

<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
					423.		217.47			217.47
<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			
TOTAL RECOMMENDATION										217.47

CASE NO: 457.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
March 22nd, 1948.

IN THE MATTER OF THE CLAIM OF
YUJI ADACHI.

PROCEEDINGS AT HEARING.

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).

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Lethbridge, Alberta,
March 22nd, 1948.

IN THE MATTER OF THE CLAIM OF
YUJI 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.

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

30

Y. Adachi,
In Chief.
Discussion.

MR. VIRTUE: This is one of those happy cases that relate to real estate only, sir.

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

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Adachi, did you help your Interpreter to prepare that form and is it signed by you?

A Yes.

10 Q Is the information which you gave on that form all true? A: Yes.

MR. VIRTUE: I offer that as the first exhibit, Mr. Secretary.

THE COMMISSIONER: Does that document show where this land is situated?

MR. VIRTUE: Yes, sir.

(DOCUMENT MARKED EXHIBIT NO. 1).

Q Now, was this other form also prepared by you with the help of the Interpreter and signed by you?

20 A Yes.

MR. VIRTUE: I offer that as the second exhibit. That is the summary of evidence, sir.

(DOCUMENT MARKED EXHIBIT NO. 2).

Q Now I show you a picture. Will you look at that? Is that a picture of the house on this land for which you are claiming? A: Yes.

MR. VIRTUE: I will put that in as the third exhibit, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

30 MR. VIRTUE: Now I will ask counsel for the Crown if he

Y. Adachi,
In Chief.

Discussion.

will admit that the assessed value in this case was \$844.00?

MR. HUNTER: It was more than that, my lord.

THE COMMISSIONER: What was it?

MR. HUNTER: The land was \$750.00 and the improvements were \$244.00, making a total of \$994.00.

MR. VIRTUE: Well, that is better than I thought. Apparently we got hold of an old assessment.

THE COMMISSIONER: For what year was that, Mr. Hunter?

10 MR. HUNTER: That would be for 1942, my lord.

MR. VIRTUE: I think that is all I will put in just now, sir.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value. I would file the Soldier Settlement Board appraisal as Exhibit 4.

(APPRAISAL MARKED EXHIBIT NO. 4).

MR. HUNTER: It is purely a question of value, my lord. No questions.

20 MR. VIRTUE: There is something to which I wish to call attention, sir, and I don't want to argue about it, but I think it should be noticed because it seems to apply in nearly every case of these appraisals that were made by the Soldier Settlement Board, and that is on the first page the buildings are listed as \$225.00 and \$50.00, making a total of \$275.00, and then underneath, and this is the basis of the appraised total value, buildings on the form show as a total value buildings add to farm \$150.00. Now I merely call attention to it.

30 THE COMMISSIONER: Is that not a matter for your cross-

Y. Adachi,
Discussion.

examination later when you have the appraiser under cross-examination?

MR. VIRTUE: Yes. I think the same applies to any remarks I may make about the balance of the appraisals. No re-examination.

MR. HUNTER: Possibly, my lord, for my learned friend's information I should explain to him why they are there.

THE COMMISSIONER: I think it would be as well, Mr. Hunter.

10 MR. HUNTER: The top figure is the replacement cost, less depreciation. In other words, the insurable value. The bottom figure is the fair market value.

MR. VIRTUE: I can understand my learned friend's viewpoint.

THE COMMISSIONER: You probably do not accept the fair market value.

MR. VIRTUE: I can understand my friend's viewpoint but I might not agree with him.

20 THE COMMISSIONER: That is all, Mr. Adachi.

(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.

Case # 5-7

DEC 12 1947

ACKNOWLEDGED

P.W.

Proof of Claim

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.

5995

Leth

1. Name of Claimant in full: Yuji Adachi

Registration No. #Q4108

2. Claimant's address at the time of his evacuation from the protected area:

Clayburn, P.O. B.C.

3. Claimant's present address:

c/o Mrs. Thelma Stevens, Barnwell, Alberta.

