Name of Claimant TATEISHI, Inosuke Case 1055

Custodian File 4004

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		
					1584.							1267.20

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	1267.20

CASE NO: 1055.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
May 19th, 1948.

IN THE MATTER OF THE CLAIM OF
INOSUKE TATEISHI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1055

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 19th, 1948.

IN THE MATTER OF THE CLAIM OF

INOSUKE TATEISHI

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
H.S. HONSBERGER, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
MRS. F.L. HANDFORD,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

30

MR. HONSBERGER: This is Mr. Tateishi's son, my lord. Mr. Tateishi is eighty years old and is sick in bed at the present time, but this is the son that worked on the farm with him, and made practically all the improvements on the farm.

THE COMMISSIONER: Well now, Iwould like you to file an authority. Who signed the claim?

MR. HONSBERGER:. I have one of these signed by the claimant.

10 THE COMMISSIONER: Well, that is satisfactory. I am concerned only to know that the witness who presents the claim does so with the authority of the claimant.

MR. HONSBERGER: I will prove that.

THE COMMISSIONER: The fact that you have it signed by the claimant is sufficient.

MR. HONSBERGER: And the two sons are here!

THE COMMISSIONER: Very good.

KEIZO TATEISHI, a witness called on behalf of the claimant herein, being first
20 duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. HONSBERGER:

Q Mr. Tateishi, you are a son of Mr. Inosuke Tateishi?

A Yes.

Q And you lived on the farm in question with your father until you were removed? A: Yes.

Q Was this read over to your father and have you read it? A: Yes.

Q And that is his signature? A: Yes.

Q With regard to the buildings, did you do anything
30 with regard to the improvements on the place?

A Yes, the later buildings, I did most of them.

Q So that you know all the facts yourself?

A Yes.

Q With regard to the later ones?

THE COMMISSIONER: Would you file your initial statement which has now been identified?

(STATEMENT MARKED EXHIBIT NO. 1).

Q Where is this farm, Tateishi? Near what town?

A Courtenay, B.C.

10 Q Does it lie north or south of Courtenay?

A It is sort of north-west, I think.

MR. HONSBERGER: Q: On the Dove Road, is it?

A The Dove Creek Road.

THE COMMISSIONER: Q: How far out of Courtenay?

A It is about five miles.

Q What is the nature of the uncleared land 130 acres? Is there second growth on it?

A Yes, stumps and second growth.

Q Any timber of any merchantable value on the 130

20 acres? A: No.

Q Is the clearing heavy? A: Yes.

Q I see you refer to it as costing $300.00 per acre. There would have been a pretty heavy stand of timber through there? A: Yes, sir.

THE COMMISSIONER: Yes, Mr. Hunter.

MR. HUNTER: I will file the Soldier Settlement Board appraisal, my lord.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. HUNTER: I am sorry, I should have submitted that

30 this property was sold for its fair market value.

MR. HONSBERGER: Is that the appraisal you have?

MR. HUNTER: That is Exhibit 2.

MR. HONSBERGER: But that is the appraisal, is it?

MR. HUNTER: Yes, the Soldier Settlement Board appraisal.

MR. HONSBERGER: And the amount of it?

MR. HUNTER: You should have a copy of all these appraisals.

MR. HONSBERGER: If I have, all right.

MR. HUNTER: $1616.20. It is entirely a question of value, my lord. Perhaps I had better ask him what the appraiser states was told to him.

CROSS-EXAMINATION BY MR. HUNTER:

Q He states "The Japanese owner kept a few cows and chickens on the property and his sons worked out, and helped with the family living costs".
Is that so? Did you and your brothers have jobs somewhere? A: Well, we had jobs. That was just a few years before we moved out, but before that we used to work the farm.

Q But as you grew older, you got jobs?

A Yes.

Q What kind of jobs did you get?

A In logging camps.

Q You were away most of the time?

