

5983

CLAYBURN

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KAWANO (Yoshi) Mrs. TsunekichiHOME ADDRESS: R.R. No. 1. Abbotsford, BCREGISTRATION NUMBER 12868 SEX: Female AGE: 61OCCUPATION: Farmer

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

EMPLOYER: ---MARRIED? YesNAME OF WIFE OR HUSBAND: TsunekichiADDRESS OF WIFE OR HUSBAND: R.R. No. 1. Abbotsford, BCNAMES OF ANY LIVING CHILDREN: Hidi (F) Kaichi (M)ADDRESS OF CHILDREN: R.R. No. 1. Abbotsford, BCAGE OF CHILDREN: 27, 23

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

1. LOCATION AND DESCRIPTION: NE $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec. 14, Twp 13, Matsqui Municipality.

2. BUILDINGS AND OTHER IMPROVEMENTS: Seven-room dwelling, 2 chicken houses, storage, woodshed, root house, barn, 4 packing sheds

3. INSURANCE (Give particulars; state where policies are) \$1500 Prudential Life Ins. on dwelling and furniture, policy in my possession

4. TAXES (Amount and where payable) \$42.07 payable at Matsqui Municipal Hall.

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself at present, leased to William J. Elais.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Commerce, Mission, BC
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN strawberries, raspberries, rhubarb,
fruit trees, crop leased to Mr. W. J. Elias, Abbotsford, BC for \$450
all money received.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: Myself
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Household furniture, , kitchen range, farm implements, carpenter tools, in the House on R.R. No.1. Abbotsford, BC, key will be in care of W.J. Elias, who is leasing the house when I leave
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 horse, 1 dog
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, No.3
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: Pacific Union Mutual Aid Fund No.45
10. INTEREST IN ANY ESTATES OR TRUSTS. None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

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

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

Dated this 24th day of April 1942. 川野子

(Signature)

[Signature]
Witness

[Signature]

FOR DEPARTMENTAL USE

P.L. 25/11/42
INFORMATION FROM R.C.M.P.

Date Oct. 16/43.

Our File No. 5483

Full Name KAWANO (Yoshi) Mrs. Tsunekichi
 (Surname in Block Letters)

Registration No. 12868

Male - Female
 (check)

Age Sept. 14, 1881

Former Address R.R.#1, Abbotsford, B.C.

Date Evacuated May 6/42 Naturalized - Canadian-Born - National
 (check)

Present Address Raymond, Alta.

Married - Single
 (check)

Name of Wife -

Name of Husband Tsunekichi #12868

Name of Mother Deid

Name of Father Deid

Names of Children under 16 -

Requested by Deid

Registered with Custodian -
 (Yes or No)

Additional Information Farmer. Owner of
house & 40 acres.

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshi KAWANO Reg. No. 12868 File No. 5983.

CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/369-P. First Offer.

PROPERTY ADDRESS: Mt. Lehman Road, R.R.#1, Abbotsford, B. C.

LEGAL DESCRIPTION: The North East quarter of the North East quarter of Section 14, Township 13, Municipality of Matsqui, D. N. W.

TITLE: Registered in the name of Yoshi KAWANO.

ENCUMBRANCES: None registered and no indication of any unregistered.
Vesting Order No. 24458, dated August 17th, 1942.

ASSESSED VALUE: Land - \$ 585.00
Improvements - \$2800.00 - \$3385.00. Taxes - \$43.27.

CLASSIFICATION: Small fruit farm, dwelling and out-buildings. Area 39.5 acres. Custodian's representative reported 16th May, 1942, that part of the property was planted to the following crops: 2½ acres strawberries, 1½ acre raspberries, 1 acre rhubarb, a few fruit trees 1½ storey 7 room dwelling, 1 garage, 1 barn, 4 small packing sheds, 1 chicken house, 1 brooder house, 1 rhubarb house, 2 storage sheds, 1 woodshed.
The house is in good condition. The other buildings in fair condition.

HISTORY OF ADMINISTRATION: This property was leased by Yoshi KAWANO, 12th April, 1942, to William J. Elias, for the term of 10 months, from 1st April, 1942, with option to extend lease for 1943, arrangements to be made with Pacific Co-Operative Union. Consideration being \$450.00 paid. Yoshi KAWANO acknowledged having received the full consideration on his JP Form.

Mr. Elias having died, a new lease No. 362 was given to Mrs. Annie Elias, dated 10th March, 1943, for the term of 10 months, from 1st March, 1943, consideration - \$150.00, payable 31st August, 1943. No Taxes. While the buildings were included, space was reserved for storing chattels.

Old and new leases were handed to S.S.B., July 23rd, 1943, and the consideration for the new lease, viz., \$150.00 was paid by cheque to The Director, The Veterans' Land Act, November 17th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$2,056.00 as at January 1st, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Yoshi KAWANO, as at 5th May, 1944, against which were charges for registration fees - \$3.00, legal

legal

Page 2.

fees - \$15.00, and a proportion of the Tax Arrears - \$1.37, leaving a net credit of \$2,036.63.

Adjustments to the amount of \$7.73, covering unexpired Fire Insurance Premiums were placed to Yoshi KAWANO'S credit.

The following Fire Insurance Policy -
Prudential Assurance Co., Policy No. 267973 - \$1,000.00, covering the 1½ storey frame dwelling, was transferred to the S.S.B.

Certificate of Title No. 169082-E in the name of The Director, The Veterans' Land Act.

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

November 3rd, 1945.


D.A. CRAMER.

DAC:JS

Farm Appraisal Report

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

File No. JL-340

Land Description N. E. 1/4 Sec. 14, Tp. 13, N. W. D.
 Containing 39.00 Acres
 No sketch.
 Owner's Name T. KAWANA
 Post Office Address R.R. 1, Abbotsford.
 Nearest Rail Point Abbotsford. Distance 6 m.
 Market Town " Distance "
 Church (give denomination) All denominations at Abbotsford. Distance "
Some denominations close by.
 Nearest School Pearsonville Distance 1 1/2
 State how property was identified Map, roads, tenant.

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

EXHIBIT NO. 1061-2
 DATE 19 March 1948
 MADE BY J. W. G. Winter

In this district a good one? No, very poor.

Employment opportunity Very little even seasonal farm work nearby.

Predominating Nationality and religion British. Protestant, Mennonites pretty thick.

Describe Fencing and its condition Well line fenced, some poor interior value \$
cross fenced.

Water supply Creek and spring - good. Value \$
Equipped with gas engine operated pressure tank.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
House 1 1/2 st.	28x32x14	Frame	10' eave	Shgl.	5	Conc.	Good	1000.00
Woodshed	16x24x11	Spl. Ced.	8'	Shake	old	Wood	Poor	nil
Some worthless addition to woodshed.								nil
Henhouse	12x24x8	Frame	5'	"	V. Old	Wood	Dangerous	nil
"	12x24x8	"	5'	"	"	"	Salvage	val. 25.00
"	12x24x8	"	5'	"	Old	Wood	Poor	
"	20x24x8	"	5'	"	6	Wood	Fair	150.00
Food room	8x10x7	"	6'	"	6	Wood	Poor	nil
Garage	16x24x12	" Spl. Ced.	12'	"	V. Old	"	"	nil
12x12 and 10x12 addition which are both valueless.								
Garage	12x14x11	Frame	8'	Shake	7	Wood	Fair	60.00
"	12x14x7	"	6'	"	V. Old	"	Poor	nil
"	12x14x7	"	7'	Shgl.	8	"	Good	95.00
Shack	12x12x8	Shake all over	6'	Shake	15	"	Poor	15.00
5 pack. each average 12x12 (roof on posts)					\$10. each			50.00

No lights available.

Total present day value \$ 1395.00

\$ 1135.00

Total Value Buildings add to farm

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

habitable? Lightly timbered on joists which might have to have support soon on upstairs floor at a cost of about \$50. Buildings are mostly in very bad shape and would spoil value some. 2 large henhouses might

Fall down on a child or someone any time.
 Describe the basement and chimneys: Conc. 8' wall, dirt floor.

No. rooms downstairs? 5 Upstairs? 5 How finished Shiplap in, siding out.

Are buildings painted? House Condition of paint Fair.

Distance from nearest bank None close.

