Name of Claimant HASHIMOTO, Yoshikazu Case 1000

Custodian File X1 959

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
					45.00		65.43				65.43

PERSONAL PROPERTY								
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 & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
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	

MISCELLANEOUS CHATTELS								
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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	65.43

CASE NO: 1000.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIKAZU HASHIMOTO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1000.

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

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

10 Toronto, Ontario,

May 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIKAZU HASHIMOTO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.A. BEST, Esq.,	appearing for the Claimant.

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

30

YOSHIKAZU HASHIMOTO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q Mr. Hashimoto, you are the owner of a small piece of farmland, as I understand it, not far distant from New Westminster, near Kennedy? Is that correct?

A Yes.

Q I wonder if you would mind signing that statement, please. That will be Exhibit 1, my lord.

10 (STATEMENT MARKED EXHIBIT NO. 1).

Q Was that prepared on your instructions, Mr. Hashimoto? A: Yes.

Q Now I understand there is about four and a half to four and three-quarter acres in the property, Mr. Hashimoto, and it is uncleared land, is that correct?

A Yes.

Q According to your form, your father bought this property back in 1914 and gave it to you in 1939, is that correct? A: Yes.

20 Q Now, have you either a deed from Mr. Yamada to your father or your father's deed to you?

A Father's deed to me.

THE COMMISSIONER: Is the title in question, Mr. Hunter?

MR. HUNTER: No, my lord.

MR. BEST: Q: You haven't got the old deed from Mr. Yamada to your father? A: No, I haven't.

Q Now you have said on your form that your father paid $1500.00 for that property?

A Yes.

30 Q How do you know that? A: Mr. Yamada told

me that.

Q Is that the man who sold the property to your father?

A Yes.

Q Where is he now? A: I don't know. He is still in Canada. I don't know where Mr. Yamada is but before the war he was with the Salvation Army. I don't know where he is now.

Q Do you know Mr. Yamada's initials, Mr. Hashimoto?

A I don't know.

10 Q You don't know what his first name was?

A No.

Q He is not the Mr. Yamada who had something to do with the Commission? A: I don't think so.

Q Now, as I understand it, this property at one time was cleared and there is second growth on it now; is that the situation?

A I haven't been there for a long time now.

Q When was the last time you were there?

A About 20 or 25 years ago.

20 Q You haven't seen the property since then?

A No.

Q Have you been paying the taxes on it regularly?

A Yes.

Q The assessed value, as I understand it, is $206.00 and you paid $4.48 taxes per year, is that right?

A No, paying over $10.00. I think that is the old assessment.

Q Now I wonder if you could just tellus; this land is uncleared and are there other farms in the

30 immediate vicinity?

THE COMMISSIONER: You need not go into that. I know all about Kennedy now. It is an area about four or five miles from New Westminster, which has been to a substantial degree developed largely by persons of Japanese origin. I know the land in a general way. You might ascertain from him whether he can say when it was originally clear and was it also stumped? Were the big stumps removed?

MR. HUNTER: The report will show that, my lord.

10 THE COMMISSIONER: Will it?

MR. HUNTER: Yes.

MR. BEST: Q: Do you know anything about the stumping, Mr. Hashimoto, and when it was originally cleared? You don't know?

A No, I don't know.

THE COMMISSIONER: Perhaps you might put in the Soldier Settlement Board appraisal, Mr. Hunter, and let counsel have an opportunity to examine on it. That, of course, is put in on the same basis, that it is

20 simply for information. Apparently your witness is not very familiar with the property.

MR. BEST: Apparently not. I think that is all.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value. The property in 1943 was assessed at $35.00 an acre. The value of the improvements are shown as $40.00. I don't know what they were, and the value of the land $166.00, making a total of $206.00 as the assessed value.

30 The taxes were approximately $4.93 per year.

The property was sold for $45.00. Your Lordship will notice in the remarks in the Soldier Settlement Board appraisal that theland was cleared some years before. It is possible the land was timbered at the time it was originally purchased, which might account for the $1500.00 price, if that is correct, and the stumps were not removed.

THE COMMISSIONER: Well I observe that the appraiser says the property was logged off a number of years ago but the stumps remain and there is now a second growth of alder, willow, fir, etc. There was no cordwood on the lot. Of course the timber growth in British Columbia was very much heavier than yours here in Ontario, and when they refer to it aslogged off that does not mean cleared, it means the merchantable timber is removed and the stumps left. You will probably find it would likely cost more than the land is worth to bring it into cultivation. Is there anything further, Mr. Best?

MR. BEST: No, my lord.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T. P. HORROBIN"
Official Reporter.