A I was back weekends. Later on we just had chickens so the old folks can watch them, and we sold most of the cattle.

MR. HUNTER: Thank you.

MR. HONSBERGER: Q: It is mentioned, "A few chickens".

Just how many chickens did you have?

A We had pretty close to a thousand chickens.

Q A thousand chickens. That is what I understood.

THE COMMISSIONER: Q: Have there been any sales of land such as yours to your knowledge in the last few years prior to your evacuation?

A No.

Q Not in that area? A: No.

MR. HONSBERGER: You didn't file the assessment, did you, Mr. Hunter?

THE COMMISSIONER: It is shown on the Soldier Settlement Board appraisal.

MR. HONSBERGER: I have it here.

THE COMMISSIONER: It shows $2000. on the land and $500.00 on improvements. Do you agree with that?

MR. HONSBERGER: Yes, that is the assessment here.

THE COMMISSIONER: The title is not in question?

MR. HONSBERGER: No, that isn't questioned.

I have here, if it is of interest, the certificate of title, but I think there is a copy of that in the file.

THE COMMISSIONER: Yes, you need not file it. You see, Government counsel does not question the title. That obviously is conceded.

MR. HONSBERGER: It verifies the cost, but you have it there, anyway, I think.

THE COMMISSIONER: In your Exhibit 1, yes, I have it.

Q Mr. Tateishi, you will notice in the Soldier Settlement Board appraisal report, there is this comment, "In my opinion some of the best land has

not been cleared; there is a good alder bottom and with the shortage of firewood, it would pay to cut cordwood that would help pay part of the cost of clearing". I am concerned with that statement. Do you say he is wrong?

A I say if you can sell the alderwood, it would help the cost of clearing.

Q Is there not a reasonably good market for alder in the town of Courtenay?

10 A Not right there. I don't know about now.

Q You are speaking of 1942, of course.

A Yes, there wasn't much then.

Q There was not much then? A: No.

THE COMMISSIONER: Mr. Honsberger, unless there is something upon which you wish to re-examine, I think I have all the material that is necessary before me.

MR. HONSBERGER: Thank you, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

20

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

30

Fort William, Ontario,

April 24th, 1948.

Messrs. Raymond & Honsberger,
Solicitors,
Federal Building,
Toronto 1, Ont.

Dear Sirs: Re: Japanese Property Claims Commission.

Claims of Maikawa Sadao and Tateishi Inosuke will be heard by the Commission on Wednesday, 19th May next at 10 a.m., in the Metropolitan Church Hall, King Street E., Toronto.

Other claims filed by you will be heard by a sub-Commission in the fall of this year and date of sittings will be announced in due course.

Yours truly,

A. WATSON
Secretary

AWW-s

Case 1055

4004

NOV 25 1947

Toronto

DOMINION OF CANADA)
PROVINCE OF ONTARIO)
COUNTY OF YORK)
TO WIT:)

IN THE MATTER OF

THE CLAIM OF INOSUKE TATEISHI AS AUTHORIZED BY ORDER-IN-COUNCIL P.C. 1810 AS AMENDED BY ORDER-IN COUNCIL P.C. 3737.

ACKNOWLEDGED

I, INOSUKE TATEISHI, of the City of Toronto, in the County of York, Farmer,

Raymond Homberger

DO SOLEMNLY DECLARE THAT

1. THAT I have read over the attached claim and certify that the same is true and that it sets forth a true statement of the facts so far as they are known to me.

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)) I Tateishi
County of York, this)
day of November, 1947.)

Raymond Homberger

~~A Commissioner, Etc.~~
A Notary Public

IN THE MATTER OF the Royal Commission appointed to investigage the Claims of Japanese evacuated from the Protected Area of British Columbia in 1942.