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

ACRES	LEVEL, UNDULATING, DRAINAGE OR SLOPE	SOIL (See Book)	SOIL USE	TYPE AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
11.00	0-2° lt. loam 11.06 ac	Medium good clay	Undulating	Berries, fodder, good.	55.00	605.00
8.94	Level 2-9°	Gravelly	Gravelly	Sod, poor.	25.00	73.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, DRAINAGE OR SLOPE	SOIL (See Book)	SOIL USE		VALUE PER ACRE	
2.00	Hilly 2-00	3° lt. loam	Lt. cl.	Stumps, some br.	25.00	50.00
19.50	Bush 19.50	"	"	Bush and stumps	10.00	195.00
Area Unavailable for Cultivation.						
	CHARACTER OF LAND E. G. DRY, SWAMPY, ROCKY.	NATURE OF TREES IF ANY AND WHETHER MARKETABLE			VALUE OF LAND PER ACRE	
3.5	Gully or ravine - Steep sides on the whole this is waste though some might with great expense be salvaged 3.5 acres				Nil.	-

Total value of Land \$ 926.80

Total added by buildings to value of farm \$ 1155.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 55.00

Total value of farm \$ 2094.80

Describe condition of farm concerning its tillage, length of time unoccupied or partly occupied.
Continuously occupied. In good tillage. Soil appears in fair heart.

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

Unusual weeds: Can. Thistles, some couch.

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

Matsqui - \$45.37.

Date: June 13, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 5th day of June 1942.

Inspector's Signature

"R. L. RAMSAY"

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



Mrs. W. O. R.

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1500.00

Date 24th June 19 42.

"I. T. BARNETT"

Director Superintendent

5983

12868

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/369P
File No. (JL-340)

Vancouver, B.C.
APR 28 1944

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

KAWANO, Yoshi

Dear Sir:-

Re: The NEt of the NEt of
Sec. 14, Sp. 13.
MUNICIPALITY OF MATSQUI

I beg to acknowledge receipt of Duplicate Certificate of Title No. 169082-2 of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 25,443.12, in favour of The Secretary of State, forwarded to you and dated March 7th, 1944 is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 2,056.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ 1.37 ✓
Amount paid to Secretary of State -	<u>2,054.63</u> ✓

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate herof and return it to me.

Yours truly,
W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase price in full of the land above described.

APR 28 1944

Date

Solicitor for
The Secretary of State

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 2983

Reg. No. 12868

506 Royal Bank Building,
Vancouver, B. C.

Mrs. Yoshi KAWANO,
P. O. Box 112,
Raymond, Alberta.

MAY 16 1944

Dear Sir:

Re: E. R. No. 1 Abbotsford, B. C.
Municipality of Matsqui, the N.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$
of Sec. 14, Tp. 13, D. of N. W., C. of E. 52411.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 2056.00
Add:	
Unexpired insurance premium as at January 1st, 1943	7.73
	<u>2063.73</u>
Less:	
Tax arrears to December 31st, 1942	\$ 1.37
Registration fee	3.00
Encumbrance—Principal	
—Interest	<u>4.37</u>
Net proceeds of sale	<u>\$ 2059.36</u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

6

1961

Jan. 1

Credit re Sale of Property
Land Registry Office C/R

\$1.00

\$2059.36

Balance

\$1.00

\$2059.36

CR \$2058.36

FARM LEASE

THIS INDENTURE made induplicate this twelfth day of April A. D. 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN: YOSHI KAWANO (wife of Isunakechi)
of Abbotsford in the Province of
British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

and

WILLIAM J. ELIAS of Abbotsford in
the Province of British Columbia
Farmer
(hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT, for and in consideration of the rents, covenants and conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Matsqui, District of New Westminster and Province of British Columbia, more particularly known and described as:

North East quarter of North East quarter of Section fourteen (14) Township thirteen (13) containing thirty-nine (39) acres more or less. TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being:

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in any wise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for an during the term of ten (10) months to be computed from the first day of April A. D. 1942 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Four hundred and fifty (\$450.00) Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged)

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear the damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war, the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A. D. 1943 without any further payment;

THE LESSEE further covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of:

Two and one half (2½) acres of strawberries
One and one quarter (1¼) acre of raspberries
One half (½) acre of rhubarb
One half (½) acre of ordhard

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good and husbandlike manner and will, in all respects., look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respect carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy property or his representative in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any live stock, farm implements or miscellaneous tools which are left by the Lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent on the termination of this lease; which live stock farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated.

THE LESSEE agrees that he will assume and pay off the cost of fertilizer for the year 1942 amounting to approximately Sixty-nine dollars and thirty cents (\$69.30)

PROVIDED THAT: if the Lessee shall properly operate the aforesaid lands and premises during the year 1942, he shall be able to again rent the said land for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants. The Lessor covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns and the masculine shall include the feminine and the singular the plural.

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

Signed, Sealed and Delivered by)	
YOSHI KAWANO and WILLIAM J. ELIAS)	"Yoshi Kawano"
in the presence of)	"Wm. J. Elias"
"M. M. Fletcher")	

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, make oath and say:-

1. That I was personally present and did see YOSHI KAWANO and WILLIAM J. ELIAS, the parties thereto, duly sign and execute the within instrument, for the purposes therein named.

2. That the said instrument was executed at Mission City aforesaid.

3. That I know the said parties and that they are each, in my belief, of the full age of twenty-one years.

4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

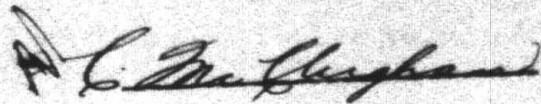
Sworn before me at Mission City
in the Province of British Columbia
this twelfth day of April A. D. 1942

"J. M. Campbell"
A Commissioner for taking affidavits
within British Columbia

"M. M. Fletcher"

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

July 19, 1948



LIABILITY SUMMARY

File No. 5983

6th November, 1945

Re: KAWANO, Yoshi (Mrs. Tsunekichi)
Reg.No. 12868

The above Japanese declared no liabilities.

Yukio HASEBE filed a claim for \$4.50 however which was definitely denied by the creditor on August 22nd, 1943. HASEBE was advised of this and no further action was taken.

A balance of \$56.21 was also owing on the electric water pump system on the property. Mr. Elias, the lessee, agreed with the Japanese to pay the amount which was to be refunded in case of sale or return of owners. As the pump was sold to the Veterans' Land Act as a fixture a refund of this amount was made to Mr. Elias in November, 1945 and KAWANO agreed to payment in her letter of June 20th, 1944.

This file reveals no other liabilities.

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

Dated: November, 6th, 1945
WEA:EH

W E Hanson
.....

5983

9th November, 1945.

Mrs. W.J. Elias,
R.R. No. 1,
Abbotsford, B.C.

Dear Madam:

Re: Mrs. Yoshi KAWANO - Reg. No. 12868

Prior to the evacuation of the above Japanese, you leased her property, and in accordance with a verbal arrangement made at that time your late husband paid the sum of \$56.21, being the balance owing on the electric water pump on the property. After considerable correspondence with the above Japanese, she finally acknowledged that this sum was to be refunded to you if the electric pump unit was sold.

The Custodian sold this pump system to the Director of the Veterans' Land Act together with the property, and we are therefore in a position to refund this sum paid by your late husband. Please advise us if your late husband left a Will and if so, who was appointed Administrator under it, and if not, has probate of his affairs been applied for through the official administrator.

Upon receipt of this information, the Custodian will pay these funds to the Executor of the Estate.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

5983

21st November, 1945.

Mrs. Annie Elias,
R.M. No. 1,
Abbotsford, B.C.

Dear Madam:

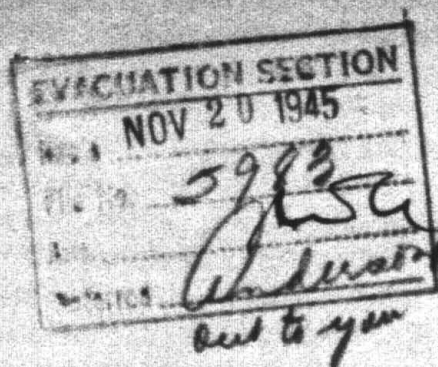
Re: Mrs. Yoshi KAWANO

We wish to acknowledge receipt of your letter of the 19th November and we note that no administrator was appointed regarding your late husband's estate, therefore, before we can remit these funds to you, it will be necessary that you declare to this office that no liabilities or debts are outstanding against your husband, and also that no other assets are registered in his name.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA



Abbeysford, Pa.

Nov. 19, 1945

Dear Sirs,

File No. 5983

We received your letter stating that the property and electric pump of Mrs. Yoshie Kawano has been sold and that you wish to forward us the sum of \$56.21 which my late husband paid on the pump.

