

<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
					834.		491.10			491.10
<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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	109.50				50.37		50.37
TOTAL RECOMMENDATION									541.47	

CASE NO: 458.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

March 22nd, 1948.

IN THE MATTER OF THE CLAIM OF
TANEKICHI ARAKI.

PROCEEDINGS AT HEARING.

CASE NO: 458.

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
TANEKICHI ARAKI.

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

T. Araki,
In Chief.
Discussion.

TANEKICHI ARAKI, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Did you help your Interpreter to prepare that form,
and did you sign it? A: Yes.

Q Isthat a true statement of the value of your property
and the improvements and the loss you took?

A Yes.

MR. VIRTUE: I will offer this as the first exhibit, sir,
10 but I wonder if your Lordship would make a little
note in this case. The original claim is filed in
respect of real estate for a valuation of \$3400.00.

THE COMMISSIONER: Yes.

MR. VIRTUE: Showing loss on real estate of \$2566.00.
Now, we are not amending the claim, sir.
That is, we are not asking for any more compensation
than we originally asked for, but this Exhibit 1
shows that the actual loss was very much greater
than that, and I am simply calling attention to
20 that so your Lordship may have a note of it when you
come to finally consider the claim.

THE COMMISSIONER: How doesthis greater loss arise?

MR. VIRTUE: Well, when he prepared his original proof
of claim, my lord, he didn't take into account
t the cultivation and planting, and so on, which he
had done on the property. Then later on when he
began to consider what he had done in the way of
cultivation and planting, it brought the claim up
very considerably.

30 THE COMMISSIONER: Would that not have the result of

T. Araki,
In Chief.
Discussion.

enhancing the fair market value?

MR. VIRTUE: Yes, sir, but all I am saying is we didn't feel like advising him at such a late date to amend his claim, leaving it with your Lordship to make any recommendation you see fit.

THE COMMISSIONER: That is the point. It is inconceivable that I would make any recommendation in excess of the fair market value that has been claimed, so if you wish to make such a claim, my suggestion would be that you had better amend.

MR. VIRTUE: Well, I think perhaps, then, we will ask for an amendment there, my lord, raising the total value of the land to \$6542.00. I may say there is a note at the foot of Exhibit 1 explaining that so it is right there.

THE COMMISSIONER: Is that land alone?

MR. VIRTUE: Land alone, including improvements, I mean, as distinguished from personal property.

THE COMMISSIONER: Very well, \$6542.00. I take it there will be no objection to that amendment, Mr. Hunter? on the same footing as the previous amendment was allowed?

MR. HUNTER: No, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: You also prepared this claim with the help of your Interpreter and signed it?

A Yes.

MR. VIRTUE: I offer that as Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 2).

THE COMMISSIONER: No. 2 relates to personal property.

T. Araki,
In Chief.
Discussion.

MR. VIRTUE: Yes, sir. It is merely a repetition.

Q And this summary here (producing), you also prepared with the help of your Interpreter and signed?

A Yes.

MR. VIRTUE: That is the summary, Mr. Hunter. I will offer it as Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: Now, I would ask my learned friend in this case to admit that the land was sold for --

10 MR. HUNTER: The land was sold for \$834.00.

MR. VIRTUE: And that the assessment was \$1400.00?

MR. HUNTER: That is correct.

MR. VIRTUE: And with regard to the personal property claim, I may say that the claim in this case is quite small but I would ask you to admit that there is evidence that the house had been entered and some articles stolen from it.

THE COMMISSIONER: Do you concede that to be the case, Mr. Hunter?

20 MR. HUNTER: I will have to check it, my lord. Certain things were missing and probably were stolen. I don't remember whether the house was entered or not.

MR. VIRTUE: It was from his own file, I took it.

THE COMMISSIONER: Does not the Custodian's summary of personal property show that?

MR. HUNTER: It shows certain articles stolen, my lord.

THE COMMISSIONER: That is sufficient for your purpose, is it not?

30 MR. VIRTUE: Yes, that is all I want, sir. We couldn't tell what was stolen and what wasn't, and we wanted

T. Araki,
In Chief.
Discussion.

his statement on it.