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

AND IN THE MATTER OF INOSUKE TATEISHI
Registration Number 06482 J N

CLAIMANT

CLAIM

1. THAT INOSUKE TATEISHI is a Japanese Citizen but a resident of Canada.
2. THAT the said Claimant resided until the time of his evacuation at Sandwick in the Province of British Columbia.
3. THAT the said Claimant now resides at 298 College Street in the City of Toronto on the Province of Ontario.
4. THAT at the time of his evacuation the said Claimant was the owner of certain lands and premises situate in the District of Comox in the Province of British Columbia and being described as the North-east Quarter (1/4) of Section Twenty-two (22), Township Nine (9), Comox District, Map 552-G. The said lands comprise one hundred and sixty acres (160) of which thirty (30) acres more or less were cleared and under cultivation and the balance virgin and second growth timber. The said lands were completely fenced with interior fencing dividing off the fields. There was erected upon the said lands the following buildings:

   1 Seven Room Frame House;

   1 Two Storey Barn, 40 feet x 40 feet;

   2 Large Chicken Houses;

   1 Machinery Shed, and

   1 Garage.
5. THAT the said Claimant pursuant to regulations did declare in his registration that he owned the aforementioned lands and premises.
6. THAT the said Claimant was advised by the Department of the Secretary of State, Office of the Custodian, Evacuation Section,

that the said property was sold by the said Department on the 12th of June, 1944, for $1,584.00.

7. THAT the said Claimant claims under the Provisions of the aforementioned Commission the sum of $7,916.00 representing the difference between the sale price of the sale made by the said Department and the fair market value of the said property, as follows:

Fair market value	-	$9,500.00	
Less amount of sale price	-	$1,584.00	$7,916.00

8. THAT as the herein mentioned Claimant now resides in the City of Toronto in the Province of Ontario he would wish to appear before the said Commission in the said City of Toronto.

9. THAT the said Claimant will require an interpreter when appearing before the aforementioned Commission.

RAYMOND & HONSBERGER
807 Federal Bldg.,
TORONTO ONTARIO

Solicitors for the Claimant.

DATED NOVEMBER A.D. 1947

IN THE MATTER OF THE ROYAL COMMISSION APPOINTED TO INVES/TIGATE THE CLAIMS OF JAPANESE EVACUATED FROM THE PROTECTED AREA OF BRITISH COLUMBIA IN 1942

AND IN THE MATTER OF ORDER-IN-COUNCIL P.C. 1810 AS AMENDED BY ORDER-IN-COUNCIL P.C. 3737

AND IN THE MATTER OF INOSUKE TATEISHI, REGISTRATION NUMBER 06482 JN, CLAIMANT.

CLAIM

INOSUKE TATEISHI
(Claimant's Name)

REAL ESTATE
(Farm Land)

06482
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 130 Acres Cultivated ~~not~~ planted 15 Acres Cultivated and not in crop List Crops 30 apple trees, 60 plum, 6 pear, 4 peach, and 2 cherry trees, all bearing. 1/4 acre strawberries. Potatoes and ~~xxxxx~~ vegetables for market garden.	160	Aug.14/1919	Mary Piercy	$2400	none cleared	none	$9500.00

All cultivated land underdrained. 15 acres ~~xxxx~~ cleared and used for pasture (had 15 head of milk cattle, 1000 chickens ~~xxxx~~ and 2 pigs, 2 horses)

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

Description	When Made	Cost
All cultivated land was fenced and a large part of bush and pasture. 6 gates. Fruit trees and plants.	From year to year as land cleared.	Cost of clearing 15 acres $300 per acre...$4500.00 ~~xx xxx xx xxxx

BC-725-P

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

COPY

Farm Appraisal Report

File No. J.L. 754

Land Description N.E.¼ of Sec.22 (Ex.E.& N.Rly.Res.) Comox Dist.

Containing 160 Acres

Owner's Name Inosuke TATEISHI Post Office Address Sandwick, B.C.