4. Claim relating to real property:

(a) Street address of real property:

(b) Legal description of property:

Lot Eight (8) of the North West quarter of Section Twenty-eight (28) Township Sixteen (16) Map Five Thousand Seven Hundred and Ninety-three (5793) in the District of New Westminster.

Residence	24'x 26'
House for storage	12'x 18'
Packing House	10'x 14'

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

Residence and farm land

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

Full Title

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

(I) Land—	\$	Purchase price	\$ 300	(at \$250 per acre)
		Cost of clearing	\$ 750	
		total	\$ 1050	
(II) Buildings—	\$	450		

Total claim -----	\$1500.00
Property sold at -----	\$ 399.13
Loss sustained ----	<u>\$ 1,100.87</u>

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

\$ 1,077 \$ 1,100.87

5. Claims relating to personal property, etc.

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

on the residence

- (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:

nil

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

Office of the 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:

nil

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

nil

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

7. An Interpreter will be be required.

DATED this 6th

December
day of October, A.D. 1947.

David E. Ellinger
Witness to Signature of Claimant.

Yuji Aclashi
Signature of Claimant.

STATUTORY DECLARATION

I, Yuji Adachi
(Full Name of Claimant)

of c/o Mrs. Thelma Stevens
Barnwell, Alberta. Farm labor
(Present Address) (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:

~~March-11-1943--received--cheque--\$25.00~~

Received from The Custodian a cheque of \$200 (Mar, 5, 1946)

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 Taber

in the Province of Alberta,

this 6th day of December

A.D. 1947.

yuji adachi

David E. L. Allison
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
P.C. 3737; and

(Full Name of Claimant)

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.

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 related 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

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

in the Province of Alberta,

this _____ day of _____

A.D. 1947.

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

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

Yuji Adachi

(Claimant's Name)

REAL ESTATE (Farm Land)

04I08

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops							
Lot 8 N.W. 1/4 Sec. 28 Twp. 16 Map 5793 District of New Westminster	9.3/4	1932		\$300.00	uncleared	none	\$1500.00

Total

EXHIBIT NO. 457-1
 DATE 22 mar 1948
 FILED BY af. V. V. V.

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

Description	When Made	Cost
Clearing 3 acres, Big Stumps, and Blasting	year by year	\$750.00
Planting 3 acres Strawberries, Raspberries and some Rhubarb	-----	300.00
		<u>\$1050.00</u>

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	24x26	Frame		1938	\$200.00				
Storehouse	12x18	"	}			\$200.00			
Packing House	10x14	"			50.00				\$450.00

Total Claim on this property \$1500.00
 Claimant received check for \$399.13 Property sold for \$423.00

1 land title
 1 copy assessment notices
 1941-42
 Correspondence &
 statements

Comments re Appraiser's report not covered by above information:

Assessment notice for 1942 gives value of property at \$994.00

yuji adachi
 Signature

EXHIBIT No. 45-7-2
DATE 22 Mar 1948
FILED BY A. J. Kurbane

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. Yuji Adachi
2. Present residence. c/o Mrs. Thelma Stevens
Barnwell Alberta
3. Residence at date of evacuation. Clayburn, P.O.
B.C.
4. How long had you lived on property from which you were evacuated? 9 yrs.

REAL ESTATE

1. When did you buy property in question? 1932
2. What price did you pay? \$300.00
3. What was the exact condition of the property then?
(a) The land itself. uncleared
(b) The buildings. no building

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.

- (a) Buildings. Residence 24' x 26' Storage House and packing House total \$450.00

- (b) Fencing. -----
- (c) Tillage.
- (d) Drainage.
- (e) Clearing. \$750.00
- (f) Weed eradication. -----
- (g) Planting. 3 acre of strawberries \$300
- (h)
- (i)

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

6. What is your age? **50 yrs.**

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

8. Did you make a profit from your work on the above property?
If so about how much over and above your living?
yes just enough to live on

annual rent \$120

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

Land ad building

both at \$1500.00

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

\$1500

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

none

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

none

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

\$399.13

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

\$399.13

16. What did you do with the cheque?

cashd

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

\$1100.87

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

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?
none

3. What became of the property?

none

4. Where was the property actually left when you were evacuated?

none

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

none

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value.

none

7. Did you receive a cheque from the Custodian?

8. For how much?

none

9. What did you do with the cheque?

10. Any correspondence? If so, produce it.

yuji 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.
2. Address.
3. Evidence expected.