THE COMMISSIONER: Incidentally, what was the 1942 assessment?

MR. HUNTER: \$1400.00, my lord.

MR. VIRTUE: Yes, \$1400.00 even. And it might also be drawn to your Lordship's attention that here again the Soldier Settlement Board appraisal was slightly higher than the price at which the property was sold.

MR. HUNTER: My lord, in order to avoid repetition of
10 these remarks by Mr. Virtue, perhaps I should explain to him that these properties were all sold for approximately 2% less than the appraised valuation of the Soldier Settlement Board.

MR. VIRTUE: That may save me mentioning it to your Lordship in other cases.

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 that the personal property which
20 was sold was sold for its fair market value.
It is submitted that certain things for which claim is made were abandoned as valueless and that certain things for which claim is made and which were stolen, the claim is excessive or exorbitant. I file the Soldier Settlement Board appraisals Exhibit 4, my lord.

(APPRAISAL MARKED EXHIBIT NO. 4).

MR. HUNTER: I file the analysis of personal property claim as Exhibit 5.

30

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 5).

T. Araki,
Discussion.
Cross-Exam.

MR. HUNTER: Reference, my lord, is made to Exhibit 5.

It will be seen that there were three items that were abandoned, a kitchen stove for which \$50.00 was claimed, 4 chairs at \$1.50 each, one was abandoned, and the desk for which \$10.00 is claimed. Then it will be seen that there are three items that were apparently stolen.

THE COMMISSIONER: Now, what happened to the farm tools?

The analysis does not give any explanation.

10 Item 7 in the details of claim "Farm tools, consisting of shovels, picks, forks, etc."

MR. HUNTER: They were sold for \$1.55, my lord.

THE COMMISSIONER: Oh, I see. Quite right. The jacks were stolen?

MR. VIRTUE: It looks as though they included not only the farm tools but the carpenter's tools.

THE COMMISSIONER: No, the carpenter's tools were stolen. Sometimes it is a little difficult to read these forms.

20 MR. VIRTUE: Yes, I beg your pardon, it is carried out there. That is carried out to the "no account, theft" column.

MR. HUNTER: As his Lordship just said, they were stolen.

MR. VIRTUE: I see. It just says, "no account, theft". I didn't know which it was.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Araki, this desk for which you are claiming \$20.00, that was home made, was it?

30 A No, that was bought.

- Q Where did you buy it? A: I purchased it from a returned soldier, a white man.
- Q When? A: About two years after the first World War.
- Q About 1920? A: Yes.
- Q What wood was it made out of?
- A Hardwood.
- Q What kind? A: I don't know the name.
- 10 Q What colour? A: An oak colour.
- Q Now, Mr. Araki, have you ever been in the real estate business? A: No.
- Q And these amounts for fencing, tillage and drainage, and clearing; of $9\frac{1}{2}$ acres, how do you estimate the cost of that? A: There were about 1800 feet of fence. I dug the ditches about six feet deep and two feet wide.
- Q Now, just a minute, Mr. Araki, you are describing what you did. I am asking you how you arrived at these figures which are shown in your claim here for the real property. You show \$417.50. Take your fencing, tillage and drainage. I don't want a description of what you did; I want you to tell me how you arrived at \$417.50.
- 20 A I did the work myself using shingles from the farm and estimating my labour at \$2.00 a day cost.
- Q Where were you using the shingles -- on the fencing?
- A I used shingle bolt wood for covering the ditches and in making these wooden covers -- in order to
- 30 make the wooden covers.

T. Araki,
Cross-Exam.

Q All right, tell us how you got \$417.50. It is a rather odd amount. You must have some precise way of calculating it. Tell us.

MR. VIRTUE: I don't want to, in any way, interrupt my friend, my lord, if he wishes to deal with it, but I would call his attention to part of page 2 of the summary of evidence where it is all detailed.

MR. HUNTER: I would like to know whether he understands what is there. I don't think he does.

