Name of Claimant ICHIKAWA, Haruo Case 3

Custodian File X1/402

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					2710						3290.00

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	3290.00

CASE NO: 3.

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B. C.,

December 8th, 1947.

IN THE MATTER OF THE CLAIM OF

HARUO ICHIKAWA

Original.

Case No. 3.

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).

Kamloops, B. C.,

December 8th, 1947.

IN THE MATTER OF THE CLAIM OF

HARUO ICHIKAWA

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
T. P. HORROBIN, Esq.,	Official Reporter.

MR. McLENNAN: If your Lordship pleases, I would like to proceed with Case No. 3 on the list. I notice it is now No. 5 on the list.

THE COMMISSIONER: Yes, it is No. 5 here.

HARUO ICHIKAWA, the Claimant herein, being first duly sworn, testified as follows:

THE SECRETARY: Do you understand English?

THE WITNESS: Yes.

DIRECT EXAMINATION BY MR. McLENNAN:

Q Mr. Ichikawa, you speak a little bit of English?

A A Yes.

Q You carry on in English as well as you can, but if you don't understand at any time we will refer to the Interpreter?

A Yes, I will.

Q At the time of the evacuation -- when did you leave Vancouver? A: March 19th, 1942.

Q You were picked up by the Royal Canadian Mounted Police at that time? A: Yes.

Q For what? A: I didn't go to camp.

Q You didn't go to a road camp, so they picked you up. Now, at the time you were picked up, did you own some real estate near Whonnock, B.C.?

A Yes.

Q That was a farm property? A: Yes.

Q How many acres, approximately?

A 10.5 acres.

Q When did you buy that property?

A In 1941. September, 1941.

Q Did you know the previous owner --the man who owned it before you? Did you know the man who owned that?

A Yes,I know him about 20 or 21 years -- more than 20 years.

Q More than 20 years. What is his name?

A S.S. Yamamota.

Q Was he an acquaintance of yours or did you know him very well? A: His wife was my relation.

Q Was he a friend of yours? A: Yes.

Q Now, before you bought that property, did you owe him any money, or did he owe you any money?

A He owed me a little money.

Q How much money did he owe you at the time of the sale of the property?

A $1500.00.

Q $1500.00. That was money you had loaned him from time to time? A: Yes, money I loaned him from time to time.

Q Over how long a period? Did you lend it to him the previous year, or three years before or when? A: At one time when he burned the chicken house. At that time not much, about a couple of hundred dollars I loaned him, and after that 1939.

Q When you advanced him this money, was it cash

or cheque or how? A: A few cheques, but mostly cash.

Q There were a few cheques?

A There were a few cheques at the Bank of Toronto, Robson and Burrard.

Q The Bank of Toronto, Robson and Burrard Streets, in Vancouver? A: Vancouver, yes.

Q Now, when you bought the property in 1941, what did you pay your friend, Yamamota, for it?

A I paid $3000.00.

Q What about the $1500.00 he owed you?

A So, altogether I paid $4500.00.

Q You wrote off the amount of money he owed you, that $1500.00? A: Yes.

Q And you gave him $3000.00 im addition, is that right? A: Yes, that is right.

Q Now, was that the fair market price at the time you bought it, or were there any special arrangements between you?

A Well, I bought it at a very cheap price.

Q Why did he want the money?

A Because he has a father and brother in Japan. In 1941, he got the wires from Japan his father dead and brother dead, so he want to go back to Japan right away, so he want to leave this country.

Q At the time you bought the farm, were there any buildings on it? A: Yes.

Q What buildings? A: The two living houses, one hen house, a barn, and

hothouse.

Q What kind of a house -- a hothouse?

A A hothouse.

Q And a henhouse? A: A hen-house and sawdust bin.

THE COMMISSIONER: Did he say one or two dwellings?

MR. McLENNAN: He said two dwellings, my lord. May I have the claim form, please?

Q Mr. Ichikawa, is that the claim form which you are advancing in this Commission?

A Yes.

Q This is the claim form you filed (producing), and that is your signature?

A Yes.

MR. McLENNAN: I will mark it as Exhibit 26, my lord.

THE COMMISSIONER: Just one moment, Mr. McLennan. I wonder if it is necessary to file these claim forms as exhibits here. It seems to me they are in the nature of pleadings in a case, and they are before us, in any case. I am just trying to relieve the secretary of more clerical work than is necessary.

MR. McLENNAN: That is very true, my lord. I don't see any necessity in having them filed as exhibits. I don't think it is necessary unless my friend requires it.

MR. HUNTER: I was wondering whether we should have a continuity of exhibits at all, in view of the enormous number of individual claims we will have. Each one will go into an individual

file, so perhaps the exhibits should be filed as originally suggested in each file. We will certainly get up into a very high number of exhibits, otherwise.

THE COMMISSIONER: I think that is more practical. Do counsel agree?

MR. McLENNAN: Yes, I think so.