No official administrator was appointed to take care of my late husband's estate so you could send the money to me.

Sincerely yours
Mrs. Annie Chino

5983

July 25, 1944.

Mrs. Yoshi KAWANO,
Registration No. 12868,
c/o Bert Green,
P. O. Box 112,
Raymond, Alberta.

Dear Madam:

In accordance with your request of July 19, 1944,
we enclose herewith a cheque in the amount of \$200.00
from funds held to your credit at this office.

Your chattels are still in the care of Mr. J. Elias,
the tenant on the property, and if you require any of
these effects shipped to you we suggest that you ask the
co-operation of Mr. Elias in arranging shipment and let
us know what articles are sent to you. We are unable to
assist you in this respect as our field staff at the present
time is insufficient to handle these shipments.

However, we are making arrangements to have the trunk
which is among your effects but belongs to Mrs. Oka shipped
to her at Lemon Creek as soon as possible.

Yours truly,

W. I. Anderson,
Farm Department.

Enc. (cheque)
/EG

Credit Balance - \$1858.36

5983

July 4, 1944.

Mr. Yoshi KAWANO,
Registration No. 12868,
P. O. Box 112,
Raymond, Alberta.

Dear Sir:

In reply to your letter of June 20th, please be advised that the electric water pump on your property, which was sold to the Director of the Veterans' Land Act, would be treated as a fixture and appraised with the property and if any adjustment is required with either the purchaser or the tenant it will be settled in due course, upon their request.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

FILE NO. 5983
8602

March 15, 1944.

MEMORANDUM

TO: Mr. E. C. Carlsen, 303 Roderick Ave. New Westminster.
FROM: W. E. Anderson.

Mrs. T. Oka, File No. 8602, of Lemon Creek, Slocan, B. C. has requested arrangements be made for shipment of her trunk to her, according to a letter dated March 8, 1944, received from Mrs. Yoshi KAWANO, File No. 5983, in whose former home on Mt. Lehman Road, Abbotsford, the trunk is stored. It may be located in the attic and is the only trunk in this house which is now under lease to Mrs. W. J. Elias.

WEA/EG

July 22, 1944.

MEMORANDUM

File No. 5983

TO: Mr. R. M. Anderson

FROM: W. E. Anderson

Re: Yoshi KAWANO.

Subject Japanese left a considerable number of chattels on his property in the care of Mr. J. Elias. It appears that no attention has been given to them.

Among the chattels on this farm is a trunk belonging to Mrs. Tsuruyo OKA of Lemon Creek, B. C.

Please make arrangements to have this trunk shipped to Mrs. OKA as soon as possible as this request was made months ago.

WEA/EG

*W. E. Anderson
per EG
Sold abandoned bill on file.*

Chattels in question were sold, included in list on file.

R.M.A.

5983

April 20th, 1943

Mrs. Yoshi KAWANO,
Registration No. 12868,
P. O. Box 112,
Raymond, Alta.

Dear Madam:-

Thank you for your letter of April 15th dealing with the gas engine water system. We do not feel that we can correspond any further about this piece of equipment which may be considered as an integral part of the property and included in the lease, for which rental is being paid. Under these circumstances, we feel that it will eventually be necessary to refund \$56.00 to Mrs. Elias.

Yours truly,

H. F. Green
Protection Department

HFG:IF

EVACUATION SECTION	
Rec'd	APR 19 1943
File No.	
Ans.	26/4
Referred	Green

P.O. Box 112

Raymond, Alta.,

April 15th 1943.

Mr. H. G. Drum,
Protection Dept.

The Office of the Custodian

Dear Sir,

File No 5983

In your letter of April second regarding the matter of the gas engine water system Mrs. Elias states she paid the balance of the payment on the pump. This is quite true. But the understanding was that she pay the balance, for the use of the pump. As we did not charge her anything for the use of the said pump, if we refund the amount of \$56 she would be using the system for nothing.

I had the intention of selling the system but the late Mr. Elias said he needed the pump in the house so I agreed to let him use it for the time of our absence for that amount.

Considering the depression and want of
work on the machine & the fact we only
are about not, change her for the
of the system. However if this is not
satisfactory. Would you find out if
we would buy the system for the
proper amount?
Thanking you for your kind cooperation
I am

Yours Truly,
J. K. Kenna.
Rep. No. 12869

Included in list of property

5983

April 2nd, 1943

Mrs. Yoshi KAWANO,
Registration No. 12868,
c/o Bert Green,
P. O. Box 112,
Raymond, Alta.

Dear Madam:-

It has taken us a little time to investigate the matter set out in yours of February 2nd, but we now hear as follows from Mrs. Elias. When you left, \$56.00 was outstanding on the gas engine water pressure system and Mrs. Elias agreed to pay this on your behalf. The understanding was that you would, in due course, refund the money to Mrs. Elias failing which, she could claim the outfit. She ends her letter saying, "We have not the intention that we have bought the outfit and as far as we are concerned, it is Kawano's outfit unless they refuse to pay the \$56.00."

This seems a reasonable arrangement and unless we hear from you to the contrary, we shall assume that this was the agreement.

Yours truly,

H. F. Green
Protection Department

HFG:IF

5983

8th December, 1942.

Mr. W. J. Elias,
R.R. #1,
Abbotsford, B.C.

Dear Sir:

re: Mrs. Yoshi KAWANO.

We have contacted the above Japanese with regard to chattels left in your care, and she states that the following articles were omitted from our field men's inventory:-

- 1 Gas Engine, water pressure system
- 1 small churn
- 1 household Scale
- 100 ft. Garden Hose
- 1 Horse-walking plough
- 2 cream cans, 4 gals. & 3 gals.
- 1 "Planet Jr." Hand Cultivator

✓ found
Dec 11 '42

We would appreciate your confirming the fact that these are in your possession as soon as possible.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

**REPORT
ON EVACUATED JAPANESE PROPERTY**

File No. 5983

MUNICIPALITY:

Date: May 16/42

NAME: KAWANO, (Yoshi) Mrs. Tsunekichi REGISTRATION NO. 12868

ADDRESS: R.R. #1, Abbotsford, Mt. Lehman - $\frac{3}{4}$ miles South Yale Hwy.

PROPERTY: Farmer

ACREAGE: 39.5

KIND OF CROPS: straws. Rasps. Rhub. few fruit trees

APPROXIMATE ACREAGE OF EACH: $2\frac{1}{2}$, $1\frac{1}{4}$, $\frac{1}{2}$, $\frac{1}{2}$ respectively

HOUSE: Frame

VACANT:

OCCUPIED X

DESCRIPTION $1\frac{1}{2}$ storey

ROOF: Shingled

SIZE: 26 x 32

NO. OF ROOMS 7

CONDITION: Good

OTHER BUILDINGS: Barn shakes 20 x 30 poor; Gar. 14 x 16 Fair, 4 small pack.
sheds, Brooder 16 x 20 shingle, poor; chick hse. 20 x 60 Good
Rhub. hse 10 x 60 - 1 storage shed 12 x 14, 1 storage shed 12 x 25, wood shed 12 x 14

NAME OF LESSEE OR RENTOR: W.J. Elias

TERMS: \$450.00 1 yr. lease

WATER: none

ON:

OFF:

LIGHT: none

ON:

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

6 chairs

1 range

1 heater

4 Beds complete

1 Bdle. Gard. tools

1 Cultivator

1 plow

1 horse & harness

Signed: 

PERSONAL PROPERTY SUMMARY

File No. 5983

7th November, 1945

Re: KAWANO, Yoshi (Mrs. Tsunekichi)
Reg.No. 12868

by the Custodian's Representative
CHATELS: Chattels declared by the above were inventoried, and acknowledged by the Japanese as being correct. They were liquidated by auction for the net sum of \$222.59 and are very well accounted for. See Summary attached.

INSURANCE: The above Japanese declared that she was the holder of a Pacific Union Mutual Aid Policy. This policy was not brought under control by the Custodian, but on March 11th, 1944 we notified her that the Pacific Co-operative Union had advised on March 9th that they would no longer be responsible for dues payable on the policy and that if the 1943 premium was not paid within 30 days membership would lapse. No reply was received by this office and no action was taken by the office.

This file reveals no other Personal Property interest.

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

Dated: November 7th, 1945
WEA:EH

W.E. Harrison

On 20th Nov

CHattel SCHEDULE

File No. 5983

Sept. 11/45

RE: Yoshi (Mrs. Tsunekichi) KAWANO

This evacuee declared household furniture, kitchen range, farm implements, carpenter tools in the house on R. R. #1, Abbotsford.