10 THE INTERPRETER: A: I built these ditches and I estimated with the material that I had used and my own labour at \$2.00 a day, that amounted to \$417.50.

MR. HUNTER: Q: That doesn't tell us how it is arrived at. You tell us, detail by detail, how you arrived at that figure.

MR. VIRTUE: I don't want to interrupt, my lord--

THE COMMISSIONER: If you please, Mr. Virtue, this is cross-examination and I prefer that you do not interrupt.

20 MR. VIRTUE: --I was wondering if my learned friend made it clear what his question related to. I thought he started out asking about fencing. It may be he made it clear he is talking about other things than fencing.

THE COMMISSIONER: You might clarify it, Mr. Hunter, if there is any question about it.

MR. HUNTER: Q: Mr. Araki, I am referring to the figure of \$417.50 which you say was the cost of fencing, tillage and drainage. I want a precise and detailed
30 breakdown of that figure.

THE COMMISSIONER: Where does this appear in Exhibit 3?

MR. HUNTER: It is in Exhibit 1, my lord.

THE COMMISSIONER: Stop him now, Mr. Handford, and let us have his answer.

A I made these six ditches two feet wide and put supporting rails along the edges to hold the covers, and the wood for the covers was on my own property and I made those myself, and in roughly estimating the cost of my material and my labour at \$2.00 a day, that is a rough estimate of the cost.

10

MR. HUNTER: Q: How many days did you work on it?

A I can't give an accurate estimate of how long it took, because the work was done over many years, 23 years, and I did a little each year.

Q Then if you have no idea of how many days it was and what years you did that and what materials you used, how did you arrive at the precise figure of \$417.50?

THE COMMISSIONER: He probably had some help from his counsel.

20

MR. HUNTER: I should think he had more than help, my lord.

A I don't imagine that I could complete the work on one ditch in a month, but even allowing I could finish one ditch in a month, the labour charge for that plus the amount for materials and four-inch nails and other incidentals, would amount to the sum in question.

30 Q Did you calculate this sum of \$417.50 yourself?

A Yes.

T. Araki,
Cross-Exam.

Q You had no help from any one?

A No, I did it myself.

Q Your counsel didn't help you in any way in that?

A No.

Q And you don't know how you arrived at it?

A No, it was work that was done over a long period and I have estimated it.

Q In other words, you had no precise method of calculating these figures?

10 A No. It was work I did myself and I estimated it.

Q And that is true similarly of the figures you show for clearing $9\frac{1}{2}$ acres, the weed eradication, and the planting of small fruit. It is a simple question, Mr. Handford, he could answer it yes or no. Either it is true or not.

A A white man whose name I can't make out from his pronunciation, a Mr. Odaka.

THE COMMISSIONER: Ordog is on this document.

20 THE INTERPRETER: A: --Ordog surveyed, or assisted in estimating the various items in connection with the $9\frac{1}{2}$ acres. It was left in charge of Mr. Ordog and he made these estimates.

THE COMMISSIONER: Is it not reasonably obvious now that the figures shown on Exhibit 1 are simply this man's estimate of the cost to him of the work that was done?

MR. HUNTER: That is the point I have been trying to make. I don't think it is his estimate. I don't think he even knows what these figures represent.

30 THE COMMISSIONER: After all, all we are concerned with

T. Araki,
Cross-Exam.
Re-Direct Exam.

is fair market value. He may have spent \$10,000.00 on this property and it may not have enhanced the market value at all.

MR. HUNTER: I think, my lord, that where a man is showing figures in a claim and swearing they are true, that he should say how they are arrived at, otherwise I am wasting time in cross-examination. This man doesn't appear to know how they were worked out.

10 THE COMMISSIONER: I think it is quite apparent he doesn't.

MR. VIRTUE: Before the witness goes, I would like to ask some questions of this man.

RE-DIRECT EXAMINATION BY MR. VIRTUE:

Q How many feet of fencing did you put on this place?

A 1100.

Q 1100 feet. How much was that worth for your time and your expense? About how much was that worth?

20 A \$30.00.

Q \$30.00. And how much of this land had to be drained? How many acres had to be drained?