THE COMMISSIONER: Mr. Secretary, I will give you this direction now as far as the exhibits are concerned, number the exhibits apart from the claim forms in numerical order as they are put in, in addition to each claim.

MR. McLENNAN: I would suggest the exhibits be marked if it is not too much trouble as "Case No. 3, Exhibit 1", and "Case No. 4, Exhibit so and so", and so on.

MR. HUNTER: I appose we will have to have a certain number of general exhibits, such as when we started off, and possibly when I am filing the defence we will have more of them.

THE COMMISSIONER: Now, may I have the number of buildings? There were two dwellings, a greenhouse, and what else?

MR. McLENNAN: Two dwellings, a henhouse, a greenhouse, and sawdust bins.

Q Mr. Ichikawa, we will deal with your claim for land. You fix a valuation on the land in your claim form of $1020.00?

A Yes.

Q How is that arrived at? How did you fix that

$1020.00? A: I paid around an acre $150.00, and I fix the acres im good places at $150.00 and in the poor places at $50.00.

Q That averages out exactly at $100.00 an acre, doesn't it? A: Yes.

Q Now you have placed a value on the buildings of $6,970.00. Do you figure im that the hothouse operating equipment? A: Yes.

Q You made some notes about that, didyou not? You made some notes about that?

A Yes. No, I haven't them.

Q Would you say what valuation you placed on the greenhouse or the hothouse? A: The greenhouse? That is 40 x 200 feet.

Q And you might describe it. It was frame and glass? A: Yes, it was frame and glass and piping -- two inch pipe all new and all painted -- painted.

Q You painted it yourself, did you?

A I painted it myself.

Q But at the time you got it first?

A At the time I got it first it not painted, and some buildings painted.

Q And the concrete foundation --

A Yes, concrete foundation.

Q --what condition was it in?

A Oh, it was very new.

Q Have you estimated what it cost to build that hothouse? Have you any information on what it

cost to build it? A: From Mr. Yamamota.

Q Yes. A: Yes.

Q And when was it built? A: He start it in 1939 in the autumn, and he build it up in 1940 to autumn.

Q And what was the cost of building?

A The cost of building I figure up here is $4870.00.

Q $4870.00. Would you tell his Lordship how that amount is made up?

A That amount is made up two-inch pipe, 2900 feet, one foot 25¢, and the glass, 105 boxes.

Q Just a moment. The pipe is 2900 feet at 25¢, that comes to $795.00? A: Yes.

Q That is the total, yes, and 105 boxes of glass at how much per box? A: $735.00.

Q At $7.00 a box, is it? A: $7.00 a box. One box is 100 square feet.

Q And what lumber was in it? A: 2 x 3 at 10 feet long -- 2 x 3, 10 feet long.

MR. HUNTER: I am a bit confused. I don't understand these costs. I thought the building was there when he bought it.

MR. McLENNAN: That is right, but his evidence is the farm was worth more than he paid for it, because he bought it from his friend who was going to Japan right away.

MR. HUNTER: You will bring out how he knows these figures?

MR. McLENNAN: That is right.

Q Just at this juncture, Mr. Ichikawa, you are giving us figures on values. How did you figure those out, and how do you know these costs?

A Mr. Yamamota told me about the price. I asked after that -- after that I asked Mr. Nagai.

Q Who was Mr. Nagai? A: He got greenhouse at Port Haney. He got a big greenhouse over there.

Q You got your valuations from him as to the cost, did you? A: Yes, the cost.

Q Yes. You were starting with lumber now.

A Lumber, 2 x 3. This is square -- board feet.

Q Board feet? A: It is all clear lumber.

Q I think maybe I can shorten this. 4000 board feet at $50.00 a thousand, is that right?

A Yes, sir.

Q That comes to $200.00? A: Yes.

Q Where did you get the figure of $50.00 a thousand? A: $50.00 a thousand there is 1941. After I bought that place I ordered a thousand feet and I have the bills some place.

Q You actually know from your own knowledge that was the cost of that 2 x 3 lumber?

A Yes.

Q 2 x 4 lumber, a thousand feet at $50.00 a thousand? A: Yes.

Q Was that required in the hothouse?

A Yes, the hothouse for what you call the frames to hold the top and the glass.

Q That comes to $50.00? A: Yes.

Q There was some 2 x 6.

MR. HUNTER: Did he say there was a thousamd feet of 2 x 4?

MR. McLENNAN: He said a thousand feet of 2 x 4 at $50.00 a thousand.

Q And 2 x 6, 2000 feet? A: Yes.

Q At $35.00 a thousand? A: Yes.

Q Do you know where you got that $35.00 a thousand?

A Yes, I remember that.

Q That comes to $70.00? A: Yes.

Q And 1 x 8, 2000 feet at $35.00?

A Yes.

Q $70.00? A: Yes, common.

Q That is common lumber? A: Yes.

Q Was that the price in 1942? A: Yes.

Q Then you have a figure of $700.00 for boiler piping, sawdust burner, fire brick and cement. Where did you get those figures?

