

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices:		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					970.00		575.95			575.95
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
106.85	69.60	20.88	65.05%	43.15	28.07				48.95	
TOTAL RECOMMENDATION									624.90	

CASE NO: 456.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,

March 22nd, 1948.

IN THE MATTER OF THE CLAIM OF

ASA ADACHI.

PROCEEDINGS AT HEARING.

Original.

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

Lethbridge, Alberta,  
March 22nd, 1948.

IN THE MATTER OF THE CLAIM OF  
ASA ADACHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

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

30

A. Adachi,  
In Chief.  
Discussion.

MR. VIRTUE: The first case on the list, my lord,  
is that of Asa Adachi.

THE COMMISSIONER: Just a moment, now, until I get my list.

MR. VIRTUE: It is No. 1 on the list.

THE COMMISSIONER: What is the claim number?

THE SECRETARY: 456, my lord, No. 1 on the list.

MR. VIRTUE: The registration number is 13163, Asa Adachi.

10

ASA ADACHI, the claimant herein, being first  
duly sworn, testified through the  
Interpreter as follows:

MR. VIRTUE: In paragraph 4(e) of the proof of claim, the  
land is stated as having a value of \$3300.00. We  
apply to amend it to \$4581.00. The building was  
\$350.00 and we apply to amend to \$590.00, bringing  
the total to \$5171.00.

THE COMMISSIONER: Let us deal with the land first.

MR. VIRTUE: Land from \$3300.00 to \$4581.00, buildings  
from \$350.00 to \$590.00, making the total of land  
increased from \$3650.00 to \$5171.00.

20 THE COMMISSIONER: Mr. Hunter, have you any objection?

MR. HUNTER: Yes, my lord, I have. The objection is this;  
as I go through these claims, I find most of them  
are amended upwards, and they appear to be amended  
upwards by reason of cost prices largely which are  
put on the buildings and land by clearing and by  
putting in crops and so on. I submit, my lord,  
that not only do the valuations become rather  
fantastic, but the relationship between the cost  
and fair market value is so remote that it really  
adds little to the case.

30 THE COMMISSIONER: Does it make any difference from the

A. Adachi,  
In Chief.  
Discussion.

Government's point of view whether a claim is made for \$50,000.00 or for \$5,000.00? After all, the evidence has to support the claim.

MR. HUNTER: From that point of view it doesn't make the slightest difference, my lord.

THE COMMISSIONER: Very well, I will allow the amendment.

Mr. Virtue, is there any amendment to the personal property claim?

MR. VIRTUE: There is no change there, my lord.

10 THE COMMISSIONER: I notice a letter attached to the claim requesting the addition of a number of items to the total value of \$150.00.

MR. VIRTUE: That is the total claim with respect to personal property.

THE COMMISSIONER: Very well.

MR. VIRTUE: I should say now, my lord, we are agreed that a Chevrolet engine which was claimed for was sold before the evacuation of this man and should be struck off the claim. It is a matter of \$30.00.  
20 My learned friend called it to our attention in the brief and that is correct.

THE COMMISSIONER: Where does it appear in the claim form? I don't find it on the copy of the form that I have.

MR. VIRTUE: Well on the list forwarded to the Custodian there was a Chevrolet engine, but at any rate we are not claiming for it.

MR. HUNTER: It isn't on our list, my lord.

30 THE COMMISSIONER: Well it does not appear to be claimed for in the claim form. All right.

A. Adachi,  
In Chief.  
Discussion.

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Adachi, do you remember preparing those two statements (producing) with the help of the Interpreter for your claim?

A Yes.

Q Are those statements true? A: Yes.

Q And they represent the loss you claimed for on your real estate and your personal property?

A Yes.

10 MR. VIRTUE: Now, I will put them all in together, my lord, because they cover the same ground exactly.

Q Here is another statement on your claim and the evidence in support of your claim. You remember helping to prepare that? A: Yes.

Q That is all true? A: Yes.

MR. VIRTUE: I think I should just mention here, sir, and I won't bother questioning him unless you think I should, but the essential features are with regard to the real estate that he paid \$1600.00. Do you  
20 want me to take time to mention those things?

THE COMMISSIONER: No. I will have to examine the document, and if it is set out in the exhibit there is no need to cover it.

MR. VIRTUE: Very well, sir. I will put in the three statements as an exhibit covering the first claim.

MR. HUNTER: What are those statements, my lord? I haven't copies of them.

MR. VIRTUE: You have a copy of the main statement which I checked with you just now, and the other statements  
30 are simply a repetition of the printed form.

A. Adachi,  
In Chief.  
Discussion.

You have that.