Nearest Rail Point Courtenay - C.P.Rly Distance 6 miles

Market Town " Distance 5½ "

Church (give denomination) All Denominations - Courtenay Distance 5½ "

Nearest School Dove Creek School - 1 mile ~~Grantham Consolidated - by bus.~~ Distance 1 "

State how property was identified: S.W.Corner Post located & map & road check.

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

Facing on Dove Creek Road

Is this district a good one? Fair: mostly small holdings from which men work in the woods.

Employment opportunity Fair in the woods and mines - 6 to 15 miles.

Predominating Nationality and religion: British: Protestant.

Describe Fencing and its condition: 3 & 4 barb wire fence around cleared land. Value $

Water supply: 2 dug wells 15' & 20' deep - supply appears constant. Value $

4004

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 26	Frame	8'	Shingle	5 yrs.	Cedar p posts	Fair	)
Addition	16 x 24	"	8'	"	20 "		Poor	) $ 400.00
Leanto	8 x 24	"	8'	"	" "	"	"	)
BARN	28 x 40	Pole & shake	16'	Shake	25 "	"	"	50.00
Leanto	14 x 40	" "	8'	"	" "	"	"	
~~Barn~~ Garage	16 x 20	Frame	10'	"	20 "	"	"	)
Open shed Leanto	16 x 20	"	7'	"	" "	"	"	) 25.00
GRANARY	x							
Henhouse	20 x 40	"	8'	Pt.Shake Shgls.	5 "	"	"	50.00
"	20 x 24	"	8'	Shgls.	5 "	fir posts on rock	Fair	75.00
	x							
	x Numerous other outbuildings of little or no value							

No electric light available

Total present day value $ 600.00

Total Value Buildings add to farm House & outbuildings $ 450.00

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable? House needs fumigating as it is very smelly.

$

Describe the basement and chimneys: No basement; 1 brick on bracket.

No. rooms downstairs? 5 Upstairs? nil How finished Shiplap and papered

Are buildings painted? No Condition of paint -

Distance from nearst bush Unexposed

EXHIBIT No. 1055-2
DATE 19 May 1948
FILED BY J. W. Munden

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
14.60	Undulating, mostly level	8" - 10" gravelly loam	Gravelly clay to Hardpan.	Hay that has been pastured this year.	50.00	730.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
145.40	Undulating	8"to 10" grav.loam	Grav.clay to hard-pan.	Heavy stumps; logged off land growing up to alder.	150. an ac. up	3.00	436.20

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 $ 1166.20

Total added by buildings to value of farm $ 450.00

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

Total value of farm $ 1616.20

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

Property in poor state of cultivation and when owner left he leased the property to J. Milligan for $50.00 for one year and he is pasturing beef stock on hay land.

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

Mixed farming.

Noxious weeds:

Thistles are very bad.

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

Provincial Assessor, Cumberland, B.C.

Land assessed at $2000.00; Improvements at $500.00.
Net taxable value - $2000.00.
Land Tax - $10.00
School " - 25.59
$35.59

Date: 11th August 1942.
Place: Comox, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 10 day of August 1942.

Inspector's Signature "L.B. PLUMBLY"

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

JL-754 - I. TATEISHI

Farm Appraisal Report

Remarks: This property is situated up the Dove Creek Road, approximately 6 miles from Courtenay. The Japanese owner kept a few cows and chickens on the property and his sons worked out, and helped with the family living costs.

The buildings on the property are very makeshift and of little value.

In my opinion some of the best land has not been cleared; there is a good alder bottom and with the shortage of firewood, it would pay to cut cordwood that would help pay part of the cost of clearing.

(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.

