2, my lord, sets out that the property is very well located, it being one and one half miles from Haney, B.C., and having direct access to 11th Avenue which is a gravel road. Your Lordship will note that the buildings were valued at \$600.00 but only \$400.00 was added to the value of the land in spite of the fact that the dwelling house was declared to be habitable.

THE COMMISSIONER: That \$600.00 figure, Mr. Hunter, is meant to show replacement cost, is it not?

MR. HUNTER: Yes, less depreciation. It is really a figure which shows them what value they should place on it for purpose of insurance. The other figure is meant to be the fair market value.

MR. CHERNIACK: My lord, Exhibit 1 states that the claim-

Mrs. Y. Kawashima,
In Chief.

ant disagrees that this was a poor property and states had her husband not been ill she could have arranged for further clearing and completion of the house. The comment is, "This is a very good land for growing small fruits. We got excellent berry crops from acreage planted. The property is well located close to Haney. Considering the clearing done and the improvements made, I believe it would be worth at least \$1750.00 when sold by the Custodian".

10 She states that Mr. Menzies, a real estate agent at Haney, asked her if she would be willing to sell for \$2000.00, and she said no, she would not have any home to return to when the war finished.

My learned friend might advise your Lordship now as to the assessment on this property.

MR. HUNTER: In 1943, my lord, it was \$800.00 for the land and \$600.00 for the improvements, a total of \$1400.00.

MR. CHERNIACK: I now tender as an Exhibit, my lord, the personal chattels statement identified by the claimant as Exhibit 3.

20

(STATEMENT MARKED EXHIBIT NO. 3).

MR. CHERNIACK: On behalf of my learned friend I will file his analysis as Exhibit 4, my lord.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. CHERNIACK: Your Lordship will find that Exhibit 3 sets out in detail all the goods claimed, the date of purchase, the original cost and the estimated value of the same, and the analysis sheet shows the prices at which the property was sold. It

30

Mrs. Y. Kawashima,
In Chief.
Discussion.

would appear, my lord, that the lumber is shown as declared but not found by the Custodian. Apparently that would be an error because there is a sale for \$39.00 shown in the analysis.

MR. HUNTER: Those are your new values.

MR. CHERNIACK: I am sorry, my lord. That is my new value, at \$39.00. Apparently this wasn't found. Other than that it is a straightforward claim for personal chattels.

10 THE COMMISSIONER: Very well.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property sold was sold for its fair market value. It is submitted that the claim made for the stove is exorbitant. It is submitted that the lumber was not declared and not found. I should qualify that, my lord, there was some lumber found.

MR. CHERNIACK: It was inventoried.

20 MR. HUNTER: And it is submitted in the case of the claim for lumber, that the claim is exorbitant. The question of the real property would appear to be a straightforward one of value. As far as the personal property is concerned, I think it is similarly a question of value, my lord. There are some rather large discrepancies between the amounts received upon the auction and the amounts claimed, but the actual amounts claimed are not particularly great amounts as your Lordship will see from

30 Exhibit 4. The amounts are shown under those new

Mrs. Y. Kawashima,
Discussion.

Cross-Exam.

values, your Lordship.

THE COMMISSIONER: Yes.

MR. HUNTER: Those articles were sold and the amounts received by auction. It is entirely a question of whether your Lordship feels the fair market value has been received. I don't think there is any other real difficulty.

THE COMMISSIONER: You might ascertain from the claimant the date of purchase and other particulars in regard to the kitchen range.

10

CROSS-EXAMINATION BY MR. HUNTER:

Q Mrs. Kawashima, this kitchen range, you bought that in 1935 and you paid \$70.00 for it. Had you used that consistently since you bought it?

A Yes, it was used regularly .

Q Yes, now when you left this property you leased it to a man named Mr. Van Den Brink, is that correct?

A Yes. We sold our crop and he had the use of the stove during the period of taking off the crop.

20

Q Actually you leased him the property for one year, didn't you? Is that your signature on that lease?

A No, it isn't my signature. I don't think it is my signature. Possibly my son signed it.

Q Is your son here? A: Yes.

MR. HUNTER: I wonder, my lord, if we could have the son look at it.

MR. CHERNIACK: I don't think he is in the room.