MR. HUNTER: Would you direct my learned friend, my lord,  
to let me have copies of them?

THE COMMISSIONER: I do not appreciate how Government  
counsel will be able to meet this unless he has  
the information in advance.

10 MR. VIRTUE: I don't know what happened here. We had three  
copies made of all of these and for some reason two  
copies have slid out of the file, but I can assure  
him on the copy he has all the information is con-  
tained that is on the printed form now put in.

THE COMMISSIONER: This document relates only to the  
real property claim, does it?

MR. VIRTUE: No, sir, it relates to both the small personal  
property claim as well as the real property claim.

THE COMMISSIONER: I prefer to have the claims separated.

20 MR. VIRTUE: They are segregated, that is on the printed  
forms they are separated, and on the other form  
they are also separated on separate pages.  
There is one page for real estate and one page for  
personal property.

THE COMMISSIONER: I have before me a document showing  
the real property claim. That will be marked as  
Exhibit 1, Mr. Secretary.

(REAL PROPERTY CLAIM MARKED EXHIBIT NO. 1).

THE COMMISSIONER: The further document relating to  
the personal property claim will be marked as  
Exhibit 2.

(DOCUMENT MARKED EXHIBIT NO. 2).

30 MR. HUNTER: My lord, my friend suggested that the third

A. Adachi,  
In Chief.  
Discussion.

document has already been covered in the first two documents. If that is so, I fail to see the relevancy of filing a third one.

MR. VIRTUE: Well, I don't know.

THE COMMISSIONER: What is your purpose in filing this question and answer statement?

10 MR. VIRTUE: It contains a little more information, sir. You will note he lived on the property and the fact he had obtained a living from the property and also it gives some information about what the property might be rented for. In other words, I think it contains some information that is useful to the Commission.

THE COMMISSIONER: I do not think there is any harm done, Mr. Hunter. We will accept the third document as Exhibit 3.

20 MR. VIRTUE: I would say, my lord, I will use the same form in respect of every claim which contains that information. I am going to ask my learned friend if he will admit that in this case the land real estate was assessed for \$1050.00.

MR. HUNTER: That is correct. In 1942, my lord.

MR. VIRTUE: \$1050.00 assessment.

MR. HUNTER: That is for land and buildings.

MR. VIRTUE: For land and buildings, yes.

THE COMMISSIONER: \$1050.00.

MR. VIRTUE: Land, \$550.00; improvements, \$500.00.

THE COMMISSIONER: That is the 1942 assessment.

30 MR. VIRTUE: Yes, sir, and I will also ask my friend to admit that even the Soldier Settlement Board



A. Adachi,  
Discussion.

appraisal was \$988.00, which was \$18.00 more than the price at which the property was sold.

THE COMMISSIONER: Well, is the Soldier Settlement Board appraisal being put in?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: It might be as well to put it in now, Mr. Virtue.

10 MR. VIRTUE: Now, with regard to personal property, I think it is understood, sir, and I have taken my cue on this from Mr. McMaster with regard to the appraisal form, Mr. McMaster told me that the practice which he had followed was to simply ask Crown Counsel to admit the appraisal was so much. I don't want to put this in as part of my case, that is, the Government appraisal, and then later find I am bound by it.

20 THE COMMISSIONER: Well there is no question of that, Mr. Virtue. Heretofore I have received the Soldier Settlement Board appraisal as well as other real estate appraisals, not as binding counsel for the Japanese claimant, but as information which will be available to Government counsel and it must be proved at a later date.

MR. VIRTUE: Yes, sir. On that understanding I am using the appraisal in that way.

(STATEMENT MARKED EXHIBIT NO. 3).

(APPRAISAL MARKED EXHIBIT NO. 4).

30 MR. VIRTUE: I think I can save time, sir, by saying with regard to the personal property that the total which was put in was for \$150.00, and with

A. Adachi,  
Discussion.

regard to the great majority of the items there is only a small difference between our claim and the price at which the property was sold at auction. So with regard to the articles that were actually present and sold at auction, I am not asking your Lordship to worry your head about them, we will accept the sale price. But there were four items missing entirely from the auction sale, and I am going to ask your Lordship to take those into account, a kitchen stove, a heater stove, a kitchen table, and four kitchen chairs, of a total value of \$43.00.

MR. HUNTER: My lord, if we file the analysis of personal property claim, it will show it.

MR. VIRTUE: I think as far as the personal property claim is concerned, I won't waste your Lordship's time going into it in any more detail.

THE COMMISSIONER: I take it, Mr. Virtue, that you are not pressing your claim for the personal property sold at auction.

MR. VIRTUE: No, sir, the difference is so small that we don't feel we should.