A Mr. Yamamota told me. I forget exactly how much the boiler he paid, but I under-value it and I put im $600.00.

Q $700.00. A: $700.00.

Q That is your best estimate of that, is it?

A Yes.

Q Water pump, one-inch piping, water tank, $260.00? A: Yes.

Q Where did you get that price?

A That is the same reason. Mr. Yamamota told me that, what the tank cost and the piping from the creek and the pump, so I figured it.

Q Nails, foundations, cement, sand and gravel, $200.00? A: Yes.

Q Where did you get that figure?

A I asked Mr. Nagai the same.

Q You have another item, hinges, safety hasps, soft cable, $35.00? A: Yes.

Q Where did you get that information?

A That is the same from Mr. Nagai.

Q Sawdust bim, 40 x 50, planks, foundation, lumber, posts, tin, roofing, $500.00. Where did you get that figure? A: On sawdust bins from Mr. Yamamota. Mr. Yamamota told me about it.

Q He told you what it cost? A: Yes.

Q Now were all those things I have mentioned, that amount of lumber, and the pipe, and the water pump, boiler, cable, and so on, in the greenhouse at the time of evacuation?

A Yes.

Q At the time that you left? A: Yes.

Q Those figures which I have given you total $3,670.00. Did you figure what the labour cost to build that? A: Labour, I asked that of Mr. Nagai, too.

Q Yes. A: Mr. Yamamota and the whole family and the one boy,

they take about one year. That is why I figure it.

Q You figure how much for labour?

A $1200.00.

Q $1200.00, and that makes a total of $4780.00?

A Yes.

Q Now, did you add anything to the hothouse between the time you bought the farm and the time that you left? A: Yes. I did improvements, painting greenhouse, check up glass and painting all the sides.

Q How many gallons of paint did it take?

A 25 gallons of white paint.

Q At how much a gallon? A: $5.00 a gallon.

Q I am sorry, my lord, and my friend; that is included in the total of $3670.00, which I gave. That doesn't add anything to that figure. We will deal with the dwelling house, a 27 x 30 two-storey dwelling house.

A Yes.

Q Do you know when that was built?

A 1940.

Q And what is your estimate of the value of that house? A: I estimate $1200.00.

Q How do you arrive at that?

MR. HUNTER: Which house is that?

MR. McLENNAN: That is the No. 1 house.

A Mr. Yamamota told me that before he left this country.

Q Mr. Yamamota told you it cost him $1200.00, is that it? A: Yes.

Q What kind of a house was it?

A Concrete foundation with full basement -- concrete.

Q Yes? A: And brick chimney and fireplace.

Q Was it all finished? A: No, not all-- unfinished yet.

Q What still had to be done to it?

A I beg your pardon?

Q What still had to be done to it? Could you live in it? A: Oh yes, sure.

Q But the inside wasn't finished?

A Just rough. No paper on the walls.

THE COMMISSIONER: Q: No plaster?

A No plaster.

MR. McLENNAN: Q: There was another dwelling house there? A: Yes, an old one.

Q It was an old one? A: Yes.

Q It was just a one-storey place?

A Yes.

Q It would be 20 years old. Would that be a fair estimate? A: Yes, about 20 years.

Q What is your estimate of the value of that dwelling house? A: $300.00 for that.

Q You figured that at $300.00? A: Yes.

Q And was anybody living in it?

A Yes, I rented it in 1941 to some German people.

Q To some German people. For how much?

A $7.00.

Q $7.00 a month? A: Yes, and after they leave Whonnock, I rented it to Japanese people, the same price, too.

Q How old was the henhouse? A: The henhouse? That would be, oh, about 10 or 12 years old.

Q 10 or 12 years old, at the time of the evacuation, is that so? A: Yes, that is right.

Q What valuation did you place on that henhouse?

A The henhouse? The henhouse -- I had an old barn over there, too, that included is $600.00.

Q You figure the henhouse and the barn together were worth about $600.00?

A Yes, $400.00 for the henhouse, and $200.00 for the barn.

Q The henhouse would be 20 x 40 feet, would that be about right? A: Yes.

Q One storey? A: No, two storeys.

Q The henhouse? A: The henhouse.

Q Two storeys? A: Two storeys.

Q And the barn, that would be 30 x 36?

A Yes.

Q And that barn was old? A: Oh yes, very old.

Q Did you make any improvements to the house when you were there? A: When I bought that property it not inspected yet, so I call the electric inspector to inspect it and pass it. I paid pretty nearly $90.00. I remember that.

Q Some changes had to be made to the electric wiring?

A Yes, to the wires.

Q Now, in addition to the cost of the paint that you have given us of $25.00 for the greenhouse, I suppose you had the painting done, did you?

A Yes, I had the painting done.

Q How long did that job take?

A One man about a month's job.

Q One man? A: One man, one month's job.

Q And did you have some men working for you there?

A Yes.

Q And what were you paying them?