A No, he is not in the room. He is in Fort William.

30 THE COMMISSIONER: You could get him, Mr. Cherniack.

Mrs. Y. Kawashima,
Discussion.

MR. CHERNIACK: I don't know. I presume I could get him
down here. I don't know that I can get him today.

THE COMMISSIONER: Well get him when you can.

MR. HUNTER: Q: Did you authorize your son to sign a
lease for you? A: Yes.

THE COMMISSIONER: Yes, what?

A I gave him my permission to sign for me.

MR. HUNTER:

Q Who is Aki Kawashima? Is that your son?

A I don't know. My name is Yeiki.

10 Q Is it Aki or Yeiki? A: Yeiki, y-e-i-k-i,
yes.

Q I see originally in the certificate of encumbrance
it was Aki. That is the way the lease was signed.
That has been corrected to Yeiki. I don't know why.

THE COMMISSIONER: Could you ascertain from her whether
that is her son's signature?

MR. HUNTER: Q: Do you know whether that is your son's
signature on the lease?

A My son's name is Yakura, but this looks like his
20 writing.

THE COMMISSIONER: Is there any doubt about it, Mr.
Cherniack? Do you question that this document was
signed by the son on behalf of the mother?

MR. CHERNIACK: I would say, my lord, in all probability
it was.

THE COMMISSIONER: It is for you to say. Either I accept
it now or I am going to require the claimant to
have the son here to straighten this out.

MR. CHERNIACK: My lord, I am satisfied in my own mind
30 it was signed by the son, and I have no objection

Mrs. Y. Kawashima,
Discussion.

to it being filed.

THE COMMISSIONER: Very well, put it in, Mr. Hunter.

MR. HUNTER: Very good, my lord. This is a lease for one year commencing the 20th of May, 1942. It is for \$132.63.

THE COMMISSIONER: Is that rent or for the sale of the crop?

MR. HUNTER: Well it is shown in the form of rent, my lord, but I presume it includes the complete premises which would include the crop as well.

THE COMMISSIONER: Is there any provision there in relation to the contents of the dwelling?

MR. HUNTER: I don't see anything here at all about it, my lord.

THE COMMISSIONER: All right.

MR. HUNTER: Q: Now, when this property was rented, to the Van der Brinks, you gave him permission to use your chattels, that is your household furniture and your tools, is that correct?

20 A It was arranged to loan him a few pots and pans and the household goods were placed upstairs.

Q And your kitchen range was left there for his use?

A Yes.

Q And the farm tools were left for his use?

A No, there was no arrangement for him to use the farm implements, because all he had to do was harvest the crop.

Q Where did you leave your farm implements?

A They were all left in the basement.

30 Q Of the house? A: Yes

Mrs. Y. Kawashima,
Discussion.
Cross-Exam.

Q And he had the key to the house?

A Yes, we gave it to him.

Q And there was nothing to prevent him going into the cellar?

A: Yes, he was able to get into the basement.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Any re-examination?

MR. CHERNIACK: My lord, I would like to ask my learned
friend to produce a letter or memorandum dated
10 June 9th, 1942. It was received by the Custodian on
June 9th, 1942. This, my lord, is a memorandum
showing the enclosed list of furniture and equipment
on the premises with a stamp of the Custodian that it
was received on June 9th, 1942. I would like that
filed, my lord, for the purpose of indicating the
date at which the Custodian was advised of the
itemized list. He had his J.P. form at an earlier
date.

THE COMMISSIONER: Very good.

20 MR. CHERNIACK: There is a note at the bottom, my lord,
saying, "Kindly attach to lease Mrs. Kawashima
to Van der Brink." I file that as Exhibit 6, my
lord.

(LIST MARKED EXHIBIT NO. 6).

MR. CHERNIACK: My lord, I would also ask to file a
copy of a letter sent by the Custodian to Van der
Brink on September 24th, 1942. This letter, my
lord, reads, "We wrote you on July 14th and August
6th and 27th regarding the subject matter, but
30 to date cannot trace having received any reply."

Mrs. Y. Kawashima,
Discussion.

And it is entitled above "Re Mrs. Yeki Kawashima, Chattels".