THE COMMISSIONER: All right.

MR. VIRTUE: It is only the missing articles which were there and were not sold that are claimed for.

THE COMMISSIONER: Yes, Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted further that the personal property which was sold was sold for its fair market value.

A. Adachi,  
Discussion.  
Cross-Exam.

It is further submitted that personal property which has been lost, destroyed or stolen and for which claim is made, the claim is exorbitant.

10 THE COMMISSIONER: Just before you proceed with your examination of the witness, I would like counsel for the Japanese claimants to understand that the purpose in Government counsel announcing his line of defence is to apprise you of the defence that is likely to be raised so you may re-examine if you choose to do so.

MR. VIRTUE: Yes. I might say, my lord, Mr. Hunter has been kind enough in nearly every case to write us in advance indicating what his defence will be.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Adachi, you left most of your chattels with a neighbour, didn't you? A: Yes.

Q And why did you do that? A: I was afraid they might be stolen.

20 Q So you left your more valuable property with a neighbour? A: Yes.

Q And the four missing items, the kitchen stove, the heater stove, the kitchen table, and kitchen chairs, were left in your own house; that is correct?

A Yes.

Q And the tenant was allowed to use them?

A No, I just left them there.

Q Did you tell the tenant not to use them?

A No, I didn't tell him not to use them.

30 Q And they were old, weren't they?

A. Adachi,  
Cross-Exam.

A Yes.

Q The chairs and table were home-made?

A Yes.

MR. HUNTER: That is all, my lord.

MR. VIRTUE: My lord, I would like my learned friend to admit, if he will, a letter from what they call the manager of the Protection Department of the Japanese Evacuation Section, covering the range, the kitchen table, and four chairs, and the heater.

10 You have that letter, have you not, Mr. Hunter, admitting that they found those things?

MR. HUNTER: They are in our inventory. Of course we found them.

THE COMMISSIONER: They are shown in the Custodian's analysis form.

MR. VIRTUE: Well I have this letter here of July, 1942, I think perhaps it might go in.

THE COMMISSIONER: You are simply proving something twice, are you not?

20 MR. VIRTUE: No. He says on his form they were not found, I think.

MR. HUNTER: No, my lord.

MR. VIRTUE: That is the last four articles on the list of goods, numbers 19, 20, 21 and 22, and they are put in the "no account, theft", etc. Where is this letter that says they were found and were there?

THE COMMISSIONER: These articles are not shown in the inventory taken by the Custodian?

MR. HUNTER: Yes, my lord.

30 THE COMMISSIONER: Where?

A. Adachi,  
Cross-Exam.

MR. HUNTER: At the top of column 2, my lord.

THE COMMISSIONER: Yes, ofcourse they are. There you have it, column 2 of Exhibit 5. This document can be received, no harm is done.

MR. VIRTUE: No, thank you, my lord. There is no re-examination.

(LETTER MARKED EXHIBIT NO. 6).

THE COMMISSIONER: Very well, that is all, thank you, Mr. Adachi.

10

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*J. P. Horrobin*

"T.P. HORROBIN"  
Official Reporter.

20

30

*base 456 286*

*[Signature]*

NOV 27 1947

# Proof of Claim

*Leth*

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

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

1. Name of Claimant in full: *21*  
Asa Adachi  
Registration No. 13163
2. Claimant's address at the time of his evacuation from the protected area:  
Mission, B.C.
3. Claimant's present address:  
Burmis Lumber Co., Burmis, Alberta.
4. Claim relating to real property:
  - (a) Street address of real property:
  - (b) Legal description of property:  
28, South East Corner No. 17

*Com. Leth  
Mar 22nd*

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Small fruit farm.

(d) Title or interest held by Claimant in the real property:

Title Holder

(e) Fair market value of real property at date of sale:

(I) Land— \$3300.00

(II) Buildings— \$ 350.00

*amends*

41581-

590

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$ 3650.00

# 5171

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

VIRTUE & RUSSELL

BARRISTERS, SOLICITORS  
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

January 6, 1948.

2862

JAN - 8 1948

A. GLADSTONE VIRTUE, M.C. K.C.  
WILLIAM STAFFORD RUSSELL, B.A. LL.B.

PLEASE REFER TO FILE NO.

A. Watson, Esq.,  
Secretary to Japanese Commission,  
c/o Custodian,  
Royal Bank Building,  
VANCOUVER, British Columbia.