A I paid $50.00 and his board.

Q $50.00 a month and board? A: Yes.

Q And what would board cost, roughly?

A Oh, $25.00 or $28.00, sometimes $30.00.

Q Did you do anything to the sawdust bin?

A Yes, I did.

Q At the time you left it was 40 x 50?

A 40 x 50. I put 20 feet bigger. I don't know which side. I don't remember but it was 20 feet bigger.

Q That is on one side? A: To one

side, yes.

Q Did you have any other repairs to any of the buildings -- the greenhouse?

A Yes, before I painting I changed the sash.

Q You changed the sash? A: Yes.

Q How big a job was that?

A For about a month's job, too.

Q One of the men you were hiring there did it, I suppose? A: Yes.

Q Do you know what the lumber cost for it?

A That lumber?

Q Yes. A: It is $50.00 a thousand.

Q $50.00 a thousand? A: Yes.

Q How many thousand, or how much lumber did you put in? A: I ordered a thousand feet in the month's time. I need it in the coal bin.

Q There was a thousand feet of lumber that went into that repair? A: Yes, sir.

Q And for that lumber you paid $50.00?

A I paid $50.00, yes.

Q Would you describe to his Lordship the nature of the ground on your farm? Would you explain that to him?

THE COMMISSIONER: I doubt very much if any benefit will be derived from his description of the land. I presume the valuators will describe it.

MR. McLENNAN: That is right, my lord.

Q What I want to get at is part of that land of yours was a steep ravine, was it?

A Yes.

Q And part of it was fairly level?

A Yes.

Q Pretty near half and half?

A Not quite half and half, but just under.

Q Could the steep part, the ravine, be used for anything? A: It used for raspberry and loganberry, but not very good so I put fruit there.

Q You planted some fruit trees, did you?

A Yes.

Q How many? A: Thirty.

Q What kind? A: Damson plum. Maybe green gage, too, I guess. I think they were mixed there.

Q What was your main business on this farm? What did you grow? A: My main business was hothouse.

Q What did you grow in the hothouse?

A Tomatoes.

Q If it was the tomato season? A: November to next year, July -- until June and July.

Q From November to June and July?

A Yes.

Q I appose in November of 1941 you had some tomato plants in the greenhouse?

A I had the seed up and make some more plants.

Q At the time of the evacuation you had some tomato plants? A: Yes.

Q How many, roughly, do you know?

A About two thousand. I don't remember the details but about two thousand plants.

MR. McLENNAN: My lord, we are not claiming that as a chattel. There is no claim for chattels.

Q Mr. Ichikawa, do you know anything of any sale of similar property in that neighbourhood; that is, any sale of another farm in that neighbourhood that was something like your own?

A I can't understand that.

(Question Interpreted).

THE INTERPRETER: A: He says that in 1940 or 1941 — 1939 or 1941 there was a person, Nagai, sold a greenhouse -- no, leased to Mr. Kosaka.

Q Where was this man?

THE WITNESS: A: Port Haney, next to Mr. Nagai's property.

Q How far away from your property is that?

A I think about four miles.

Q How does it compare with your property? Is it like it, or different from it, or what?

A Oh, I think about the same.

Q That is the land? A: The land.

Q Was part of it ravine? A: I can't understand it.

(Question Interpreted).

THE INTERPRETER: A: He said part of it was ravine.

Q And do you know the price per acre it was sold for?

THE WITNESS: A: Yes, his is $100.00 an acre.

Q This land, you might just tell us where it is

exactly? It is a distance of about 2½ miles from Whonnock, is it, -- your farm?

A 2½ miles from Whonnock, yes.

Q Now, this other farm that Mr. Nagai sold, where exactly is it? A: How far?

Q You said it was right next to Mr. Nagai?

A Yes.

Q Where did Mr. Nagai have his farm?

A His farm was the same as our place.

Q He had it about four miles from you?

A Yes.

Q To where? You say it was near Haney?

A Port Haney.

Q But can you describe its condition a little more? How can we find that farm? Can you tell me how to get there?

(Question Interpreted)

THE INTERPRETER: A: He says he has forgotten the name of the road.

Q Do you know where Mr. Nagai is now?

THE WITNESS: A: Yes.

Q Where is he? A: Taylor Lake.

Q Taylor Lake, that is in the Cariboo?

A It is in the Cariboo.

Q Near Clinton? A: Near Clinton, and Mr. Kosaka is living in some place at Lillooet.

Q Where is Kosaka? A: At Lillooet.

Q He is at Lillooet now? A: Yes.

MR. HUNTER: My lord, the thing that bothers me with these comparisons is these people come in and

say some land has been sold and it could be of considerable value if we could identify the land, but if it is just similar land which they vaguely refer to, it has no evidential value.

THE COMMISSIONER: I quite appreciate that, Mr. Hunter. You cannot even attempt to cross-examine on it in the circumstances.

MR. HUNTER: The thing is, I think it would be valuable if we could find it, and we don't seem to be able to.