"We understand that there has been some difficulty in your obtaining a list of chattels owing to the Japanese still occupying the dwelling house on the property. As the District of Maple Ridge has been declared a prohibited area to any persons of the Japanese race as from September 4th, we would appreciate your supplying us with the required list at the earliest possible date."

10

I tender that as Exhibit 7.

(LETTER MARKED EXHIBIT NO. 7).

MR. CHERNIACK: My lord, might I indicate to your Lordship that the inventory was taken by the Custodian according to the analysis, Exhibit 4, on the 28th of October, 1942.

THE COMMISSIONER: That is all, thank you, Mrs. Kawashima.

(Witness aside)

20

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

30

Case 979.

NOV 28 1947

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

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

ACKNOWLEDGED

5-281

[Signature]

[Signature]

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

(1) NAME KAWASHIMA, YEKI (RCMP) Reg. No. 13869
(Print) Surname Given Name

(2) Pre-Evacuation Address 11th AVENUE, HANEY, B.C.

(3) Present Address 811 SIMPSON ST., FORT WILLIAM, ONTARIO.

(4) REAL ESTATE

(a) Street Address (if any) 188-11th AVENUE, HANEY, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
MAPLE RIDGE, LOT S OF LOT 1 OF THE N.E. 1/4 OF SEC. 20, TP. 12
MAP 5430, DIS. OF NEW WESTMINSTER, C. OF E. 50990

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

- (i) Farm
- (ii) ~~Residence~~ Type of business _____
- (iii) ~~Business~~
- (iv) ~~Any other type of property~~ (describe) _____

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land - - - - - \$ _____
- (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) - - - - - \$ 1750.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 616.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1134.00

am ends.

(5) PERSONAL PROPERTY

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

188-11th AVE., HANEY, B.C.

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

(c) How stored or packed at time of evacuation
LEFT AS WAS.

(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")

Left with Wm Van den Brink and subsequently handed over to Custodian.

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

1. <u>Dinining Room set</u>	Estimated Value \$	<u>25.00</u>
2. <u>Folding Bed (10.00) Sofa (10.00)</u>	Estimated Value \$	<u>20.00</u>
3. <u>Gramophone</u>	Estimated Value \$	<u>20.00</u>
4. <u>Kitchen range(25.00) Warm Stove(30.00)</u>	Estimated Value \$	<u>55.00</u>
5. <u>4 Beds Comp. (40.00) Breakfast Suite(30.)</u>	Estimated Value \$	<u>70.00</u>
6. <u>Rugs & Desk(25.00) Clothes Buffet(35.00)</u>	Estimated Value \$	<u>60.00</u>
7. <u>4 Cross certs saws& Farm Implements</u>	Estimated Value \$	<u>48.00</u>
8. <u>Electric Massager(25.00)Lumber(50.00)</u>	Estimated Value \$	<u>75.00</u>
9. _____	Estimated Value \$	<u>375.00</u>
10. <u>Received from Custodian</u>	Estimated Value \$	<u>80.27</u>

TOTAL CLAIM FOR PROPERTY LOSS \$ 292.73 ¹⁶⁷⁹⁰

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) - - - - - \$ 1676.75 ¹¹³⁴⁺¹⁶⁷⁹⁰ = 1301.90

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no YES

WINNIPEG BUT PREFERS FORT WILLIAM

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

DOMINION OF CANADA)
 PROVINCE of ONTARIO)
 TO WIT:)

I, YEKI KAWASHIMA of the CITY
 of FORT WILLIAM in the ONTARIO

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the CITY)
 of FORT WILLIAM)
 in the PROVINCE of ONTARIO)
 this 22nd day of NOVEMBER)
 A.D. 1947. Wardlaw)

Yeki Kawashima

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.