She acknowledged the inventory attached as correct and same indicates that all effects removed from the farm have been sold and a few items discarded.

In addition there were shipped to her in Sept., 1943, the following:

1 Heater
1 Scale
1 Bed
1 Iron pot
Crockery and scales

This concludes the liquidation of chattels herein.

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

Sept. 11/45


W. J. Iverson

CHATTEL SUMMARY

File No. 5983

6th November, 1945.

Re: KAWANO, Yoshi (Mrs. Tsunekichi)
Reg. No. 12868

The above Japanese in her declaration of April 24th, 1942 did not itemize her chattels but declared them only as Household furniture, Kitchen Range, Farm implements, and carpenter tools left in the house at Abbotsford in the care of W. J. Elias, the lessee.

W. J. Elias under his lease from Mrs. KAWANO was allowed the use of the farm implements and the horse and the other chattels were left in the house. A list signed by both the Japanese and the lessee is on file.

Our fieldmen inventoried the chattels and found them to be well accounted for and at that time had W. J. Elias, the lessee, sign for his responsibility of them.

The Japanese acknowledged our inventory as being correct and as representing all chattels in the Protected Area on February 2nd, 1943. Mrs. KAWANO also stated at that time that Mr. Elias was to pay \$56.00 to the Beatty Company, being the balance owing on the electric water system, this payment to be made for the use of it. The electric water system was sold to the Veterans' Land Act as a fixture on the property and on March 19th, 1943 the Abbotsford Brokerage Company forwarded receipts totalling \$56.21 in full payment. Mr. Elias claimed this amount should be refunded to him as the pump was leased to him under the lease of the property where the rent was stipulated. On June 20th, 1944 Mrs. KAWANO agreed to the refund being made if the outfit was sold. This sum was refunded to Mr. Elias in November, 1945.

Mrs. T. OKA, File #8602, requested the shipment of a trunk made to her stating it was left on the property of the above which Mrs. KAWANO verified March 8th, 1944. This was not shipped however as it was included in the sale of chattels found on the property. They were notified on November 18th, 1944 of this fact and adjustment was left to be made between themselves.

Mrs. KAWANO on September 21st, 1944 also requested shipment of some articles. These were not shipped as the chattels had already been liquidated.

On November 5th, 1944 she complained re sale price of her two cultivators and also enquired about the platform scales. This latter had been shipped to her in September 1943 by the tenant along with a heater, bed, and a quantity of pots and dishes.

All saleable articles found on the property were sold at Auction on May 17th, 1944 and the net proceeds of \$222.59 were credited to her account. Together with the list of articles which were broken or worn out and abandoned on the property, the chattels are very well accounted for.

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

Dated: November 6th, 1945
WEA:EH

W. E. Laurion
.....

File No: 5983

September 28, 1942

Name: Mrs. Tsunekichi KAWANO

Reg. No: 12868

Address: 1221 Mt. Lehman Rd., Mt. Lehman, B. C. (in care of W. J. Elias)

INVENTORY OF GOODS LEFT ON PROPERTY

In House downstairs

1 gramophone S
lino's on 2 floors *up*
3 homemade tables S
1 small cupboard S
1 chest of drawers S
1 dresser S
1 rocker S
1 old wash stand S
1 bureau S
2 beds S
1 mattress *Asians*
6 chairs S
1 range S
1 heater *Shipped*
In House upstairs

1 bedstead S *Shipped*
2 beds S
4 mattresses *Asians*
1 chest of drawers S
1 small wash stand S
old line on one floor *up*
1 large wooden chest S
5 cartons sealed S
1 iron pot *Shipped*
1 aluminum pot S
1 round straw basket S
2 tin pails S
1 trunk (sealed) *Probably OK's*
2 galv. wash tubs S
2 large cartons sealed S
1 axe
1 large tin dishes *Shipped*
1 box sealed *Sealers*
1 doll buggy S
1 straw case bedding
1 high chair
few cooking utensils
1 model aeroplane
1 chest carpenter tools
2 cartons dishes etc.
1 carton Xmas decorations

1 child's sleigh S

2 tricycles S

2 sickles *tools*

3 metal window screens S

1 baseball bat *Sold no Suddaries*

Basement

22 Sept. tubs S

1 crock (5 gal.) S

Woodshed

1 scythe

2 root diggers

2 spades

2 hay forks

1 manure fork

3 potato diggers

2 axes

7 sickles

1 small platform scale S

2 shovels S

4 hoes S

2 rakes S

Storage Shed

2 crock and 2 metal fountains S

2 heaters S

1 cream separator S

1 old hand pump S

2 lanterns S

1 gal., 2 gal. oil cans *N.P.D.*

1 steel block and chocker S

2 galv. tanks bottles etc. S

1 hand truck *MISSING*

4 gas lanterns

1 wood barrel cans etc. S

3 wooden barrels

1 cross cut saw

3 sledge hammers

3 wedges

2 peevy heads S

Outside in Use

1 grind stone S

1 cultivator S

1 part section diamond harrow (old) S

Articles originally omitted, now acknowledged by Mrs. Elias December 11th, 1942.

1 Gas Engine, water pressure system *Fixture*

1 small churn S

1 Household scale *Shipped S. L. L. L.*

100 Ft. Garden Hose S

1 Horse walking plough S

2 Green cans, 4 Gals. & 8 Gals. S

1 planet Jr. Hand *Pres Cultivator*

1 planet Jr. Hand *Pres Cultivator*

This represents all my chattels remaining in any protected area of British Columbia. Please sign and return one copy to the Custodian.

Confirmed:

DATE: Feb. 2nd 1943 SIGNED: (Mrs.) T. Kawano

INVENTORY OF CHATTELS BELONGING

TO

KAWANO (Yoshi) Mrs. Tsunekichi #12868

Which have been left in the care of. W.J. ELIAS, 1221 Mt. Lehman Rd.
Mount Lehman B.C.Dn. In House

1 Gramophone
Lino's. on 2 floors
3 Home made tables
1 Small cupboard
1 Chest of drawers
1 Dresser, 1 Rocker
1 Old wash stand
1 Bureau, 2 Beds
1 Mattress
6 Chairs, 1 Range
1 Heater

Upstairs

1 Bedstead, 2 Beds
4 Mattresses
1 Chest of drawers
1 Small wash stand
Old lino 1 floor
1 Large wooden chest
5 Cartons sealed
1 Iron pot, 1 aluminum pot
1 Round straw basket
1 Tip pail, 1 Trunk(sealed)
1 Galv. Wash tubs
2 Large cartons sealed
1 Axe, 1 Large tin dishes
1 Box sealed
1 Doll buggy
1 Straw case bedding
1 High chair
A few cooking utensils
1 Model Aeroplane
1 Chest carpenter tools
2 Cartons dishes etc.
1 Carton Xmas decorations

1 Childs sleigh
2 Tricycles
2 Sickles
3 Metal window screens
1 Baseball bat

Basement

22 Jap tubs
1 Crook (5 gal.)
~~#####~~

Wood shed

1 Scythe
2 Root diggers
2 Spades
2 Hay forks
1 Manure fork
3 Potatoe diggers
2 Axes, 7 Sickles
1 Small platform scale
2 Shovels, 4 Hoes, 2 Rakes

Storage shed

2 Crook & 2 Metal fountains
2 Heaters, 1 Cream seperator
1 Old hand pump, 2 Lanterns
1 1 gal, 2 3 gal oil cans
1 Steel block & chocker
2 Galv. tanks of bottles etc.
1 Hand truck, 4 Gas. lanterns
1 Wood barrel cans etc.
3 Wooden barrels, 1 Xcut saw
3 Sledge hammers, 3 Wedges, 2 Peevey heads

Outside in use

1 Grind stone, 1 cultivator
1 Part section diamond harrow (Old)

The above articles have been left in my care by the owner, and I will be responsible for their safe keeping.

SIGNED

W. J. Elias

Witness Office of Custodian.