THE COMMISSIONER: Do you think you could identify the land?

MR. McLENNAN: I think it wouldbe encumbent on us at some stage to try and get hold of Kosaka or Nagai. They probably have claims before this Commission themselves.

THE COMMISSIONER: I know we had occasion to inspect Nagai's property a few days ago. That is the big nursery property. Is that all, Mr. McLennan?

MR. McLENNAN: That is all the questions I have in mind.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Ichikawa, I would like to get at the age of this greenhouse. I think you stated that it was built in 1939 or 1940.

A Yes.

Q Is that correct? A: Built in 1939 or 1940.

Q Are you sure of that? A: Yes.

Q How do you know? A: I was

mostly on Sundays to visit Mr. Yamamota's place, and he used to bring down fruit or something to my store, so I go always, you know. He comes to my store, so I go to his farm.

Q Do you mean when you say it was built in 1939 or 1940, it was built in both those years or one of them?

(Question Interpreted)

THE INTERPRETER: A: He started out in 1939 and he finished it in 1940.

Q I see, x thank you. When you purchased this property, what value did you show in your Affidavit of Value? What cost?

THE INTERPRETER: Might I ask a question, sir? Did you mean valuation for taxation purposes?

THE COMMISSIONER: The Land Registry declaration.

MR. HUNTER: Q: Yes, for the purpose of the Land Registry office.

THE INTERPRETER: A: He says do you want the price with improvements?

Q I want the amount which is shown in the declaration of value which you used for Land Registry office purposes when registering the conveyance?

THE COMMISSIONER: Q: Ask him, first of all, Mr. Upton, when he bought the land did he register it in his own name in the Land Registry Office?

THE INTERPRETER: A: He had nothing to do with it. Apparently there was a mortgage on it and the property was transferred to his name in New Westminster.

MR. HUNTER: Q: Who transferred it into his name?

THE INTERPRETER: A: Yamamota.

THE COMMISSIONER: That is a simple matter to verify, Mr. Hunter. Perhaps you can pursue it that way, rather than with this witness.

MR. HUNTER: Yes, we can check that, my lord.

Q You have stated that you asked Mr. Nagai about various prices here, or costs, rather?

THE WITNESS: A: Yes, costs.

Q When did you consult him?

THE INTERPRETER: A: He said when he purchased that lumber from the Haney sawmill, he consulted with Mr. Nagai with regard to the price, and also the paint.

Q My recollection is in his evidence he said he got the cost of the pipe and the glass from Mr. Nagai.

A Apparently he consulted with Mr. Nagai about a month ago im this matter.

Q And these costs that he asked about, did he ask whether they were the costs when he bought or the date of sale, or what time is related to these costs?-what period? A: 1941.

Q I see. This henhouse, Mr. Ichikawa, you stated that it was about 10 or 12 years old. How do you know?

THE WITNESS: A: He got an old henhouse. One night it was all burned. The lantern broke in the old barn, so he built a new one. So I remember about 12 years it has been built.

Q Where were you living at that time?

A In Vancouver.

Q And you remember distinctly when he built the henhouse? A: He telephoned me at night time.

Q Yes, and what year was that?

A I beg your pardon?

Q What year was that? A: 1935 -- 1935 or 1934.

Q You seem pretty vague about it. Do you really know? A: I am not quite sure about what year.

Q Do you know the price for which any land around your place sold im or about the 1st of January, 1943? A: 1943?

Q The 1st of January? A: No, I don't know.

Q You don't know? A: I don't know 1943.

Q Do you know what properties similar to yours were selling for at that time?

THE INTERPRETER: A: He says he knows of that sale of Nagai's at $100.00 an acre.

Q That is the only one he knows?

A Yes.

Q Did you own any other property when you were evacuated? A: You mean a farm?

Q Yes.

THE WITNESS: A: I had a romming house on Cordova

Street.

Q But did you own any other farm land?

A No, just one.

Q When you were interned, Sergeant Meade of the R.C.M.P. states that you told him that your farm was worth $3000.00. Did you tell him that?

THE COMMISSIONER: Q: Witness, do you understand the question? You seem not to have had very much difficulty in understanding other questions. Do you understand what is being asked you?

A Yes, but I don't want to misunderstand it.

THE INTERPRETER: Would you please repeat it so I could translate it?

MR. HUNTER: Q: Sergeant Meade of the R.C.M.P. --

THE COMMISSIONER: Inspector.

MR. HUNTER: Q: Inspector -- I am sorry -- stated that you told him in 1942 that your farm property was worth $3000.00. Did you make that statement to the Inspector?

THE INTERPRETER: A: No, he didn't tell Inspector Meade that.

Q Did you say anything about life insurance policies to Inspector Meade?

A He says -- he asked if Mr. Meade was the man who came to apprehend him.

Q Yes. Well he still hasn't answered my question. Did he make any statement regarding life insurance policies?

MR. McLENNAN: The witness' difficulty, apparently, is he doesn't know who Inspector Meade is. He wants

to know who he is.