Re: Asa Adachi  
Registration Number 13163

Dear Sir:

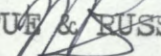
Mr. Adachi has made a claim to the Royal Commission with respect to persons of the Japanese Race. He has requested that the said claim be amended as to Paragraph 5 (d) by inserting in this paragraph the following list of person items: -

Plow	\$30.00
Cultivator	17.00
Harrow	6.00
Spreader and Axe Handle	3.00
2 Manure Forks	2.50
5 Hoes	3.00
3 Mattocks	6.00
1 peevy	4.50
1 Rake	4.25
1 potato hook	1.25
sledge hammer	1.35
pick	1.75
double blade axe	2.25
2 pruning scissors	4.00
1 chain in sack	8.00
1 - 6 ft. cross cut saw	6.00
2 powder digger	5.00
1 - 4 ft. cut off saw	2.00
✓ 1 Kitchen Stove	30.00
✓ 1 Heater Stove	4.15
✓ 1 Kitchen Table	4.00
✓ 4 Kitchen chairs	5.00
	<u>\$150.00</u>

abandoned claim  
see transcript p 8.

claim reduced  
to 43

Yours truly,

VIRTUE & RUSSELL  
Per: 

WSR/F



(c) In whose care was property left by the Claimant at date of evacuation?

Custodian

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Household goods and farm equipment \$150.00

*See Amendment  
files attached*

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

\$150.00  
*3650*  
*3900*

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will..... be required.

DATED this 17 day of October, A.D. 1947.

*G. Hayashi*

Witness to Signature of Claimant.

*A. Adachi*

Signature of Claimant.

STATUTORY DECLARATION

I, <sup>21</sup>Asa ADACHI  
(Full Name of Claimant)

Burnis Alberta  
(Present Address)  
Bush Worker.  
(Occupation)

DO SOLEMNLY DECLARE:

- 1. I am the above named Claimant.
- 2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
- 3. The above Claim is true and correct.
- 4. I have not received any payment upon the above Claim other than the following:

*mirrored text*

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at *Lonsprings*  
in the Province of Alberta,  
this *17<sup>th</sup>* day of *November*  
A.D. 1947.

*A. Adachi*

*Russell*  
A Commissioner for Oaths in and for  
the Province of Alberta.

*Virtue & Russell  
Barristers & Solicitors  
Lethbridge, Alberta.*

IN THE MATTER OF Order-in-Council  
P.C. 1810, as amended by Order-in-Council  
(Full Name of Claimant) P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES  
ACT" being Chapted 99 of the Revised  
Statutes of Canada, 1927, and

(Occupation)

IN THE MATTER OF a Commission  
appointed to inquire into and report upon  
the claims of persons of the Japanese Race  
under said Orders-in-Council.

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

## Proof of Claim

WITNESS FOR CLAIMANT  
MR. B. WARD O.P.  
MISSION CITY, B.C.

*Mr. Ward*

VIRTUE & RUSSELL  
Barristers & Solicitors,  
Lethbridge, Alberta.

Asa Adachi

I3I63

Claimants Name

Real Estate  
Farm Land

Reg. No.

Land	acres	date purchase	from whom	cost price	cleared uncleared date of purchase	Imp. date of purchase	Est. value date of <del>purchase</del> sale
Lot no. 28 S.E. x 1/4 corner No 17 Municipality of Mission Dist. of New Westminster	II	1928	R. P. Wardrop	I600.00	uncleared	one shack one garage One chicken house	\$5171.00

Improvements since purchase other than buildings

Description	when made	cost
Fencing	I930	"20.00
Drainage 1000 ft.	through the years	350.00
Clearing 7 acres land	" " "at 250.00 per	I750.00
Planting 2 acres Strawberries at	200.00 per acre	400.00
" " " I 1/4 acres Rasberries	I50.00 " "	I87.50
" " " I " Blackberries	I50.00 " "	I50.00
" " " 1/2 acre evergreen	I00.00 " "2" "2"	50.00
" " " I 1/2 " clover		I8.50
" " " 1/2 acre Orchard		75.00
		<u>3001.00</u>

EXHIBIT No. 456-1  
 DATE 22 mar 1948  
 FILED BY af. r. in line

Buildings Type	size	finish	date built	cost material	Paid labor	Value own labor	allow. for Depreciation	Est. Value
Barn	20-30	f frame	I940	\$200.00				\$200.00
Root House	I8/40	frame	I929	250.00		\$I20.00		370.00
								<u>\$570.00</u>

1 Deed.  
 Correspondence from Custodian  
 statements of sale by C for  
 Real & personal property  
 copy of letter to Bank of Commerce  
 tax & assessment notice

*Asa Adachi*  
 Signature-----

Asa Adachi  
Claimants Name

## Personal Chattels

Reg. No.