MRS. Y. KAWASHIMA
(Claimant's Name)

REAL ESTATE
(Farm Land)

13869
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared - 7 acres Cultivated not planted - 3/4 acre Cultivated and not in crop List Crops Strawberries - 3/4 acre Raspberries - 1/2 acre Potatoes 1/2 acre	9 1/2 m - 1	1934	Mr. Nakatsuka	\$300.00	All bush	None	Land Improvements 1750.00

Total 1 3/4 acres

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

Description	When Made	Cost
(1) Cleared about 2 1/2 acres from 1934 to 1938 - all hired labour - cost @ \$200.00 per acre - approximately \$500.00		
(2) Ditching - considerably done - 1938 - hired labour - bought tile around 1940 but never laid and left around ditch. Unable to estimate cost - husband dead.		
(3) Planted about 15 fruit trees - 1938 - cost about \$20.00 to \$25.00		
(4) Dug well and installed hand pump.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Cost Value
House - 3 rooms down unfinished room upstairs - built 1935 - 36	21 x 24	Frame and tarpaper - shingle roof-cement foundation-full cellar-dirt floor, shiplap, cloth and papered-inside downstairs - unfinished upstairs -fir floors downstairs			All hired labour and bought materials cost about			\$1000.00
Shed built 1937	15 x 30	Pole and shakes - shake roof - wood foundation.			All hired labour and bought materials cost about			350.00
Estimated cost of buildings.								\$1350.00

EXHIBIT No. 979-1
DATE 26 apr 1948
FILED BY
D. M. L. Perrin

Comments re Appraiser's report not covered by above information: I disagree that this was a poor property. Had my husband not been ill we could have arranged for further clearing and completion of the house.

COMMENTS: This is a very good land for growing small fruits. We got excellent berry crops from acreage planted. The property is well located ~~in~~ close to Haney, B.C. Considering the clearing done and the other improvements made, I believe it would be worth at least \$1750.00 when sold by the Custodian for \$616.00 to the Director under the Veterans Land Act. Just prior to evacuation in 1942, Mr. Menzie's, real estate agent in Haney asked me if I would be willing to sell for \$2000.00. I said "no" as I would not have any home to return to when the war finished.

Y. K. Kawashima
Signature

BC-56-1
BC-2317-B

Farm Appraisal Report

File No. JL-187

Land Description Lot 5 of Lot 1 of N.E. 1/4, Sec. 20, Tp. 12, Map 5430

Containing 9.459 Acres

Owner's Name Aki Kawashima Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 1 1/2 miles

Market Town New Westminster, B.C. Distance 24 "

Church (give denomination) All denominations-Haney, B.C. Distance 1 1/2 "

Nearest School Haney, B.C. Distance 1 1/2 "

State how property was identified: Corner posts and map location.

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

Direct access to 11th Avenue; gravel road, fair condition.

Is this district a good one? Yes. Co-operative marketing

Employment opportunity Two sawmills and brickyard; peat plant.

Predominating Nationality and religion: Mixed - Japanese predominating.

Describe Fencing and its condition: No fences. Value \$

Water supply: Domestic water from well. Value \$

BUILDINGS ON FARM

5281

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	21 x 24	Frame & tar paper	1 1/2 st.	Shgl.	about 7 yrs	Cement 2'	Fair	600.00
BARN Shed	15 x 30	Poles & shakes	8-20'	Shke.	"	Wood	"	-
BARN	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 600.00

Total Value Buildings add to farm \$ 400.00

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

Describe the basement and chimneys: Cement walls 2'-frame 4' to first floor; dirt floor.

No. rooms downstairs? 3 Upstairs? Not finished How finished Wood lined.

Are buildings painted? No. Condition of paint -

Distance from nearest bush 100 feet.

EXHIBIT No. 979-2
DATE 26 apr 1948
FILED BY P. M. Cherniack

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
2.45	Level	Sandy, gravelly loam-6-18"	Sand & gravel.	Mixed small fruits	50.	122.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
7.00	Level	Sandy gravelly loam, 6-18"	Sand & gravel	Clearing bush, stumping and levelling.	150.00 to 200.00	15.00
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 \$ 227.50

Total added by buildings to value of farm \$ 400.00

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

Total value of farm \$ 627.50

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

Cropped portion in fair state of cultivation, presently occupied by Japanese family with husband away on prairies.

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

Mixed fruits and poultry.

Noxious weeds:

None of consequence on cultivated area.

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

1942 - \$32.63. District of Maple Ridge.

Date: June 1st, 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 29th day of May 19 42.