W. J. Elias

Make full

5984

LIST OF CHATELS INCLUDED IN LEASE BETWEEN

KAWANO, Y. of Abbotsford & Mr. J. Elias

In Dwelling houses

2 Wash tubs ✓
2 Churns ✓
1 Box trays, etc. ✓
1 Box pots & pans, etc. ✓
6 Boxes dishes ✓
3 Wooden tubs ✓
1 Box M.T. scales ✓
3 Pails ✓
1 Box clothing ✓
1 Box cushions ✓
1 Household scale ✓
1 Mounted bird ✓
20 Potted plants ✓
4 Window blinds ✓
2 Pcs. of linoleum ✓
1 Gas engine and pressure pump ✓
12 Food containers. ✓

4 ✓ 6 Chairs
✓ 3 Pc. Living room suite
✓ 6 Bedsteads & mattresses
✓ 6 Chest of drawers
2 Tables
✓ 1 Gramophone
1 Box of records
6 Picture frames
1 Mirror
3.6 Lamps
1 4 Lanterns-kerosene
1 Box of boots
✓ 1 Kitchen range
✓ 1 Heater
2 Sinks
2 Screen doors
✓ 4 Window screens

In Storage shed:

1 Cable choker & 5 hooks ✓
3 Water tanks ✓
1 Separator ✓
2 Milk cans ✓
3 Stoves ✓
15 Barrels ✓
3 Gas lanterns ✓
1 Grindstone ✓
1 Hand truck ✓
100 ft. Garden hose ✓
1 Pump ✓
2 Kerosene cans ✓
1 Coaster wagon ✓
1 Case of paint ✓
3 Bundles of shingles ✓
1 Pc. Tarpaulin ✓
1 Wheelbarrow ✓
1 Box glass panes ✓
6 Window frames ✓
3 Blocks ✓
1 Bukine & equipment *shovel, etc.*
4 Watering founts ✓
2 Rolls wire netting ✓

4 Hay forks
2 Manure forks
✓ 1 Scythe
6 Shovels
10 Hoes
3 Grub hoes
✓ 1 6" Crosscut saw
3 Potatoe hooks
4 Axes
✓ 1 Crowbar
✓ 3 Sledgehammers
20 Sickles
✓ 1 Buck saw
✓ 1 Scuffler & attachments
1 Scale
✓ 1 Hand cultivator
2 Rakes
2 Single trees
✓ 1 Plow
✓ 1 Harrow
✓ 3 Wedges
✓ 1 Horse and harness

The above signed by both parties

Mr Campbell's File No. 467

not taken up by excavation on hill.

No 7

Abbotsford, B.C.
Sept. 11, 1944.

Dear Mrs Kawano:-

Trusting you are all in fine health and spirits as we are here.

Recently we recieved two letters from you asking about some of your articles that were in the house and around the farm but we are sorry to say we havent got a thing around here that belongs to you. because several months ago all the Japanese things were taken from all farms and sold so because of that everything that is on this farm now belongs to us.

We are sorry to know you hadn't heard about these Japanese sales. Key to that drawer up stairs room where

those stones, minerals, etc.,
were in we can't quite make
out which one you meant
but ~~you~~^{we} can't do anything
about it now. Enclosed you
will find the key.

Yours Truly
Mrs Elias

Chick 6 25-
Horn Chick 50

P.O. Box 112,

Raymond, Alta.,

Nov. 5th 1944.

The Office of the Custodian,
Dept. of the Int. & S. State,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	NOV 8 1944
File No.	5983
Ass.	
Referred	<i>Anderson</i>

Dear Sir, File No 5983

Received your list of chattels sold from
my property on May 19th 1944.

It would indicate by your list in the file
that only two cultivators were sold
one old horse-drawn for 50¢.
and another cultivator for \$5.00.

We had one horse drawn 9 tooth Massey
Harris that was practically new when we
left, it was in use by present tenants.

We also left one planet Janina hand-cultivator
also used by the present tenants.

Besides it was the (old) horse-cultivator which
presumably was the one sold for 50¢ by the

There was also one platform-scale also
made by the tenants on the place, capacity
2,400 lbs, two hundred and forty pounds, which was
^{shipped} admitted in the sale.

Regarding the trunk belonging to Mrs. J. Oker
We write to Mrs. Oker for information as to
the contents of the trunk, left in our house,
and we'll notify you as soon as we get a reply
so that proper accounts can be credited to
her.

In the event that the planet junior hand
cultivator ^{and attachments} has not been sold please let
us know as I would like to have it sent
out here.

I thank you

I remain

Yours Truly,

Y. Kawano.

Reg. No. 12868

5983

November 18th, 1944

Mr. Yoshi KAWANO
Reg. No. 12868,
P.O. Box 112,
Raymond, Alta.

Dear Sir:

We thank you for yours of Nov. 5/44 re cultivators, and in answer it would appear that the two articles included in the sales sheets were identical with those you left on the farm.

The list of effects dated Sept. 28/42 which you signed for as being all your chattels left on the farm only mentions two cultivators, the Planet Jnr. hand cultivator was included in the lease to the tenant at that time, and would undoubtedly deteriorate in use. The same would apply to the other one, hence the low sales value.

Our records show that the scale was shipped to you by Mrs. Elias, and as to the trunk belonging to Mrs. Oka, we find now that it was sold (6th item on sheet 6)

Trusting this deals satisfactorily with your queries.

Yours truly,

W.J. Iverson
Protection Department

WJI:LM

MEMORANDUM

File No. 5983

June 12th, 1945.

TO: The File

FROM: Mr. W. J. Iverson

RE: Yoshi (Mrs. Tsunekichi) KAWANO

The chattel recovery herein is fairly complete, a few exceptions are referred to in our letter to Mr. Elias and such items as the linoleum on the floors would have no recoverable value. The contents of sealed boxes are represented by the sundries sold separately, such as crockery, etc.

The trunk belonging to Mrs. OKA on which there is some correspondence herein, was sold at auction.

There was an electric pumping outfit on the property on which a balance of \$56.00 was owing. Mr. Elias, a tenant, paid this off, and in view of this property being transferred to the V.L.A., it is assumed his equity would be the subject of negotiations between them, water pumps, being considered a fixture on all farm sales.

References:

1. Inventory of chattels taken over by J. Elias.
2. Letter from Mr. Elias, March 29/43 re pump
3. Letter from Mrs. KAWANO, April 15/43 re pump
4. Letter from Mrs. KAWANO, April 15/44 re Mrs. OKA's trunk
5. Memo of missing articles and sales sheets.

WJI:LEM



REGISTERED

8th November, 1945.

Mrs. Yoshi KAWANO,
Reg. No. 12868,
P.O. Box 112,
Raymond, Alberta.

Dear Madam:

Your file has come under review and we take this opportunity of giving you a brief summary of our administration of your affairs.

Real property in the Municipality of Matsqui registered in your name became vested in the Custodian upon your declaration on the 24th April, 1942. This property had been leased by you to W.J. Elias, until the 31st January, 1943, for a consideration of \$450.00, which sum you acknowledged as having been received by yourself at the time. No further revenues accrued to your account here from the property as it was sold to the Director of the Veterans' Land Act as at 1st January 1943. You have already been fully advised regarding this sale and a statement sent to you, although legal fees in the amount of \$15.00 in connection with the conveyance of your property were later charged to your account here.

Y. HASEBE filed a claim against you for \$4.50. This claim was referred to you but upon your definite denial of any knowledge of the account, the creditor was notified of the fact, and no further action was taken in the matter.

The electric water pump system on your property was leased to Mr. Elias, who agreed with you verbally at that time to pay the \$56.21 balance owing on it, and it was agreed also that this amount should be refunded either upon your return or upon the sale of the unit. After considerable correspondence with you, you acknowledged this fact on the 20th June, 1944. As the electric water pump system was sold as a fixture to your property, this sum has now been refunded to Mr. Elias.

When making your declaration to the Custodian you did not itemize your chattels, however, you did so when you entered into an agreement with Mr. Elias, as the chattels were included in the lease. These were inventoried and checked by our field staff and a copy of our inventory was sent to you and was acknowledged by yourself as being all the chattels left in the Protected Area on the 2nd February, 1943.

All saleable articles on the property were removed to Auction and sold on the 17th May, 1944. Complete details of the sale have already been forwarded to you. The net proceeds derived from the sale were \$222.59 and this sum was credited to your account at the time.

Mrs. T. OKA requested the shipment of a trunk which had been stored on your property. As this fact was unknown to the Custodian, the trunk was sold together with chattels at Auction, and you were advised of this fact on

Mrs. Yoshi KAWANO

- 2 -

8th November, 1945.

the 18th November, 1944, and no doubt an adjustment was made between yourselves.

Besides the chattels shipped to you in 1943 and those sold at Auction, a number were abandoned on the property as they were worn out and useless.