~~Claimants~~

Description of Major Items

Approx date  
purchasedNew or  
usedprice  
paidcondition  
when  
evacuatedEst value at  
date of evacuated

List of articles under  
this claim attached to  
proof of claim

through the

years

new

\$175.00

Perfect

\$150.00

Description of storage of goods

Left in care of H. A. Jennings, Mission City, B.C. and  
afterwards turned over to Custodian

EXHIBIT No.

456-2

DATE

22 mar 1948

FILED BY

a. J. Verine

Signature

Asa Adachi

EXHIBIT No. 456-3  
 DATE 22 Mar 1948  
 FILED BY A. J. Van der

1.

CANADIAN-JAPANESE CLAIMS FOR LOSSES  
BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name.           A. Adachi
2. Present residence. Box 104, PICTURE BUTTE, Alta.
3. Residence at date of evacuation. Cade Bar Road,  
MISSION CITY, B. C.
4. How long had you lived on property from which you were evacuated?       14 years

REAL ESTATE

1. When did you buy property in question?       1928
2. What price did you pay?   \$1600.00
3. What was the exact condition of the property then?
  - (a) The land itself. Bushland
  - (b) The buildings.  
Shack 16'x24' with an additional 12'x14' on one side.  
Garage 10'x16'

4. What improvements did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separately from the money you paid out of your own

pocket.	Built root-house 18'x40'	...	\$250.00
	Labour	...	120.00
(a) Buildings.	Barn, with labour included	...	200.00
			<u>\$570.00</u>

- (b) Fencing. \$20.00
- (c) Tillage. Include with the cost of planting
- (d) Drainage, 1000 ft. ... \$350.00
- (e) Clearing. 7 acres @ \$250. ... \$1750.
- (f) Weed eradication. Included with cost of planting.
- (g) Planting.
- |                     |       |              |   |        |         |                 |
|---------------------|-------|--------------|---|--------|---------|-----------------|
| 2                   | acres | Strawberries | @ | \$200. | an acre | \$400.00        |
| 1 $\frac{1}{2}$     | "     | raspberries  | @ | 150.   | " "     | 187.50          |
| 1                   | "     | blackberries | @ | 150.   | " "     | 150.00          |
| 1 $\frac{1}{2}$     | "     | evergreen    | @ | 100.   | " "     | 50.00           |
| 1 $\frac{1}{2}$     | "     | clover       | @ |        |         | 18.50           |
| (h) 1 $\frac{1}{2}$ | "     | orchard      |   |        |         | 75.00           |
|                     |       |              |   |        |         | <u>\$881.00</u> |

(i)

5. Have you the assessed value at date of evaluation? If possible bring your assesement notice. **Yes**

6. What is your age? **60 years**

7. Did you make a living on the above property?  
**Yes**

8. Did you make a profit from your work on the above property? **Yes**  
If so about how much over and above your living?  
**\$500.00 per year**

9. If you had rented the above property to someone else what annual rental could you have obtained?

\$ 500. per year

10. What was the fair market value of this property at the date of your evacuation?

\$5171.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

\$5171.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

No

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind.

No

14. At what price did the Custodian sell your property?

\$967.00

15. Did you receive a cheque and if so, for how much?

\$967.00

16. What did you do with the cheque?

Returned to the Custodian.

17. What actual loss do you consider you suffered by sale of your property?

\$5

\$171.00

18. Bring in any correspondence you have had with Custodian.

Yes

*a receipt*

5171  
967  
\$ 4204



PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it.

2. Was this property taken over by the Custodian?

Yes

3. What became of the property? Belongings left in residence were sold together with building and land inclusively, by the Custodian. Farm implements left in care of N. A. Jennings were also sold by the Custodian.

4. Where was the property actually left when you were evacuated?  
N.A. Jennings, Mission City, B. C., and also part of belongings were left in my house.

5. If it was left in charge of anyone give the name and circumstances.

N. A. Jennings, and later turned over to Custodian.

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value. No

7. Did you receive a cheque from the Custodian?  
Yes

8. For how much? \$40.91

9. What did you do with the cheque? Returned to the Custodian.

10. Any correspondence? If so, produce it. Yes

*A adachi*

GENERAL INFORMATION

Give name and address of any persons who can corroborate your evidence as to ownership, value and loss. Opposite the name of each witness show briefly what evidence the witness is wxpected to give.

1. Name. G. Ikebuchi
2. Address. PICTURE BUTTE, Alta.
3. Evidence expected.

1. Name. Sen Adachi
2. Address.
3. Evidence expected.

If there are any special facts applying to your case please state them clearly.

LETTERS AND DOCUMENTS

If you have any Agreements for Sale, Transfers, Titles, Insurance Policies, Leases, letters or other writings of any kind shedding any light on any of the above matters, please be sure to bring them in with you and give a list of them below.