THE COMMISSIONER: I do not wish to appear critical of the witness, but when this question was put to him he seemed to run to cover for the Interpreter at once. I was not impressed with the witness.

Q Witness, when you can, I want you to answer the questions in English. I have told your counsel that you give me the impression when a difficult question is put to you, or one that is unfavourable to you, you immediately turn to the Interpreter. I do not want you to give me that impession. I want you to answer the questions that are put to you quite frankly.

THE INTERPRETER: A: Your Honour, he says he is anxious to avoid giving any misapprehension and he will answer in English whenever it is possible.

Q Do you understand the first question that was put to you, that Inspector Meade has made a report to the Custodian that you told him at the time of your evacuation, at the time he took you in charge, that your farm was worth $3000.00? Did you ever have any talk with Meade like that?

THE INTERPRETER: A: He says he doesn't think that he ever met Meade.

THE WITNESS: Mr. Meade, the Royal Police?

Q Inspector Meade was the Mounted Police Officer who was in charge of the Vancouver detention at the time of evacuation.

THE INTERPRETER: A: He says that he was interned in

explain to the witness, Mr. Interpreter, that the Mounted Police have reported to the Custodian that this witness made these statements to them at the time of his evacuation, and then read the statement to him. I have made myself clear, have I, Mr. Interpreter?

THE INTERPRETER: Yes, my lord. (To the witness):

A He said that when he was apprehended by the Mounted Police, on the night that he was apprehended, he may have made a statement of that sort. He said that one Mounted Police -- when the Mounted Police came to apprehend him at his house, his children were upset and he was in a very excited condition.

MR. HUNTER: He may have been excited, but the rest of his information was accurate. I think that is all, my lord.

THE COMMISSIONER: Is there any re-examination, Mr. McLennan?

RE-DIRECT EXAMINATION BY MR. McLENNAN:

Q Mr. Ichikawa, actually you did pay $3000.00 cash at the time for your property?

A Yes.

Q Did you mention to the Police the $1500.00 indebtedness due you, or do you recall?

THE INTERPRETER: A: He says he doesn't think that he said anything about the $1500.00 debt.

THE COMMISSIONER: Mr. Hunter, would you read in English into the transcript the contents of that

statement so it is on record in the transcript?

MR. HUNTER: This is paragraph 3 of a memorandum, my lord, dated March 20th, 1942, which was furnished by the Royal Canadian Mounted Police to the Custodian, and the paragraph reads as follows; this is referring to Haruo Ichikawa, 52 East Cordova Street, Vancouver. It says:

> "This subject stated his assets consist of a farm at Ruskin which is valued at $3000.00, life insurance policies with the Monarch Life Insurance Company to the value of $6000.00, and a bank account with the Royal Bank of Canada, Hastings and Main Branch. His savings Number is 1732, but he doesn't know what balance is left. Subject has no debts."

THE COMMISSIONER: Does that conclude this case?

MR. McLENNAN: That concludes this claimant's evidence.

(Witness aside)

(Claimant's Case Concluded)

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

T.P. Horrobin

"T.P. Horrobin"
Official Reporter.

Case no 3 Kamloops BC Dec 8 1947

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

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

File X1/402

EXHIBIT No.
DATE
FILED BY

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

(1) NAME ICHIKAWA (Print) Surname HARUO Given Name (RCMP) Reg. No. 11658

(2) Pre-Evacuation Address 52 EAST CORDOVA ST., VANCOUVER, B. C.

(3) Present Address EAST LILLOOET, B. C.

(4) REAL ESTATE

(a) Street Address (if any) 32nd AVE., RUSKIN, (City or Municipality,) B. C. (Province)

(b) Legal description (lot number, block number, section number, etc.) district of Maple Ridge, in the Province of British Columbia, and more particularly known and described as a portion of the North part, consisting of 10.2 acres more or less, of parcel "A", as shown on Sketch Plan 1336 of the Northeast quarter of Section Five (5), Township Fifteen (15), as shown and outlined in red on Sketch Plan No. 6089, registered at the Land Registry Office in the City of New Westminster, in the said province.

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

(i) Farm
(ii) ~~Residence~~
(iii) ~~Business~~
(iv) Any other type of property (describe) HOT HOUSE

Type of business

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

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

(i) Land - - - - - - - - - - - - - - - - - $ 1020.00
(ii) Buildings - - - - - - - - - - - - - - - $ 6970.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 7990.00
(v) Amount at which Custodian sold property and credited your account - - $ 2668.39

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 5321.61

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

_____

_____

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

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

TOTAL CLAIM FOR PROPERTY LOSS $_____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 5321.61

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

KAMLOOPS

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

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

DOMINION OF CANADA)
Province of British)
Columbia TO WIT:)

I, HARUO ICHIKAWA of the TOWN
of EAST LILLOOET in the PROVINCE OF BRITISH COLUMBIA

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the Village)
of Lillooet)
in the Province of British Columbia) H. Ichikawa
this 21st day of November)
A.D. 1947.)