That is a plain question. How many acres had to be drained, and answer it in a plain way?

A About six acres.

Q And what was his own time and the expenses for that six acres of drainage? About how much would they come to?

A: I think I have estimated it at \$200.00.

30 Q And how much of that land had to be tilled after

T. Araki,
Re-Direct Exam.

it was cleared? That is, after they had taken the
A stumps out, how many acres did he till and work
up? A: About $7\frac{1}{2}$ acres.

THE COMMISSIONER: Now, you are just repeating, Mr. Virtue,
what is contained in here.

MR. VIRTUE: Yes.

THE COMMISSIONER: I am concerned only with what was
the fair market value as of the date of sale in
1943, and these figures of cost may be of some
10 help in determining fair market value.

MR. VIRTUE: All I am getting at, and I don't want to do
it in every case, is my learned friend intimated
this man ~~didn't~~ know what he was talking about, and
someone else assembled the information for him, and
so on. It is true these men are not chartered
accountants, but this man knows what he is talking
about.

THE COMMISSIONER: I appreciate their estimates are
necessarily rough estimates and that is how I
20 look upon it.

MR. VIRTUE: Yes, that is all I am getting at. All
right, thank you.

(Witness aside)

(PROCEEDINGS RESUMED AFTER SHORT ADJOURNMENT)

THE COMMISSIONER: There is one matter I wish to
comment upon with regard to the last case. I
noticed that in Araki's case he had received
payment for his real property and had not cashed
the cheque.

30 MR. VIRTUE: Yes, sir.

T. Araki,
Re-Direct Exam.
Discussion.

THE COMMISSIONER: I take it the cheque still has not
been cashed, is that the situation?

MR. VIRTUE: Yes, that is correct.

THE COMMISSIONER: Well, I have stated before, Mr. Virtue,
that these people are making a mistake in refraining
from realizing on the cheques which have been
sent forward to them by the Custodian's office.
It will not operate to their disadvantage if they
should cash the cheque. In other words, the
fact of their having cashed it will not be taken
as an acceptance in full settlement.

MR. VIRTUE: I will advise them to that effect.

THE COMMISSIONER: They are only hurting themselves
by holding their cheque.

MR. VIRTUE: Yes. I will advise them to that effect.
As a matter of fact, it was quite early in the
proceedings before the Commission was established
that they were advised not to cash the cheques
and some of them haven't cashed them.

THE COMMISSIONER: Very well.

(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.

NOV 27 1947

Case 45-8

5437

P.W.

Leth.

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.

1. Name of Claimant in full: **ARAKI, Tanekichi.**
Registration No. **13093**
2. Claimant's address at the time of his evacuation from the protected area: **Mission City, B.C.**
3. Claimant's present address: **c/o J. Gergel, Turin, Alberta.**
4. Claim relating to real property:
 - (a) Street address of real property: **Corner of Slave Lake and Dewdney Trunk Road.**
 - (b) Legal description of property: **Block "K" of the North East Quarter of Section Twenty-seven (27).
Township Seventeen (17)
District of New Westminster.**

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

FRUIT FARM consisting of Ten Acres (10).
9½ acres under cultivation.

- (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— ~~\$ 2500.00~~

(II) Buildings— \$ 900.00

Total Land and Building
Sold by Custodian

~~\$ 3400.00~~
\$ 834.00

~~6542-~~

amended.

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

~~\$ 2566.00~~

5. Claims relating to personal property, etc.

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

Left in buildings and on the farm situated at the corner of Slave Lake and Dewdney Trunk Road, Mission City, B. C.

- (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:

Furniture - Left in house.
Household Equipment - Left in house.
Farm implements - Left in garage.

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

Property left in care of Joseph Ordog.