Title  
Letters

# Farm Appraisal Report

File No. JL-92

Land Description Pt. of the SE.28 Tp.17 as shown in Orange on sketch 19345E, N.W.D.

Containing 11 Acres

Owner's Name ADACHI, Asa Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance Mission-1 3/4 m.

Market Town Mission Distance 1 3/4 miles

Church (give denomination) All denominations Distance Mission

Nearest School Consolidated Distance Mission

State how property was identified: L.R.O. Sketch, and surveyed roads.

Roads: State whether property has access to main road, the kind of road and its condition.  
Cade Road, a gravelled road runs along east side to Mission.

Is this district a good one? Run down. Good when small fruit prices are high.

Employment opportunity Local in berry season, nearby in mills, and remote in logging.

Predominating Nationality and religion: British. No predominating sect.

Describe Fencing and its condition: None Value \$           

Water supply: 6' hole not cribbed Value \$ none

## BUILDINGS ON FARM

*2862*

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 28	lbr.	7'	shks.	old	blocks	fair	
Addn.	10 x 12	"	7'	"	"	"	"	
Addn.	6 x 8	"	6'	"	"	"	"	200.00
<del>Garage</del>	12 x 16	"	8'	"	"	"	poor	25.00
Rhubarb hse.	18 x 36	"	10'	shgl.	"	"	good	130.00
<del>Bath hse.</del>	8 x 14	"	7'	shks.	"	"	fair	15.00
Shed	9 x 12	"	7'	shgl.	"	"	poor	15.00
<del>Shed</del>	24 x 34	spl. cedar	7'	shks.	new	"	new	50.00
Shed	10 x 15	" "	6'	"	roof shelter only	"	"	10.00
	x	(Old chicken house, small & no value)						
	x							
	x							

(No electricity established or nearby)

Total present day value \$ 445.00

Total Value Buildings add to farm \$ 400.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Needs cleaning and renovating. Also eventually requires finishing siding. \$           

Describe the basement and chimneys: No basement---roof jack.

No. rooms downstairs? 3 Upstairs? none How finished Shiplap and paper

Are buildings painted? No. Condition of paint           

Distance from nearest bush None near.

EXHIBIT No. 456-4  
DATE 22 mar 1948  
FILED BY af. [signature]

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
4.9	Rolling <i>4.9 Acres</i>	8" to 12" sandy loam	Sdy. clay	Strawberries, rasps, blackberries & orchard.	60.00	294.00
Area which can be cultivated without cost other than for breaking.						
0.3	Rolling <i>0.3 Acres</i>	8" to 12" sandy loam	Sdy. clay		60.00	20.00
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
5.8	Rolling <i>5.8 Acres</i> <i>11.0 Acres</i>	8-12" Sdy. loam	Sdy. clay	Heavy clearing	100.00	30.00 174.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 488.00

Total added by buildings to value of farm \$ 400.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 100.00

Total value of farm \$ 988.00

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

Owner now evacuated - farm leased by J.A. McLennan for one season only. Cultivation has been fair, but now on decline somewhat.

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

Fruit farming.

Noxious weeds:

Canada thistle and Mare's tail.

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

Mun. and School - \$22.10.  
Mun. Dist. of Mission, Mission, B.C.

Date: 20th May 1942.  
Place: Abbotsford, B.C.

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

Inspector's Signature

"B.C. WORMWORTH"

# Farm Appraisal Report

Remarks: While this place is not in a real good state of cultivation it cannot be stated to have been allowed to deteriorate seriously, The present tenant knows his work on small fruits, and with the incentive of another couple of years of leasing he would be able to maintain cultivation. Weevil has started to work on the strawberry plants, but he is poisoning them now.

Buildings are generally not attractive, and will require rather extensive repairs to satisfy a white man. The rhubarb house would probably be considered as a fit basis for alteration into a hen house, and it is from this angle that I have valued it.

The orchard needs attention as it has been neglected.

### (FOR ORCHARD LANDS ONLY)

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

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

### ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

Orchard:- 59 trees including, apples, peaches, apricots, cherry and pears. 40 prunes, plums and green gages - Total 59 trees