A Commissioner for taking Affidavits within British Columbia
A Commissioner, &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____

_____

_____

_____

East Lillooet, B. C.
Nov. 20th, 1947

The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
VANCOUVER, B. C.

Dear Sir:

I am sending in my claims form for property at 32nd Ave., Ruskin, B. C., but my real desire is not to get moneys for it but to get back said property.

The moneys for the sale of the property by the custodian, which was forwarded to the bank in my account is still untouched.

Therefore, I most definitely wish to have my property returned to me.

Yours truly,

H. Ichikawa

H. Ichikawa.

Claims of Japanese Canadians for Property Losses.

Re:

(4) REAL ESTATE

(e)

(i) Land--10.2 acres including mixed farming (Fruit orchard, Strawberries and Asparagus)		$ 1020.00
(ii) Buildings--		
A Hot houses 36 ft. by 200 ft. Boiler and Sawdust bank 40' by 40' Water Pump and Steel Tank		4870.00
B Two Dwelling Houses	#1	300.00
	#2	1200.00
C Chicken Coop and Barn		600.00
Total		$ 7990.00

BC-39-P 888
BC-2052-A Case #3

BC/39-P
BC/2052-A Page 1 I-2

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

Farm Appraisal Report

File No. J.L.683

Land Description N.portion 10.20 acs.of Pcl."A" of N.E.¼ Sec.5, Tp.15, Plan 6089

Containing 10.20 Acres

Owner's Name Harno ICHIKAWA Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock, B.C. Distance 2½ miles

Market Town New Westminster Distance 27 "

Church (give denomination) Whonnock - Protestant Distance 2½ "

Nearest School " Distance 2½ "

State how property was identified: Map location and corner posts

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

Has direct access to 32nd Avenue - fair gravel road.

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

Employment opportunity Very limited

Predominating Nationality and religion: Mixed

Describe Fencing and its condition: Fenced on North, South and East Value $

Water supply: From well and private pumping system Value $

Electricity-Power available - lights installed.

BUILDINGS ON FARM

	BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
1	HOUSE	27 x 30	Frame	2 sty.	Shgl.	5 yrs.	Concrete	Good	$ 1000.00
2	House	27 x 30	"	1 "	"	20 "	Wood	Poor	200.00
	Hen House	20 x 40	"	1 "	"	20 "	"	"	175.00
	BARN	30 x 36	" & Post	1 "	Shake	20 "	"	"	75.00
		x							
	BARN	x							
		x							
	GRANARY	x							
	Greenhouse	40 x200	Frame & glass	1 "	Glass	10 "	Concrete	Good	1700.00
	Sawdust bins	40 x 50	Post & frame	40 "	Metal	10 "	Posts	Fair	400.00
	Heating plant,	x							
	Pumping " and piping	x							500.00

Total present day value $ 4050.00

Total Value Buildings add to farm $ 2400.00

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

$

Describe the basement and chimneys: Full cement basement - brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 2, How finished Wood

Are buildings painted? No Condition of paint -

Distance from nearst bush In close proximity

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.63	Slightly undulating	Sandy loam 12" to 18"	Clay	Mixed	$60	$ 337.80

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

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

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

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	
4.58	Steep ravine	Scrub only	$5.00	22.90

Total value of Land $ 360.70

Total added by buildings to value of farm $ 2400.00

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

Total value of farm $ 2760.70

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

Family in occupation; main activities confined to greenhouse work.

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

Suitable for small fruits.

Noxious weeds:

No serious weed condition

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipality
Improvements - $1600)
Land - 600) Assessed - Taxes 1942 - $37.31

Date: July 2nd, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 23rd day of June 19 42.

Inspector's Signature "D.DODDING"

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: This is a fairly well developed property, and the main activities are now confined to greenhouse work, little of the land otherwise being actively worked. In the steep ravines there are indications that cane fruit has been grown both on the sides and near the creek at the bottom, but this operation has been discarded. The greenhouses are well laid out, water being supplied from the creek to an elevated tank; pumping is done by water wheel when the creek is in good flow, and by gas pump when water is low. Fuel for the heating plant is mainly sawdust supplemented by cord wood, and the greenhouses steam heated. The glass is on concrete base, and the sash well painted.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

Nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

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

		Present Value
Sod and fruit trees - 70 mixed trees	- $ 1.05	$
Oats	- 2.25	$
Strawberries	- .55	$
Asparagus	- .34	$
Garden, buildings, etc.	- 1.43	$
	5.62	$
Ravine and waste - -	4.58	$
	10.20 acres	$
		$
		Total $