(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:

Furniture and Household Equipment:

1 Kitchen stove valued at	\$50.00
4 beds at \$10.00 each	40.00
4 chairs at \$1.50 each	6.00
1 desk valued at	10.00
1 desk valued at	20.00
	<u>\$126.00</u>

Farm Implements:

Carpenter tools consisting of hand saws, square, etc.	\$10.00
Farm tools consisting of shovels, picks, forks, etc.	20.00
2 Car Jacks.	5.00
	<u>\$35.00</u>

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

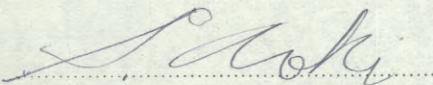
\$161.00.

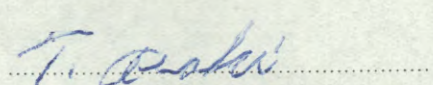
$$\begin{array}{r} 2500 \\ 2129 \\ \hline \end{array}$$

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 11 th. day of ~~October~~, A.D. 1947.
November


.....
Witness to Signature of Claimant.


.....
Signature of Claimant.

STATUTORY DECLARATION

I, Tanekichi ARAKI.
(Full Name of Claimant)

of Turin, Alberta. Farm Laborer.
(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:

A cheque from the Custodian, for \$653.90,
(Expenses deducted).

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 Lonsburg
in the Province of Alberta,
this 17th day of November T. Araki
A.D. 1947.

Russell D. Lobb
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.

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:

\$655.00

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.

Tanekichi Araki

(Claimant's Name)

REAL ESTATE
(Farm Land)

I3093

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or uncultivated 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							
Blk. K of the N.E. 1/4 Sec. 27 Twp. 17 Dist. of New Westminster.	10	1919	Terai Kajiwara	\$1200.00	uncleared	I small house 12/22	\$6542.00
Total							

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

Description	When Made during years	Cost
Fencing, Tillage and Drainage	" "	\$ 417.50
Clearing 9 1/2 acres	" "	1900.00
Weed Eradication	" "	450.00
Planting 7 acres small fruit	" "	1308.00-----
		\$ 4075.50

EXHIBIT No. 458-1
 DATE 22 mar 1948
 FILED BY af. Kuhn

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
	see list on evidence form				\$1267.00			\$ 367.00	\$900.00
	for full information								

This total claim as shown is \$6542.00 The claim for the amount as shown on the proof of Claim Namely \$ 2566.00 is to be allowed to stand but the claimant would like the Commissioner to consider an increase in porportion to the value shown above as the claimant in making up the amount on the proof of claim figured only Cost price of \$1200.00 and planting costs of \$1300.00

*land title
statement from Custodian*

Tanekichi Araki

Signature

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

(Claimant's Name)

Reg. No.

Description of Major Items
(and particularly of goods
lost, stolen or destroyed)

Approximate
Date Purchase

New or Used
When Purchased

Price Paid

Condition when
Evacuated

Estimated value
at Date of Evacuation

Full list attached to
proof of claim

as needed

new

Higher than
valued at
Evacuation

good

\$ 161.00

EXHIBIT No. 4582
DATE 22 mar 1948
FILED BY as. Vulture

Description of Storage of Goods:

Property left in care of Joseph Ordog and later taken over by the custodian

General Statement as to Chattels not Described above:

Additional Comments, if any:

T. Araki

Signature

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. Tanekichi Araki

2. Present residence. TURIN, Alta.

3. Residence at date of evacuation. MISSION CITY, B.C.

4. How long had you lived on property from which you were evacuated? 23 years

EXHIBIT No. 458-3

DATE 22 Jan. 1948

FILED BY A. J. K. K. K.

REAL ESTATE

1. When did you buy property in question?
1919

2. What price did you pay?
\$1200.00

3. What was the exact condition of the property then?

(a) The land itself. Bushland

(b) The buildings. One crudely constructed house
12'x22'

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. Refer to attached sheet.