Inspector's Signature

"H.L. SINCLAIR"

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

JL-187 - A. Kawashima

Farm Appraisal Report

Remarks:

This is a poor property with only a very small acreage under cultivation, balance of land uncleared and in bush. The soil is of a light sandy gravelly nature, shallow depth over sand and gravel.

The dwelling is of frame construction; first floor wood and paper lined, upstairs unfinished; outside of dwelling tar paper with lath strips. One brick chimney to ground. Outbuilding pole and shake construction - poor condition.

The growing crops are in reasonably good condition and crop land appears to have received attention this spring; land in fallow weedy.

Japanese woman, with small family of young children, living with her mother on property. Adult male Japanese away on Prairie beet farm.

No electric light in house. Closest power connection available approximately 700 feet to South.

(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

Strawberries - .87 acres - fair condition

\$

Raspberries - .33 " " "

\$

(Fallow, buildings, Land uncultivated, and (& young fruit trees-1.25 acs. weedy.

\$

Balance of property in Bush.

\$

Bush land given value of \$15.00 per acre on account of fire wood being available.

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

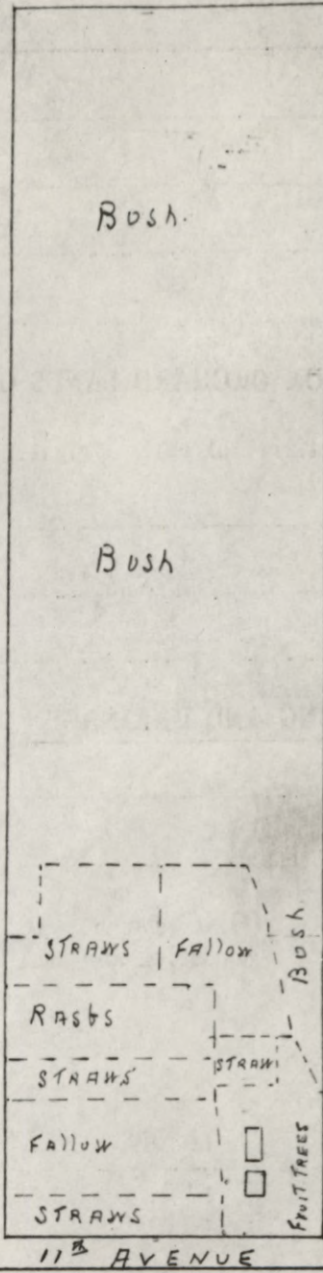
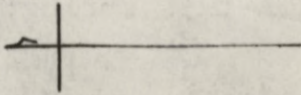
Diagram of Property

LOTS of LOT 1 - of N.E. 1/4 Sect. 20 - Tp. 12 MAP 5430

9.459 Acs

AKI-KAWASHIMA

SCALE - 200 ft. = 1 - INCH



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

value is \$ 600.00

Date 2nd June 1942.

"I. T. BARNET"

District Superintendent.

MRS. Y. KAWASHIMA
 J. R. No. 13869

ITEMIZED CHATTEL LIST

<u>Article</u>	<u>Date of Purchase</u>	<u>Cost</u>	<u>Est. Value</u>	<u>Total</u>
(1) Dining Room Set	1938	\$45.00 New	25.00	25.00
(2) Folding Bed	1932	60.00 "	20.00	20.00
Sofa	1935	10.00 "	5.00	5.00
(3) Gramophone	1936	25.00 Used	12.50	12.50
(4) Kitchen Range	1935	70.00 New	25.00	35.00
1 Warmth Stove	1925	30.00 "	10.00	
(5) 4 Beds				
1 Double bed - 2 springs	1932	30.00	10.00	
2 Single beds - 2 springs & 1 mattress	1932			
1 3 piece Bedroom Set (Double bed with spring & mattress, chiffonier, & bench)	1936	40.00	15.00	25.00
(6) Breakfast Set - 5 chairs, 1 table, china cabinet	1935	25.00	10.00	10.00
(7) Carpet (Lino) for upstairs room	1939	10.00	6.00	22.00
Rug (9 x 9 approx)	1938	10.00	6.00	
Desk	1936	20.00	10.00	
(8) Clothes Buffet	1941 (New)	35.00	35.00	35.00
(9) Tools				
1 Crosscut Saw	1935	14.00	18.00	50.00
3 Crosscut Saw	1930	20.00		
1 Hammer	Time to time		2.00	
3 Wedges			3.00	
6 Hoes			3.00	
3 Rakes			1.50	
3 Spades			1.50	
1 Mattock			1.00	
1 Wood Axe and Hatchet			3.00	
1 Pick			2.00	
1 Scale			15.00	
(10) Lumber				
- 500' 2 x 4 and shiplap (new)			10.00	39.00
500' 1 x 4 - sidings (new)			15.00	
200' Moulding & Casings (new)			4.00	
2 New Doors (new)			10.00	