Nil

ORCHARDS, SMALL FRUIITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
14.60 acres cleared and in hay.	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

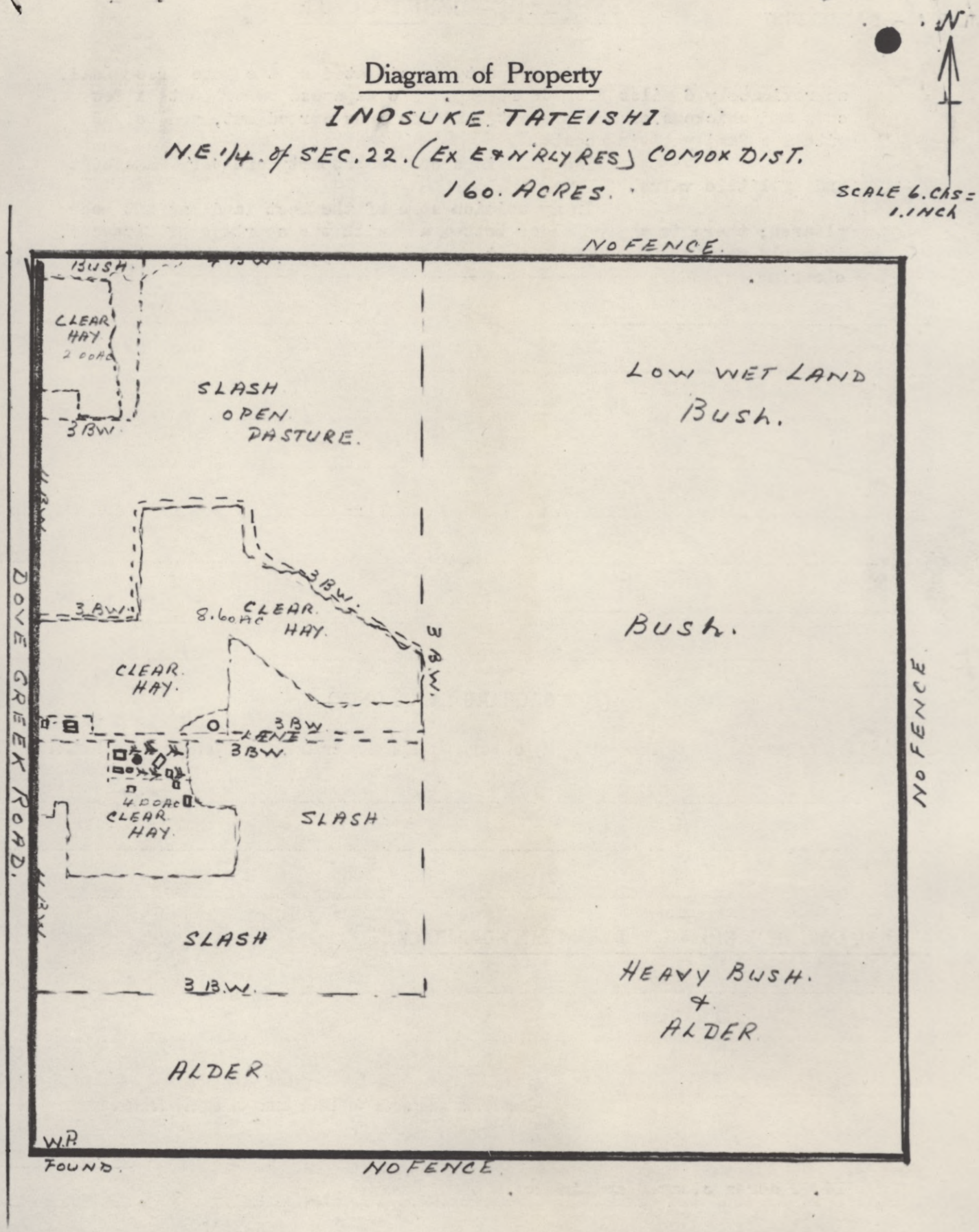
Amount fruit trees add to value of farm $

Diagram of Property

INOSUKE TATEISHI

N.E. 1/4. of SEC. 22. (EX E&N RLY RES) COMOX DIST.

160. ACRES.



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

Date 17th August 19 42.

"I. T. BARNET"
District Superintendent.