- (b) Fencing. 1100 ft. at \$30.00 30.
- (c) Tillage. 7½ acres at \$25.00 an acre --- \$187.50 187.50
- (d) Drainage. \$200.00
- (e) Clearing. 9½ acres - \$200. per acre --- \$1900.00 1900.
- (f) Weed eradication. 7½ acres - \$60. per acre - \$450.00 450
- (g) Planting.
- | | | | | | |
|--------------------|---------|---|--------|--|----------|
| Strawberries | 3 acres | @ | \$200. | | \$600.00 |
| Raspberry | 1 " | @ | \$150. | | \$150.00 |
| Blackberry | 1 " | @ | \$150. | | \$150.00 |
| Loganberries | 1.5 " | @ | \$150. | | \$225.00 |
| Rhubarb | 1 " | @ | \$75. | | \$75.00 |
| (h) 54 fruit trees | | @ | \$2. | | \$108.00 |
| | | | | | 1308 |
| (i) | | | | | 1308. |
| | | | | | 3875.00 |

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

6. What is your age? 67 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?

If so about how much over and above your living?
Yes. \$550. an year

9. If you had rented the above property to someone else what annual rental could you have obtained? \$1000.00 an year

10. What was the fair market value of this property at the date of your evacuation? \$7,542.50

11. What was the fair market value of the property at the date when the sale was made by the Custodian? \$7,542.50

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

14. At what price did the Custodian sell your property? \$834.00

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

11. What was the fair market value of the property at the date when the sale was made by the Custodian? Yes. \$653.90

16. What did you do with the cheque? Not cashed.

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

12. Do you know of any sales of adjoining or close-by property your property? which were made shortly before evacuation? If so, give particulars. \$6,708.50

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

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

T. Prater

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? Property turned over to Joseph Ordog under 10 mo. lease - Ordog to have land and use of personal property and expiration of lease turn all over to Custodian.

3. What became of the property? Custodian was informed of the lease and agreed to this arrangement.
Joseph Ordog presumably turned it over to Custodian.

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

5. If it was left in charge of anyone give the name and circumstances.
Under lease for 10 months (dated 6, April, 1942) as above.

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?
No

8. For how much?
n/a

9. What did you do with the cheque?
n/a

10. Any correspondence? If so, produce it.
Lease 6, April, 1942, Tanekichi Araki To Joseph Ordog.
List of Personal Property with the land, which went under the lease.

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.

T. Araki

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.

1. Title #49216E re Lot K N.E. 27 - 17 - Map 987 New Westminster
2. Tax Receipt for 1940 - land \$500. Improvement \$900.
3. Tax Receipt for 1938 - " \$500. " \$900.
4. Lease

BC-221-P
BC-3058-A

BC/221-P
BC/3058-A

PAGE 1

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

Farm Appraisal Report

File No. JL-85

Land Description NE 1/4 Sec. 27, Tp. 17, Block K.

Containing 10 Acres

Owner's Name T. ARAKI Post Office Address R.R., Mission, B.C.

Nearest Rail Point Mission Distance 3 miles

Market Town Mission Distance 3 "

Church (give denomination) All denominations Distance 3 "

Nearest School Ferndale Distance 1 "

State how property was identified: By map and roads

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

On main road, hard surfaced, good. Dewdney Trunk Rd. & Stave Lake Rd.

Is this district a good one? Fair

Employment opportunity Seasonal

Predominating Nationality and religion: British, Protestant

Describe Fencing and its condition: Practically unfenced Value \$

Water supply: From well, wood cribbed. Water about 15' down. Value \$

EXHIBIT No. 458-4
DATE 22 Mar 1948
FILED BY J.W. [Signature]
5432

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 24	Frame	10'	Shgls.	20 yr.	Cedar posts	Fair	375.00
Lean-to	12 x 32	"	8'	"	"	"	"	"
	14 x 18	"	8'	Shakes	old	Sills on ground	Poor	no value
BARN	x	"	"	"	"	"	"	"
Wood Shed	8 x 12	"	7'	"	"	"	"	"
BARN	x	"	"	"	"	"	"	"
Garage	12 x 16	"	8'	Shgls.	10 yr.	"	Fair	25.00
GRANARY	x	"	"	"	"	"	"	"
Rhubarb house	18 x 40	"	8'	Shakes	old	"	Poor	no value, ready to fall down if not propped up.
	x	"	"	"	"	"	"	"
	x	"	"	"	"	"	"	"
	x	"	"	"	"	"	"	"

Total present day value \$ 400.00

Total Value Buildings add to farm \$ 400.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Habitable but unfinished inside, recently shingled outside.