Case 1000

DEC - 2 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

1959 Toronto

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

(1) NAME HASHIMOTO YOSHIKAZU (RCMP) Reg. No. 04431
(Print) Surname Given Name

(2) Pre-Evacuation Address P.O. Box 225 Steveston, B.C.

(3) Present Address 10 Huron Street Toronto, ONT.

(4) REAL ESTATE

(a) Street Address (if any) Municipality of DELTA
City or Municipality, Province

Brenner

(b) Legal description (lot number, block number, section number, etc.) Lot 5 of Lots 9 to 16 Block N.E. 1/4 of Sec 24. D.L. T.P. 4 in D of N.W.

(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) - $ 1500.00
(v) Amount at which Custodian sold property and credited your account - - $ 41.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1459.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

_____

_____

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 1459.00

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Y. Hashimoto of the city
of Toronto in the County of York

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 Toronto)
in the County of York)
this 24th day of November)
A.D. 1947. F.G. Brown) A Commissioner &c.

Y. Hashimoto

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.

_____

_____

_____

_____

HASHIMOTO, Y.
(Claimant's Name)

REAL ESTATE
(Farm Land)

04431
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	4.61	1939	My father Kamechichi Hashimito	$1.00	uncleared 4.61 ac.	nil	$1500.
Total							

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

Description	When Made	Cost
nil		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
nil								

EXHIBIT No. 1000-7
DATE 3 May 1948
FILED BY
R-a-Rest.

Comments re Appraiser's report not covered by above information: This is bush land which my father bought in 1914 for $1500. from a Mr. Yamada. While the total assessment is only $206.00, this is potentially good farm land. There are other good small farms in the area and employment opportunities a few miles away.

Y. Hashimoto
Signature

BC-624-P

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. J.L.641

Land Description Lot 5, Sub-div. Lots 9-16, NE¼ Sec.24, Tp.4, Map 1121.
No buildings.

Containing 4.61 Acres

Owner's Name Y. Hashimoto Post Office Address R.R.1, New Westminster, B.C.

Nearest Rail Point Kennedy, B.C.E.R. Distance 1½ miles

Market Town New Westminster, B.C. Distance 7 "

Church (give denomination) St. John's Presbyterian Distance 3/4 mile

Nearest School Kennedy Distance 1½ miles

State how property was identified: By survey stake, map, roads & local inquiry.

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

Road to property not yet constructed. About 550 yards south of the Gray Road.

Is this district a good one? Not a good farming district, but some fair small farms in area.

Employment opportunity Seasonal on farms. Established industries along the Fraser River 6 miles distant.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing. Value $

Water supply: Well could be dug. Value $

BUILDINGS ON FARM

X1-959

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x	NO BUILDINGS						
	x							
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

No electricity available at present.
Power line runs along the Gray Road about 550 yards north.

Total present day value $

Total Value Buildings add to farm $

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

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

EXHIBIT No. 1000-2
DATE 3 May 1948
FILED BY R. a. Best

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL

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	
4.61	Level 4.61 acres	sdy & gravelly loam 8" - 14"	Gravel Hard pan	Clearing of stumps & second growth alder, etc No cordwood.	100.00	10.00	46.10

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 $ 46.10

Total added by buildings to value of farm $ -

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

Total value of farm $ 46.10

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

Bush lot, no land cleared or cultivated.

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

Noxious weeds: Nil

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

Taxes $3.02. Drainage $1.46.

Delta Municipality.

Date: July 24th, 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 23 day of July, 1942.

Inspector's Signature "R. W. BROWN"

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

Farm Appraisal Report

Remarks: Property is part of a subdivision South of the Gray Road. Roads have not been constructed through the subdivision. A corner post of this Lot was located by Mr. S. Gray, an old timer who went with me over the area and located the various Lots.

Property was logged off a number of years ago but the stumps remain and there is now a second growth of alder, willow, fir, etc., and the bracken is thick and tall. There is no cordwood on the Lot; no land cleared or cultivated; no buildings, fences, etc. No electricity is available at present but a power line runs along the Gray Road about 550 yards to the North.

(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

N

SCALE 20N = 1"

ROAD - NOT OPEN

LOGGED OFF - STUMPS 2ND GROWTH
ALDER, ETC NO CORDWOOD

LEVEL - LIGHT SOIL

ROAD - NOT OPEN

LIT S. SUB-DIV. LOTS 9-16, NE 1/4 SEC 24, 3/4, MAP 1121 - 4.61 AC

T.W. BROWN

Following careful review of this appraisal report, it is my opinion that the present value is $ 50.00

Date 29th July, 1942.

(SIGNED) I. T. Barnet
District Superintendent.

#26