small fruits:-

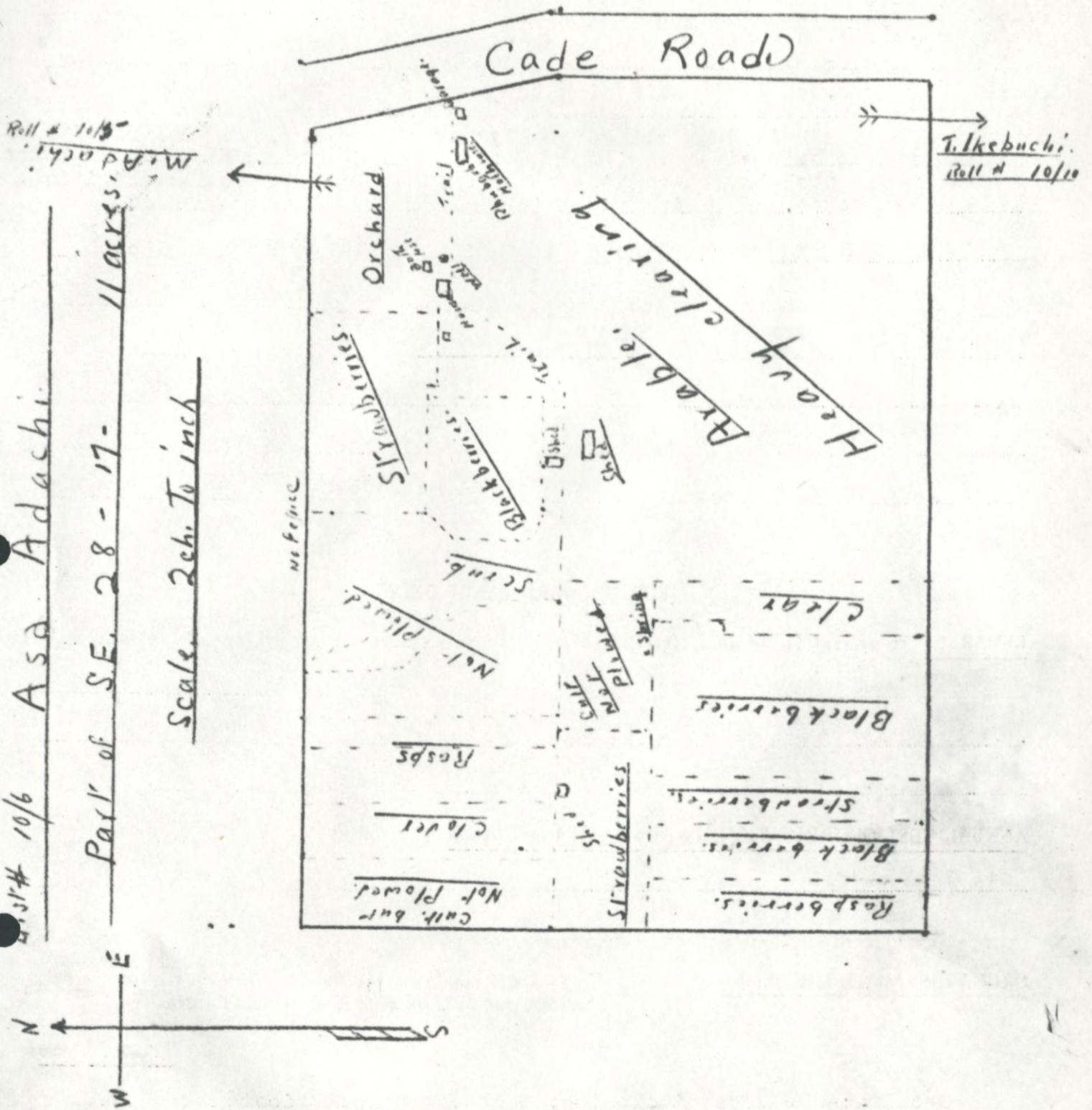
Strawberry ----- 1.5 ac.  
Raspberry ----- 0.25 ac  
Blackberries ----- 1. ac

\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$  
\$

Total \$ \_\_\_\_\_

Amount fruit trees add to value of farm \$ \_\_\_\_\_

Diagram of Property



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

value is \$ 900.00

Date 21st May 1942.

"I.T. Barnet"  
District Superintendent.