You declared yourself to be the holder of a Pacific Union Mutual Aid policy. This policy, however, was not brought under control by the Custodian, although on the 11th March, 1944, we notified you that the Pacific Co-operative Union had advised us on the 9th March, that they would no longer be responsible for dues payable on the policy, and that this policy would lapse unless the 1943 premium was paid within 30 days. No reply was received from you by this office and therefore, no action was taken in the matter.

Attached hereto is a statement of your account from the date you last received one, the credit balance as shown being \$2009.74 is available to you. Please advise us to which bank you wish these funds transferred, in your present locality.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Enclosures (2)

NAME KAWANO, Yachi, (Mrs. Touchikichi)

REGISTRATION NO. 12868

FILE NO. 5023

The following chattels were sold by public
 auction at Abbeysford, N.C. on May 17th, 1964.

Sundries	\$ + .25
Box of trays	+ .50
Box of trays	+ .45
Trays	+ 1.20
Cups & Saucers	1.00 -
Bowls	1.20
Bowls	.75
Bowls	.50
Bowls	.70
Vases	2.20 +
Glasses & Plates	1.25 -
Dishes	1.20 -
Thermometer	+ .50
Ornaments	+ .70
Vase	+ .25
Ornament	+ .50
Bowls	.80 +
Bottles, etc.	.25 +
Glasses	.35 +
Plates	1.00 +
Trinket Set	+ .50
Plates	.85
Plates	1.00
Dishes	1.00
Dishes	.80
Dishes	1.60 +
Bowls	1.30 +
Total to be carried forward	\$ 22.70

~~XXXXXXXXXXXX~~

\$

~~XXXXXXXXXXXX~~

\$

~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~

~~XXXXXXXXXX~~



NAME KAWANO, Yoshi (Mrs. Tsunekichi)

REGISTRATION NO. 12863

FILE NO. 5983

The following chattels were sold by public
 auction at Abbotsford, B.C. on May 17th, 1944.

	Brought forward	\$ 22.70
Set Bowls		2.60
Dishes		1.00
Glasses		.50
Dishes		.25
Cups & Saucers		.60
Cups & Saucers		.70
Cups & Saucers		.50
Cups & Saucers		.80
Cups & Saucers		.80
Dishes		.75
Dishes		.50
Dishes		1.50
Dishes		1.00
Dishes		.60
Dishes		.50
Dishes		.50
Dishes		1.00
Platter		.60
Jug		.50
Box & contents		.25
Set of Child's dishes		.50
Can		2.00
Box		.25
Box of Books		.25
2 Teapots		1.00
		.60
Total to be carried forward		\$ 42.75
Less Expenses:		\$
Net Proceeds Credited:		\$

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks:



NAME KAWANO, Yoshi (Mrs. Tsunekichi)

REGISTRATION NO. 12866

FILE NO. 5963

The following chattels were sold by public
 auction at Abbotsford, B.C. on May 17th, 1944.

	Brought Forward	\$ 42.75
Large Plate		3.00
Dishes		.25
Water can and tin		1.00
Cushions & mat.		.50
Cushions		.50
Tub		.50
Tub		.50
Tub		.45
Tub		.50
Tub		.45
Tub		1.35
Buckets		.50
Iron Pot		.50
Iron Pot		.50
Decorations		.50
Tub		.25
Decorations		.70
Lamp		.35
Churn		3.25
Chair & Sotter		2.25
Screens		2.00
Box Sundries		.50
Rocker		.50
High Chair		.50
Blinds		.25
Fan & sundries		.50
Washstand		.50
Total To be carried forward		\$ 66.10
Debit		\$
Credit		\$
Balance		
Balance		



NAME KAWANO, Yoshi (Mrs. Tannokichi)

REGISTRATION NO. 12862

FILE NO. 4081

The following chattels were sold by public
 auction at Abbotsford, B.C. on May 17th, 1944.

	Brought Forward	\$ 66.10	
Wrecking Bar		+ .80	
Auger		+ 1.10	
Level		+ 1.00	
Tools		+ .70	
Tools		+ 1.00	
Tools		+ 1.00	
Valves		+ .50	
Tool Box		+ 2.00	
Tools		+ .50	
Ten Pot & Jug		.50 +	
Dishes		.60	
Dishes		.25	
Dishes		2.75	-1
Glasses		.90	
Dishes		.80	
Dishes		.80	
Dishes		.70	
Dishes		.90	+ 4
Cup & Saucer		.45	
Sundries		.85	
Roll Paper		.50	
Chest of drawers		4.25 +	
Gramophone		1.50 +	
Jap Knives <i>scythos</i>		.75	
Saw		2.00	
Cleaver & hook		.80	
Bowl		.50	-1
Total to be carried forward		\$ 94.50	
XXXXXXXXXXXXXXXXXXXX		\$	
XXXXXXXXXXXXXXXXXXXX		\$	
XXXXXXXXXXXXXXXXXXXX		\$	
XXXXXXXXXXXXXXXXXXXX		\$	
XXXXXXXXXXXXXXXXXXXX		\$	
XXXXXXXXXXXXXXXXXXXX		\$	



NAME KAWANO, Yachi (Mrs. Tannokichi)REGISTRATION NO. 12868FILE NO. 5983

The following chattels were sold by public
 auction at Abbotsford, B.C. on May 17th, 1944.

	Brought Forward	\$ 94.50
Bowl, etc.		.25 +
Set of trays		.75
Saw	+	2.00
Grip	+	1.00
Outlay	+	2.00
Tray	+	.50
Tray	+	.50
Office file	+	.35
Ex Card etc.	+	.50
Blinds		.50 +
Clippers	+	2.25
Adm	+	.50
Fan, etc.	+	.35
Cabinet		3.00 +
Bed & Spring		.50 +
Bed & Spring		.50 +
Cupboard		2.50 +
Coat & Blanket		.50 ✓
Clothes		.50 ✓
Clothes		1.00 ✓
Clothes		.50 ✓
Clothes		.75 ✓
Clothes		1.00 ✓
Clothes		.50 ✓
Clothes		.25 ✓
Clothes		1.00 ✓

Total to be carried forward

\$118.43

~~xxxxxxxxxxxxxxxx~~
Less Expenses:

\$

~~xxxxxxxxxxxxxxxx~~
Net Proceeds Credited:

\$

~~xxxxxxxxxxxxxxxx~~
Members of Custodian Staff Present:~~xxxxxxxxxxxxxxxx~~
Extracted from Auctioneering List No.~~xxxxxxxx~~
REMARKS:

✓

NAME KAWANO, Yoshi (Mrs. Tsunekichi)

REGISTRATION NO. 12552

FILE NO. 5983

The following chattels were sold by public
 auction at Abbotsford, B.C. on May 17th, 1964

	Brought Forward	\$ 118.45
Clothes		1.00 ✓
Clothes		1.00 ✓
Clothes		.50 ✓
Clothes		.50 ✓
Fur		.50 ✓
Trunk, etc. X		4.75 +
Fibre Basket		.50
Tub		.25
Pans, etc.		.50
Washstand		1.00 +
Table Hooks		.70
Tub & Contents		1.00
Pump		1.50
Milk Can		2.00
Barrow		1.50
Cable & Choker		2.00
Scythe		1.00
2 Sledges		1.00
Tools		1.60
Steel Block		2.50
2 Gas Lamps		4.00 +
Tools		1.50
Gas Lantern, etc.		2.00
Pail & Contents		.75
Pail & Contents		.25
Sleigh		.50
Block & wedges		.50
Total to be carried forward		<u>\$ 155.25</u>
XXXXXXXXXXXXXXXXXXXX		\$
XXXXXXXXXXXXXXXXXXXX		\$
XXXXXXXXXXXXXXXXXXXX		\$
XXXXXXXXXXXXXXXXXXXX		\$
XXXXXXXXXXXXXXXXXXXX		\$



NAME KAWANO, Yoshi (Mrs. Tamekichi)

REGISTRATION NO. 12868

FILE NO. 1983

The following chattels were sold by public
 auction at Abbotsford, B.C. on May 17th, 1944.

	Brought Forward	\$ 155.25
Jap Tube		.50
Jap Tube		.25
Jap Tube		.25
Jap Tube		.25
Jap Tube		.25
Jap Tube		.25
Jap Tube		.75
Taps		.85
Ben Stove		2.50 +
Heater		1.00 +
Basket, etc.		.50
Basket, etc.		.75
Fork & Shovel heads		.25
Truck Barrow		2.00
Shingles		2.00
Pump		2.00
Garbage Can		2.00
Crocks & Cans		1.00
Tank		.50 -
Tank		4.25
Barrels		8.50
Barrels		3.50
Cultivator		2.75
Cabinet		6.25 -
Saw		5.00 +
Range		1.00
Lane Horse		51.00 +
		15.00 SPECIAL
Total to be carried forward		\$ 268.10

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXX~~
 REMARKS.