TOTAL \$ 278.50
 REVISED CUSTODIAN CREDIT 110.60
 TOTAL NET CLAIM \$167.90

Y. KAWASHIMA

(Claimant's Name)

PERSONAL CHATELS

13869

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

See list attached hereto for all items claimed and estimated values.

Description of Storage of Goods: In farm house - 188 11th Ave., Haney, B.C.

General Statement as to Chattels not Described above: All chattles are set out on attached list.

Additional Comments, if any: I have allowed for depreciation.

EXHIBIT No. 979-3
DATE 26 apr 1948
FILED BY R.M. G. Hornack

Y. Kawashima

Signature

SALES		SOLD WITH REAL PROP. New Values	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
23		25 00						
7		20 00						
4	25	5 00						
4		12 50			25			
9	25	25 00						
1	25	10 00						
1	25	25 00						
		10 00						
3	25	2 00						
4		10 00						
18	50	35 00						
25	.50	50 00						
		39 00	50	25				Pres. used by tenant
		<u>278.50</u>						
16	45							
1	40							
	2							
<u>110</u>	<u>60</u>		<u>50</u>	<u>25</u>	<u>25</u>			

Goods estimated value	\$203.50	Sold at auction	\$ 110.60
Goods not valued		Sold	2.00
Goods estimated value	50.00	Decl/ not found	
do	25.00	No record	
do	25.00	Abandoned	
	<u>\$ 373.00</u>		<u>\$ 112.60</u>

EXHIBIT No. 979-4
DATE 26 apr 1948
FILED BY J. W. G. Hunter

26 April 1948

J.W.G.Hunter

THIS INDENTURE made the Twentieth day of May in the year of our Lord one thousand nine hundred and forty two IN PURSUANCE OF THE "LEASEHOLDS ACT" BETWEEN Aki Kawashima of the town of Haney, Province of British Columbia (Farmer) hereinafter called the Lessor of the FIRST PART; H. Van den Brink of the town of Haney, Province of British Columbia (Farmer) hereinafter called the Lessee of the SECOND PART; WITNESSETH that in consideration of the yearly rents, covenants and conditions hereinafter respectively reserved and contained, the said Lessor doth demise and lease unto the said Lessee ALL AND SINGULAR that certain parcel or tract of land and premises, situated lying and being in the Municipality of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:-

Subdivision Five (5) of Lot One (1) in the North East Quarter of Section Twenty (20) Township Twelve (12) Roll 2464

New Westminster District

From the Twentieth day of May one thousand nine hundred and forty-two for the term of One Year next ensuing YIELDING AND PAYING THEREFOR to the said Lessor the clear yearly rent or sum of One Hundred and Thirty-two 63/100 (\$132.63) Dollars of lawful money of Canada payable on the following days and times, that is to say: The sum of \$100.00 on the execution of this Agreement the Receipt whereby is hereby acknowledged

\$32.60 on or before the First day of August 1942 which shall be applied on the current years Taxes payable at the Municipal Office Haney, B. C.

AND the said Lessee COVENANT with the said Lessor to pay rent and to repair (reasonable wear and tear and damage by fire and tempest excepted) AND will not assign or sub-let without leave;

AND will not carry on any business that shall be deemed a nuisance on the said premises;

AND that he will leave the premises in good repair (reasonable wear and tear and damage by fire and tempest excepted).

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or if the said Lessee shall make any assignment for the benefit of creditors or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors THE then current quarter's rent shall immediately become due and payable and the said term shall immediately become forfeited and void

AND IT is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned down, or damaged by fire, so as to render the same unfit for the purpose of the said Lessee then and so often as the same shall happen the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injury sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been rebuilt or made fit for the purpose of the said Lessee

PROVISO for re-entry by the said Lessor on non-payment of rent, whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid .

THE said LESSOR COVENANTS with the said LESSEE for quiet enjoyment.

THIS INDENTURE shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

WHEREVER the singular and masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body politic or corporate where the context or the parties hereto so require.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and year first above written.

SIGNED SEALED AND DELIVERED by the Lessor in the presence of

"Geo A. Shewfelt" 35 - 8th Avenue, Haney B.C.

"Aki Kawashima" L.S.

SIGNED SEALED AND DELIVERED by the Lessee in the presence of

"Geo A. Shewfelt" 35 - 8th Avenue,

"H. van den Brink" L.S.

Haney, B.C. Notary Public

I HEREBY CERTIFY that on the Twentieth day of May 1942 at Haney in the Province of British Columbia Aki Kawashima and H. Van den Brink who is) personally known to me, appeared before me and acknowledged to me that they are the persons mentioned in the annexed instrument as the makers thereof, and whose names subscribed thereto as parties and that they know the contents thereof, and that they executed the same voluntarily, and they are of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of office at Haney British Columbia this Twentieth day of May in the year of our Lord one thousand nine hundred and forty-two.

"Geo A. Shewfelt

A Notary Public in and for the Province of British Columbia A Commissioner for taking Affidavits within British Columbia

I hereby certify that the foregoing words (2) pages) are a true copy of the original whereof they purport to be a copy.

June 18th 1948

Geo A. Shewfelt
[Signature]

DATED May 20th 1978

AKI KAWASHIMA

TO

H. VAN DEN BRINK

LEASE FORM

Geo A. Shewfelt.

Haney, B. C. C.

[Handwritten signature]
11

Green
Richardson

PP
2

GEO. A. SHEWFELT

Real Estate - Insurance - Notary Public

HANEY, B.C. June 1st.1942

LIST OF FURNITURE AND EQUIPMENT ON THE PREMISES OF
MRS. KAWASHIMA, Haney, B.C.

5287

- 1-Dining Room Suite (6 Chairs & Table)
- 1 Folding Bed
- 1 Sofa Bed
- 1 Sofa
- 1 Gramophone
- 5 Beds with Springs and Mattresses
- 2 End Tables
- 1 Clothes Buffet
- 5 Kitchen Chairs and Table
- 1 Kitchen Stove
- 1 Lamp Stand
- 1 Hat Rack
- 1 Trunk with packed Dishes
- 1 Trunk with packed Clothes
- 1 Box of Dishes
- 1 Box of packed Utensils
- 1 Desk
- 1 Rug
- 1 Parlor Stove
- A Job Lot of Kiddies toys such as Buggies, Dolls, Trunks etc.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 9 1942

Farm Implements:-

- 6 Hoes
- 3 Rakes
- 3 Spades
- 4 Cross Cut Saws
- 3 Wood Axes
- 2 Hatchets
- 1 Pick
- 1 Mottick
- 3 Wedges
- 1 Hammer
- Job Lot Carpenters Tools
- Job Lot Mechanical Tools
- 3 Sewing Machines,

EXHIBIT No. 979-6
DATE 26 apr 1948
FILED BY J. W. G. Bernack



Kindly attach to Lease Mrs. Kawashima to Van den Brink

5281

3
B

24th September, 1942.

Mr. H. Van den Brink,
c/o G.A. Shewfelt,
Haney, B.C.

Dear Sir:

re: Mrs. Yeki KAWASHIMA
Chattels.

We wrote you on July 14th and August 6th and 27th regarding the subject matter, but to date cannot trace having received any reply.

We understand that there has been some difficulty in your obtaining a list of chattels owing to the Japanese still occupying the dwelling house on the property. As the District of Maple Ridge has been declared a prohibited area to any persons of the Japanese race as from September 4th, we would appreciate your supplying us with the required list at the earliest possible date.

Yours truly,

R. D. Richardson,
Farm Department.

HRC:GF

EXHIBIT No. 979-7
DATE 26 apr 1948
FILED BY

R. M. Chermack