1. Name.
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.

yuji Adachi



EXHIBIT No. 457-3
DATE 22 Mar 1948
FILED BY *as. J. W. [unclear]*

Adachi

SELO

SELO

BC-354-P
BC-2264-A

Farm Appraisal Report

File No. JL 228

Land Description Lot 8, NW 1/4 Sec. 28, Tp. 16, Sk. 5793, N.W.D.

Containing 9.75 acs. Acres

Owner's Name ADACHI, Y. Post Office Address Abbotsford, B.C.

Nearest Rail Point Abbotsford, B.C. Distance 2 1/2 miles

Market Town " Distance "

Church (give denomination) All denominations, Abbotsford Distance "

Nearest School Abbotsford (bus at gate) Distance "

State how property was identified: Map, posts.

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

Is this district a good one? Fair.

Employment opportunity Seasonal farm work and hop-picking. No industry.

Predominating Nationality and religion: British, Protestant. Group of Japs here.

Describe Fencing and its condition: None. Value \$

Water supply: Well. Value \$

BUILDINGS ON FARM

5995

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE <u>laty</u>	<u>14x22x13</u>	<u>frame</u>	<u>11' eave</u>	<u>shgl</u>	<u>9</u>	<u>wood</u>	<u>fair</u>	} <u>225.00</u>
<u>Leanto</u>	<u>12x22x8</u>	<u>"</u>	<u>6' "</u>	<u>"</u>	<u>9</u>	<u>"</u>	<u>"</u>	
<u>Leanto shed</u>	<u>10x14x7</u>	<u>"</u>	<u>5' "</u>	<u>"</u>	<u>8</u>	<u>"</u>	<u>"</u>	
HOUSE <u>House not sheeted inside.</u>								
<u>Shed & Bath Hae.</u>	<u>12x22x8</u>	<u>frame</u>	<u>7' "</u>	<u>shk.</u>	<u>7</u>	<u>"</u>		<u>50.00</u>
BARN	X							
<u>Forcing Hae.</u>	<u>22x20x7</u>	<u>spl. cedar</u>	<u>5' "</u>	<u>"</u>	<u>old</u>	<u>"</u>		<u>-</u>
GRANARY	X							
<u>Shed</u>	<u>8x12x7</u>	<u>" "</u>	<u>6' "</u>	<u>"</u>	<u>"</u>	<u>"</u>		<u>-</u>
	X							
	X							
	X							

Total present day value \$ 275.00

Total Value Buildings add to farm \$ 150.00

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? Wants sheeting inside and then is a cheap one - \$50.00

Describe the basement and chimneys: No basement, metal stove-pipe.

No. rooms downstairs? 3 Upstairs? - How finished Siding out, studs in.

Are buildings painted? No. Condition of paint

Distance from nearest bush 150'.

EXHIBIT No. 457-4
DATE 22 mar 1948
FILED BY G. W. J. Hunter

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
3.0	undulating	12" loam to sdy. loam	sd., some with a shade of clay	straws and canes, straws good, canes bad	60.00	180.00
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.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
6.75	undulating	as above		clear, fairly heavy stumps and light bush.	200.00	15.00
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 \$ 281.25

Total added by buildings to value of farm \$ 150.00

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

Total value of farm \$ 431.25

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

Continuously occupied. Strawberries well tilled. Rasp and rhubarb all gone to weeds past reclamation.

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

Small fruit and poultry. Might be combined with other nearby acreage to give enough for a mixed farm.

Noxious weeds:

Can. thistle and some couch.

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

Matsqui Mun. \$18.20.

Date: June 3, 1942.

Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 1st day of June, 1942.