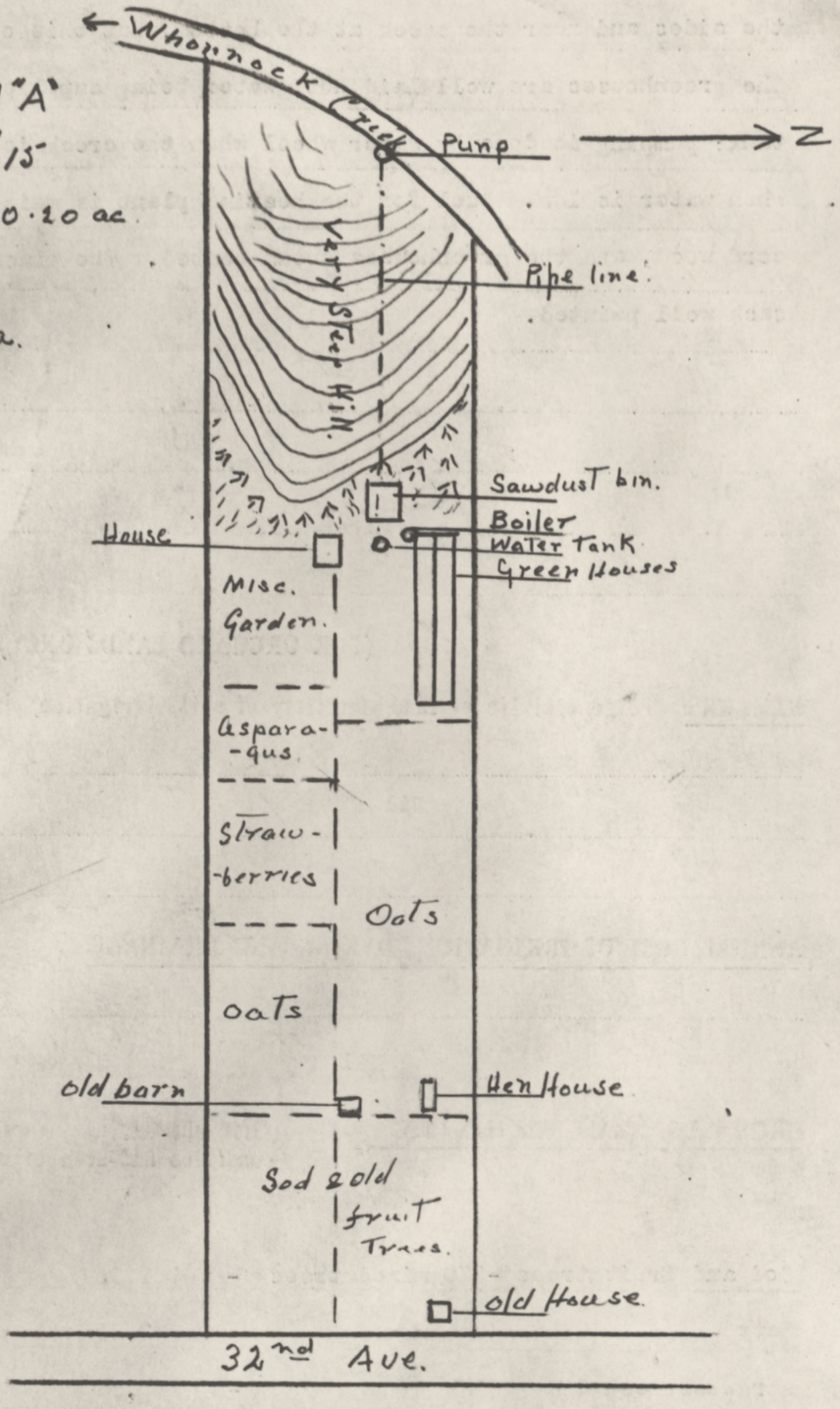
Amount fruit trees add to value of farm $

Diagram of Property

N pt 10.20 ac of Pcl "A"
of NE ¼ Sec 5. Tp 15
Plan 6089 — 10.20 ac

Harrio Ichikawa.

Scale - 200' - 1"



Following careful review of this appraisal report, it is my opinion that the present value is $ 2700

Date 30th July 1942.

"I. T. BARNET"
District Superintendent.

I-2

Hc
23/12/46

East Lillooet B.C.
Nov. 30th. 1947

Secretary to the Commission.
Mr. A. Watson.

Dear Sir:-

Re: Claim of Hanu Ichikawa.

Received your letter to-day advising me that my claim will be heard at Kamloops B.C. on Dec. 8th. 1947.

As I have not received statement of valuation of account on my property at 32nd. Ave. Ruskin B.C. I shall greatly appreciate your sending me same at once.

Yours truly,

H. Ichikawa

Ref No 1165-8

XI 402

December 5th, 1947

Mr. Haruo ICHIKAWA,
Registration No. 11658,
East Lillooet, B. C.

Dear Sir:

Your letter of November 30th to the Secretary of the Claim Commission has been handed to us.

Copy of the appraisal of your Real Property has already been mailed to you.

Copy of complete statement of your account with this office showing that all monies have been remitted to you is enclosed herewith.

Yours truly,

B. Good
Comptroller

BG:BK
Encl.