Finishing would cost approximately - - - - - \$ 200.00

Describe the basement and chimneys: No basement, brick chimney on bracket.

No. rooms downstairs? 3 Upstairs? - How finished Unfinished

Are buildings painted? Window frames only Condition of paint Not good.

Distance from nearest bush 200 yards.

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
9	Rolling and sloping	Light & dark clay with sand & gravel knolls 6-8"	Clay, some gravel	Straws, partly good, mostly poor; Rasps, blackberries, only fair; logans-poor.	50.00	450.00
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
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	
.5	Large stumps		-		-	
.25	Stumps, waste, low		-		-	
.25	Bush and swamp		-		-	

Total value of Land \$ 450.00

Total added by buildings to value of farm \$ 400.00

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

Total value of farm \$ 850.00

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

Farm run down, not in good state of cultivation; now rented to Joe Ordog for \$475.00. Doubtful if he will be able to pay this rent. Rent to be paid through Pacific Co-operative.

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

Small fruits, etc.

Noxious weeds:

Couch grass is bad in places.

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

1942 Taxes - \$27.04.
Mission Municipality.

Date: May 8th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 7th day of May 1942.

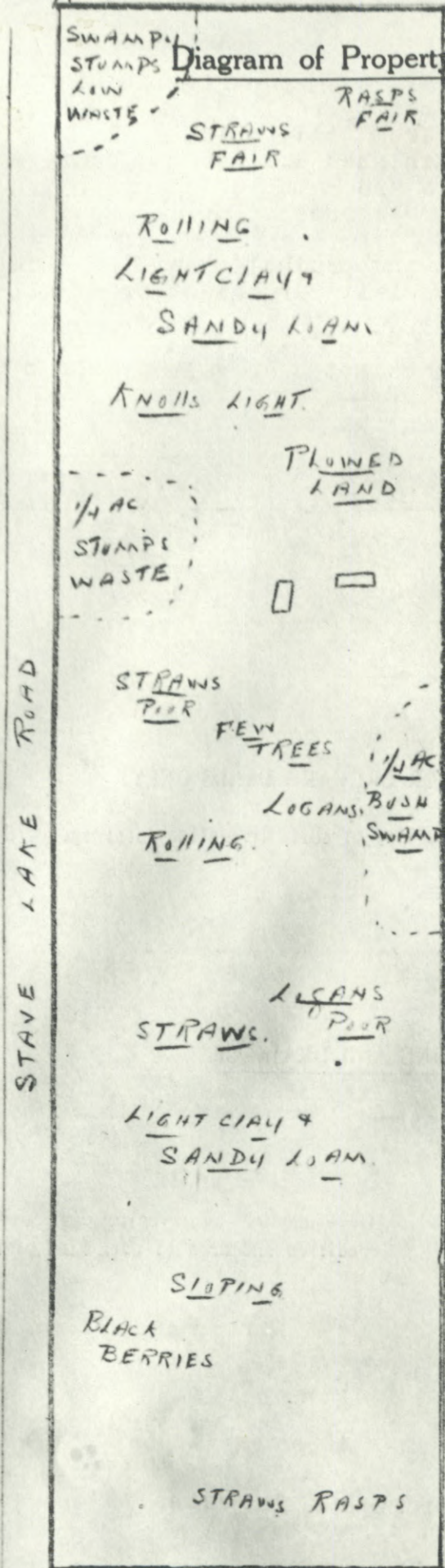
Inspector's Signature

"R.W. BROWN"

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

1/4 AC N ROAD

SCALE - 2 CH = 1"



T.W. BROWN

LOT # 2 N.E. 1/4 Sec 27, T19N, R10E

T. ARAKI

DEWDNEY TRUNK ROAD

Following careful review of this appraisal report, it is my opinion that the present value is \$ 850.00

Date 20th May 19 42.

"I.T. Barnet"
District Superintendent.

#1