✓

NAME KAWANO, Yoshi (Mrs. Tsunekiichi)

REGISTRATION NO. 12868

FILE NO. 3783

The following chattels were sold by public
auction at Abbotsford, B.C. on May 17th, 1944

	Brought Forward	\$
1 Horse Cultivator (old)		268.10
Old Harrow Part		.50
Old 1 h. Plough		.50
6 E. Chairs		4.00
Old Table		5.50 +
2 Garden Hoses		.50 +
Old Table		12.00 +
		.50 +

Total

Less Expenses: (Auctioneer's Fee: 29.15
(Advertising: 7.96
(Movings: 31.90

Net Proceeds Credited:

\$	291.60
\$	69.01
\$	<u>222.59</u>

Members of Custodian Staff Present. Mr. Carlson
Extracted from Auctioneering List No. Abbotsford 6.
Remarks.

✓

I HAVE TODAY INSPECTED THE UNDERMENTIONED ARTICLES AND FINED
THEM TO VALUELESS AND SHOULD BE ABANDONED.

: KAWANO, Y. Mt. Lehman Rd. Abbotsford, B.C.

- 4 Old iron Beds and springs
 - 1 Box of odd glass (Good glass used on chicken houses etc.)
 - 6 Window frames used on chicken houses
 - 2 Rolls old chicken wire used to make fences
 - 1 Case old paint , now all dried up
 - 1 Old wagon
 - 1 Seperator will not work and not worth moving
 - 1 Sml. Household scale
 - 1 Old grindedstone
 - 3 Old Lanterns
 - 3 Old cracked Lamps
- | | |
|--|--------------------|
| | Linoleum on floors |
| | 2 Peavy heads |
| | 5 Mattresses |
| | 2 Tricycles |
| | 2 Oil cans |

~~###~~ GAS ENGINE AND PRESSURE PUMP: There was a balance of
^{56.21}
\$60.00 against the above . Mr. Elias the tenant had an agr-- *
reement with Kawano to pay off the above amount which gave him
ownership untill such time as Kawano returned, then he would
repurchase same.

Charles
June 19th - 44

* Note: Real Property, including Gas Engine and Pressure
Pump, sold to V.L.A. for \$2056.00. \$56.21 was
refunded to Mr Elias.

MISSING FROM THE PROPERTY OF

: KAWANO, Y. Mt. Lehman Rd. Abbotsford, B.C.

1 Stove

Large quan. of small hand garden tools.

1 Scale

Quan. of pers. equipment.

1 Hand truck

(Probably these were some of the items shipped in Sept./43)

Mr. Elias claims that the Kawano family came back to the property before they were evacuated and took some of the above, and, that he shipped the : Scale
-- -- to them.
Stove

Shaw
June 19th - 44

5985

September 19, 1944.

Mrs. Yoshi KAWANO,
Registration No. 12868,
P. O. Box 112,
Raymond, Alberta.

Dear Madam:

In reply to your letter of August 31, 1944, we must inform you that it will be impossible to make shipment of the trunk to Mrs. Oka, as I now find that these chattels were sold at public auction on May 17, 1944, in accordance with the Canadian Government's policy of liquidation.

We enclose herewith a detailed statement of the articles sold and trust that you will find it satisfactory. It would appear that some of these chattels belonged to another person and we would suggest that you notify us which particular chattels they are and the name of the person to whom they belonged, so that the proper account may be credited with the proceeds of sale.

Yours truly,

W. E. Anderson,
Farm Department.

Enc.
WEA/EG

EVACUATION SECTION	
Recd	SEP 13 1943
File No.	
Ans.	
Referred	G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address c/o Bert Green
Box 112
Raymond, Alberta

Date Sept. 9, 1943.

To: The Secretary of State, acting in his
 capacity as Custodian, Vancouver, B.C.

I, Yoshi KAWANO, Police Registration No. 12868

hereby request you to release to me the under-noted property
 stored at R. R. No. 1, Abbotsford, B. C.

in possession of William J. Elias

and I release you from any claim whatsoever with respect to
 such property.

Description of Property:

1 small coal heater stored in the storage shed on farm, 3 large al-
 uminum pots, 1 12 gal. cast iron pot with cover, 1 walnut finished steel bed-
 stead with spring and mattress, 1 household scale, 1 dozen plain
 white cups, 1 dozen rice bowls, 1 large earthenware teapot, 1 glas
 pitcher, 3 dozen quart fruit sealers.

Original Address R. R. No. 1, Abbotsford, B. C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 7, 1942

Number in Family - 12 years and over 4

Number in Family - 5 to 11 years old 2

Number in Family - under 5 6

TOTAL NUMBER IN FAMILY 12

I agree to pay all charges as required by the British Columbia
 Security Commission.

APPROVED:
 BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Yoshi Kawano
 Claimant Signs Here

IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

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

Toronto, Ontario,

May 19, 1943.

IN THE MATTER OF THE CLAIM OF

MRS. YOSHI KAWANO

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

F.A. BREWSTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

MRS. D.J. HANFORD,

Official Interpreter.

A.G. VEITCH, Esq., C.S.R.,

Official Reporter.

MR. BREWIN: This is another of the cases, my lord,
in which the son can save me considerable time.

THE COMMISSIONER: Very well.

MRS. YOSHI KAWANO, the Claimant herein, being
first duly sworn, testified through the
Interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Are you willing to have your son present your
claim on your behalf? A. Yes.

Q. Then, perhaps you might retire at this point and
we will have your son come into the box and speak
for you. A. Thank you.

MR. BREWIN: In this case, my lord, there is a fairly
substantial claim in regard to real estate, farm
and a very small claim in respect of personal
chattels and I have investigated and come to the
conclusion that the recovery in respect of the
personal chattels would be very small, if any,
and have been instructed to abandon it.

THE COMMISSIONER: Very well.

YOSHI KAWANO, being first duly sworn,
testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. I have just informed his lordship that, after
consultation with me, you instructed me that your
mother wishes not to press the claim for \$159
in respect of ^{personal} chattels. Is that correct?

A. Yes, sir.

Q. Now here I am showing you a form under the heading

1 real estate, farm land. Whose signature is that?

2 A. That is my mother's.

3 Q. That is your mother's signature. I take it that
4 you assisted her when she was instructing her
5 solicitors how to fill that in?

6 A. Yes, sir.

7 Q. And I suppose you have not personal knowledge of
8 all the facts?

9 A. No. I know some of them.

10 Q. And the ones you have not personal knowledge of
11 are what your mother told you about?

12 A. Yes.

13 Q. And as far as you know they are entirely correct.
14 Is that right?

A. Yes, sir.

15 MR. BREWIN: May that be filed as Exhibit No. 1, my
16 lord?

17 THE COMMISSIONER: Yes.

18 (PARTICULARS OF REAL ESTATE, FARM LAND,
19 MARKED EXHIBIT NO. 1)

20 MR. BREWIN: Perhaps in this case my friend will file
21 the Soldiers Settlement Board appraisal.

22 MR. HUNTER: I file the Soldiers Settlement Board
23 appraisal as Exhibit No. 2.

24 (SOLDIERS SETTLEMENT BOARD APPRAISAL,
25 MARKED EXHIBIT NO. 2)

26 MR. BREWIN: Q. Have you with you a copy of the
27 Soldiers Settlement Board appraisal?

28 A. That was this list of chattels, the appraisal.

29 MR. HUNTER: There was an appraisal sent by the
30 Custodian to you.

THE WITNESS: Yes. I believe it is in the list of
the household chattels in the beginning.

1 MR. BROWN: I think there is a misunderstanding about
2 that.

3 Did I give you a copy of that?

4 MR. BROWN: No; I stole it.

5 MR. BROWN: You stole it? It is the one you sent to me.
6 I think I will hang onto it.

7 Q. One or two questions about this. I see you
8 refer to the hardwood standing on uncleared land.
9 Apparently there were some 22 acres or so, I
10 think, or more, which were uncleared?

11 A. Yes.

12 Q. Is that right? A. Yes.

13 Q. Did you, yourself, cut some of the wood on there
14 in 1941? It says the claimant did it but I
15 suppose that means you?