#1



# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE NO 2862

EXHIBIT No. \_\_\_\_\_

NAME Asa ADACHI

REG. No. 13163

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 7/42</u>	TAKEN BY <u>D.A. Smith</u>					
EVACUATION <u>Apr. 11/42</u>	DATE <u>Apr. 20/42</u>					
1 Chevrolet engine	Old range Kitchen table 4 chairs Heater Taken by S.C. Carlsen Apr. 15/43, chattels found left in care of H.H. Jennings Plough Horse cultivator Section harrow 2 whipple trees 1 axe handle 2 manure forks 5 hoes 3 mattocks Peavey Rake Potato hook Sledge hammer Pick D.B. Axe 2 Pruners Chain in sack Cross cut saw 6' & 1 4' saw 2 stump diggers	1. Plough	30 00	20 00		
2 stoves		2. Cultivator	17 00	22 50		
1 kitchen table		3. Harrow	6 00	4 75		
4 kitchen chairs		4. Spreader & axe handle	3 00	(2) 3 10		
		5. 2 manure forks	2 50	2 45		
		6. 5 hoes	5 00	3 45		
		7. 3 mattocks	6 00	1 65		
		8. Peavey	4 50	1 70		
		9. Rake	1 25	60		
		10. Potato hook	1 25	1 10		
		11. Sledge hammer	1.35	1 10		
		12. Pick	1.75	25		
		13. Double bladed axe	2 25	25		
		14. 2 pruning scissors	4 00	2 40		
		15. Chain in sack	8 00		Sold with	
		16. 6 ft. cross cut saw	6 00	3 00	cultivator	
		17. 4 ft. cross cut saw	2 00	10		
		18. 2 powder diggers	5 00	1 20		
		19. Kitchen stove	30 00			
		20. Heater stove	4 15			
		21. Kitchen table	4 00			
		22. 4 kitchen chairs	5 00			
		<u>\$150 00</u>	<u>\$69 60</u>			

EXHIBIT No. 456-8  
 DATE 22 mar 1948  
 FILED BY J.W. S. Hamler

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
20	00							
22	50							
4	75							
2)	3 10							
2	45							
3	45							
1	65							
1	70							
	60							
1	10							
1	10							
	25							
	25							
2	40							
3	00	Sold with cultivator						
	10							
	1 20							
						30 00		Old
						4 15		
						4 00		
						5 00		
<hr/>								
\$	69 60							

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO  
FILE No. 2862

506 ROYAL BANK BLDG.,  
HASTINGS AND GRANVILLE  
VANCOUVER, B.C.

July 21, 1942.

Mr. Asa ADACHI, #13163,  
c/o W. R. Hughes,  
Diamond City, Alberta.

EXHIBIT No. 456-6  
DATE 22 Mar 1948  
FILED BY af. Kurline.

Dear Sir:

Re: Chattels, Cade Barr Rd.,  
Mission, B.C.

Our agent inspected the above property at a recent date and found thereon:

1 old range,  
1 kitchen table.  
4 chairs, and  
1 heater, as declared by you to the Custodian on the 7th day of April. He did not however, find the Chevrolet engine which you declared.

Kindly advise us by return mail what disposition you have made of this engine.

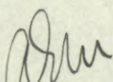
Our agent noted that the doors of the house were locked and the windows nailed up.

Enclosed find envelope for your reply.

Yours truly,



H. F. Green,  
Manager, Protection Department.

  
AGM:AS  
encl.

VIRTUE & RUSSELL

BARRISTERS, SOLICITORS  
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C. K.C.  
WILLIAM STAFFORD RUSSELL, B.A. LL.B.

23rd February, 1948

PLEASE REFER TO FILE NO. 3218 - 1

2862

A. WATSON, ESQ.,  
Secretary to Japanese Committee,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B.C.

Dear Sir: RE: ASA ADACHI. *Rey 13163*

Mr. Asa Adachi has requested that a further amendment be made to his Proof of Claim dated 17th October, 1947.

Amend paragraph 4(e) by deleting the figures \$3,300.00 and \$350.00 where they appear opposite "land" and "Buildings", and substitute the following:

Land.....\$4,581.00  
Buildings:  
Barn & Root House  
\$570.  
Fencing..... 20. 590.00

and by amending paragraph 4(f) by deleting the figure \$3,650.00 where it appears in the said paragraph, and substituting the refer \$5,171.00.

Yours truly,

VIRTUE & RUSSELL,

Per *[Signature]*

R/L

FEB 26 1948

*com. dated Mar 22/48*

*Amended.*

*make application to amend claims to*

February 27th 1948.

Mr. A. Watson,  
Hotel Province,  
Grand Forks, B.C.

Dear Mr. Watson,

Re claim ASA ADACHI - No.1 on  
Commissioner's List - LETHBRIDGE

The enclosed letter has just come from Messrs. Virtue & Russell, advising of further amendments to above claim. As this letter came through the Custodian's office, they have notice of the amendments.

I hope that you received the Lethbridge claims etc. at Vernon through C.N. Express as requested. We worked against time getting the notifications completed, and so the bundle was made up rather hurriedly. Since you have been away we have not had any moments to spare, and this will likely continue for some time.

Will forward more paper, envelopes, salary vouchers and expense sheets to you at Lethbridge, as you will likely be needing more.

We have had almost continual rain and gloomy days, but the temperature appears to be rising gradually, and we think Spring is just around the corner.

Yours sincerely,

Enc.