Inspector's Signature

"R.L. RAMSAY"

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

Farm Appraisal Report

Remarks: This farm or holding is reasonably well situated on a good subsidiary road. It is good undulating bush comparatively newly settled with only a small acreage hacked out of the bush yet. Settled about 8 years ago. The soil is about average bench land soil here and somewhat on the light side but with proper handling could be made into fair farm land of the bench type.

This particular piece is small as to acreage with only a little cleared. There is no electric light available. Buildings are rudimentary and the whole place is as yet worth small money for fruit or other purpose. There are no fences.

A public road cuts through the place but it is as yet ungravelled.

The Jap owner was on the place at time of inspection. He said there were 3 acres of straws, 1 acre rasps, 1/2 acre rhubarb. My measurement finds 2 acres straws and the balance in rasps and rhubarb, which are in such condition that the land occupied may be called just grass. He claimed 5 acres cleared but there is only 3 by measurement, without counting the road area. It is possible this road has not been registered, at any rate it is used publicly to feed several holdings beyond this and will eventually take some of this acreage off the Jap, leaving him with less than 9.75 acres.

(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

Nil.

\$

\$

\$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

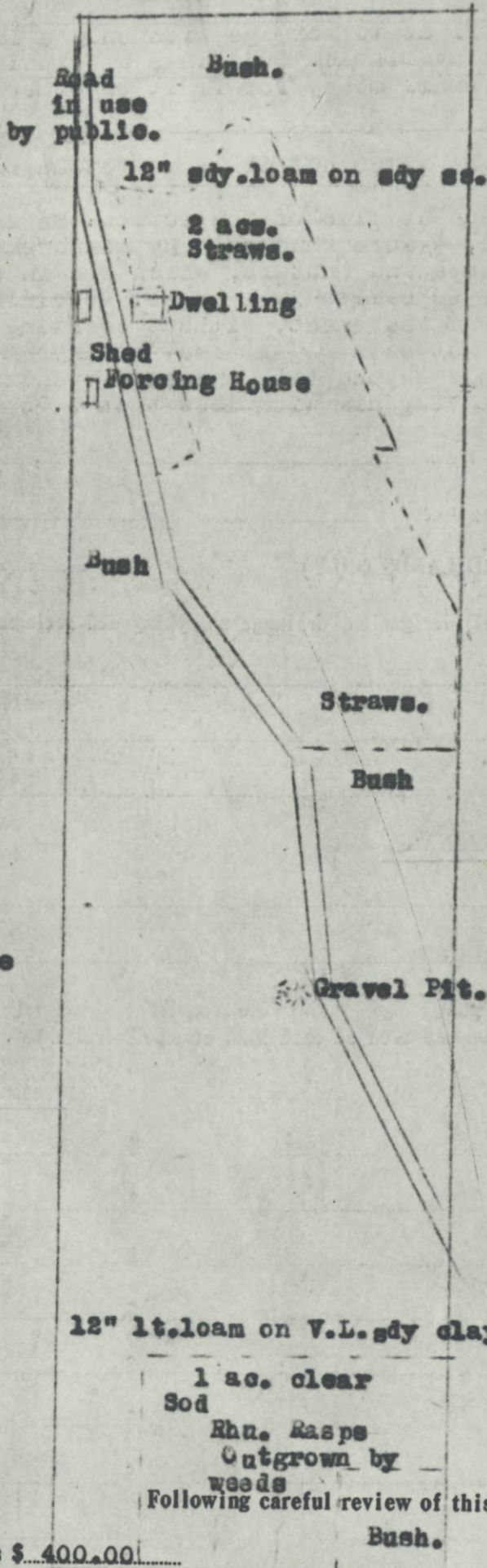
Y. Adachi

Lot 8, NW 1/4, Sec 28, Tp. 16
Sk. 5793, N.W.D.

N.

Gladwin Road

2 chains - 1 inch.



Shikase

Fujikawa.

value is \$ 400.00

Date 9th June, 1942.

"I. T. BARNET"

District Superintendent.

20