16 A. Yes. I personally cut it.

17 Q. In what year did your father die?

18 A. My father died on the 15th April, just this year.

19 Q. Just this year? A. Yes.

20 Q. But you were out with him when this cutting was
21 done? A. Yes. I am the only

22 one that cut it, you see.

23 Q. You are the one who cut it? A. Yes, sir.

24 Q. And you took it and sold it?

25 A. I sold it right on the place. They came to get
26 it there.

27 Q. And they paid you how much? A. \$6 a cord.

28 Q. I see you are making the claim here that, "When
29 we left uncleared land was selling at about \$50
30 an acre as against \$10 an acre allowed by the

1 appraiser." From where did you get that knowledge?

2 A. There is no specific place I got the knowledge
3 from but I had been living around there and a
4 lot of people came to buy land and asked me
5 about it and I personally went around. The good
6 land was selling for \$50 an acre.

7 Q. Was your land good land?

8 A. Well, I considered it so and I believe it is
9 considered so by everybody around there.

10 Q. I see that it is right on the edge of what is
11 called a sub-marginal district according to the
12 appraiser's report. He says there were three
13 acres of very poor soil and a flat which raises
14 to excellent land on a bench. It is well served
15 with natural water. What would you say about that?

16 A. I would personally say I do not believe there is
17 what you would call very poor soil. There is
18 not quite three acres, there is just a little
19 bench which comes in perhaps about 100 yards off
20 the road and it just cuts in a little ways, around
21 150 feet in from the fence line.

22 Q. You say it is not good soil? A. Yes.

23 Q. What about the part which is higher?

24 A. Upon top it is a little sandy but for certain
25 crops it is more ideal than the heavier land on
26 the second bench.

27 Q. I notice that your mother leased this property
28 on the 12th April, 1942?

29 A. Yes. She did.

30 Q. I have a copy of the lease here. Is that your

1 mother's signature?

2 A. No. I believe I signed that for my mother,
3 witnessed by these people.

4 Q. This is a copy of it, at any rate?

5 A. Yes.

6 Q. The affidavit of execution apparently says that
7 your mother signed it?

8 A. Well, I understood that while I was there - my
9 mother was present, too - she could not write, so

10 Q. I see. At any rate, she was there and everybody
11 was satisfied at the time?

12 A. Yes.

13 MR. BREWSTER: This apparently is a lease made on
14 April 12, 1942, to William J. Elias of Abbotsford
15 and it is for ten months computed from the 1st
16 April, 1942, and for a rental payable of \$450.

17 Perhaps I had better file this lease, my lord.

18 THE COMMISSIONER: Very well.

19 (LEARN, 12th APRIL, 1942, MARKED EXHIBIT NO. 3)

20 MR. BREWSTER: Q. Did you or your mother arrange that
21 lease?

22 A. Yes. We arranged
23 the price on it. It was to the Pacific Co-
24 Operative Union. I made it read to that effect.

25 Q. Now, I see you have put a note here perhaps just
26 for our information, and we can follow it up
27 later, that there was some property to the north
28 in the name of Baxter, sold for \$4,000 and
29 information can be obtained from A. A. Price,
30 Rural Route No. 1, Abbotsford. Where did you
get that information?

1 A. We got a letter from this man A. A. Price. He
2 is a very good friend of ours. He wrote us a
3 letter telling us that these people had sold
4 their farm for \$4,000.

5 Q. For \$4,000? A. Yes.

6 Q. The name seems to be Baxter, but it should be
7 Baxter? A. Yes, it
8 should be Baxter.

9 Q. Do you know exactly what property was being
10 referred to?

11 A. I am uncertain of the section is, but ours is
12 the northeast quarter of the northeast quarter of
13 section 14. This would be the southeast corner
14 of another township. It is opposite to ours.
15 The land is just adjoining ours. Ours is the
16 northeast corner of the northeast corner of the
17 quarter section.

18 Q. Would that be the southeast corner of the quarter
19 section to the north?

20 A. Yes. It would be the southeast one-eighth of
21 that quarter section, I believe. The southeast
22 quarter section is divided off into two separate
23 twenty acre pieces.

24 Q. If we can check and get more information on that
25 what can you say about the property being less
26 desirable?

27 A. What I mean by less desirable is that this
28 ravine - when the appraisers went through it they
29 said there was a ravine running through our place.
30 Through this north piece it runs more closer to

K. Kavanagh
In-Chief,
Discussion.
Cross-Exam.

1 the road and it cuts the land practically into two.
2 Where the building is there is just a narrow
3 bench between the road and the ravine and where
4 the house is. There is no land which could be
5 cultivated except through that first ravine and
6 up on the second past the ravine. You can hardly
7 pull out of that a load of hay, or anything;
8 you have to chain the wheels down and everything
9 to get down through this ravine, in order to get
10 on down.

11 MR. KAVANAGH: That is all, thank you.

12
13 MR. HUNTER: It is submitted, my lord, that this
14 property was sold for its fair market value.

15 It was sold by the Director of the Veterans
16 Land Act for \$2,056 as of the usual date,
17 January 1st, 1943.

18
19 CROSS-EXAMINATION BY MR. HUNTER:

20 Q. You do not know the date of the sale of the Barter's
21 property?

22 A. I am uncertain because I never meant to bring it
23 here for evidence and I never got the full
24 particulars on it.

25 Q. Is Price a real estate man?

26 A. No. Mr. A. A. Price is driving a tractor for the
27 Government and he was quite a member of some
28 lodges, and he is quite a respectable man in that
29 district.

30 Q. All you know is that he told you this?

1 A. Yes.

2 Q. You have no personal knowledge of when it was
3 sold or for how much?

4 A. No. I could find out, if necessary.

5 Q. Yes. How well did you know Barter's property?

6 A. We lived right alongside this Barter property
7 for the last twenty some odd years or so.

8 Q. You knew it pretty well? A. Yes, I did.

9 Q. Was it all cleared?

10 A. No, it was not; not at the time we were evacuated
11 it was not all cleared.

12 Q. Did you know the soil on his farm where it was
13 not cleared?

14 A. The soil on his farm was mostly on the heavy clay
15 side. When I left it was partially cleared.
16 There were stumps here and there all over the
17 field.

18 Q. Now, with respect to your solicitor, Mr. McGarvey,
19 over in St. Catharines, did he give you a copy
20 of the Soldiers Settlement Board appraisal?

21 A. Mr. McGarvey?

22 Q. Mr. McGarvey, your solicitor over in St. Catharines

23 A. No. I never got one.

24 Q. He has one there for you which was sent on April
25 15, 1945. If you will get that from him and
26 forward it to Mr. Brown I think it would be of
27 some help.

28 A. All right. I will do that.

29 THE COMMISSIONER: That is all?

30 MR. BROWN: Yes.

1 THE COMMISSIONER: Thank you, Mr. Kawan, that is all
2 I require.

3
4 (PROCEEDINGS ADJOURNED SINCE RISE)

5
6 I hereby certify the foregoing to be a true and
7 accurate transcript of the proceedings herein.

8
9 *A. G. Veitch*
10 "A. G. VEITCH"
11 Official Reporter.
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DEFENCE BRIEF

Mrs. Yoshi KAWANO

File No. 5983

Case No. 1061

V.L.A.
Toronto, Ont.
19/5/48

Ex. 1 - Real Property Statement

Ex. 2 - S.S.B. Appraisal.

Ex. 3 - Lease

(The chattel claim (\$159.) has been withdrawn)

REAL PROPERTY CLAIM

N.E. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ of S.14, Tp.13, Municipality of Matsqui, NW.D.

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
12,000.	3,385.	2,354.80	2056.00

S.S.B. Appraisor: R.L. Ramsay

Claimant states land in this district sold for \$50. per acre as against \$10. stated by appraiser.

This property was leased to William J. Ellis of Abbotsford on evacuation for \$450.

Claimant states adjoining land sold for \$4,000, and that this adjoining land was not as desirable as his own. Claimant obtained this information from Mr. A.A. Price, Rural Route No.1, Abbotsford.

This case is a question of value only.

HAI/mw

Name of Claimant

KAWANO, Yoshi

Case

1061

Custodian File

5983

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% 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
											1212.50	
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 & 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											1212.50	

5983

October 13th, 1950.

Mr. Yoshi KAWANO,
469 Pope Ave.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1061

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$1,212.58.

Cheque in your favour is enclosed for \$1,142.44 and we have paid the Co-Operative Committee .. \$ 70.14 for legal fees as authorized by you.

Yours truly,

FCS/ja
1 encl.

F.G. Shears
Director