

<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
					1974.					2000.00
<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			
563.50	327/75	98.32	58.16%	135.50	78.80					177.12
TOTAL RECOMMENDATION										2177.12



CASE NO: 461.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,  
March 22nd, 1948.

IN THE MATTER OF THE CLAIM OF  
KEIJI YAMANOUCI.

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).

10

Lethbridge, Alberta,

March 22nd, 1948.

IN THE MATTER OF THE CLAIM OF

KEIJI YAMANOUCHI.

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.

S.R. HOWARD, Esq., Official Reporter.

30



K. Yamanouchi,  
In Chief.

THE SECRETARY: Case No. 461, Keiji Yamanouchi.

MR. VIRTUE: My lord, I gave notice that we intended to amend this claim but I do not think we will. I think we will let it stand as it is.

KEIJI YAMANOUCI, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

10 Q Did you prepare that statement of your land,  
buildings, and so on, with the help of your  
Interpreter? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. VIRTUE: I might say for your convenience, my lord,  
and my learned friend, that there is only one  
trifling building on the second lot, that is Lot 1.  
The other buildings are all on Lots 8 and 9, so  
that, generally speaking, you might say that the  
buildings are on the main property.

20 Q This is the statement of your personal property.  
Did you prepare that with the help of your Interpreter?

A Yes. There is one item there to be deleted.

Q Well, we will deal with that. We are deleting, my  
lord, or withdrawing the claim for the \$1,000.00  
due from the lessee of the property for the 1943  
cfop. I will put that in as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: Now, is this statement here also pre-  
pared by you with the help of your Interpreter  
(indicating)? A: Yes.

30 Q Now, are all those statements true, the first two



K. Yamanouchi,  
In Chief.

and also this one? What you say in these, is that true? A: Yes.

Q When you bought this land it was all bush and there were no buildings except a shed or barn on Lot 1?

A Yes.

Q That is correct? A: Yes.

MR. VIRTUE: I will put this in as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. VIRTUE: Q: Before you left, before you were  
10 evacuated, you rented this land to Mr. Shimek for one year? A: Yes.

Q For which he agreed to pay you or, at least, you hardly rented it to him; you sold the crop, you sold Mr. Shimek the crop, the 1943 crop?

A Yes.

Q For \$1500.00? A: Yes.

MR. VIRTUE: I don't know whether your Lordship wants  
20 these leases, and so on, to go in or whether my learned friend will just look at them and admit that they were made.

THE COMMISSIONER: Well you have got the man's testimony now that he did lease it for \$1500.00.

MR. HUNTER: For the 1943 crop.

MR. VIRTUE: This is for the 1943 crop.

MR. HUNTER: We have a copy of that.

THE COMMISSIONER: Then there is no need to put it in.  
What it amounts to is the sale of the crop with  
1 the right of removal.

MR. HUNTER: It is a lease, my lord, that includes the  
30 crop.



K. Yamanouchi,  
In Chief.  
Discussion.  
Cross-Exam.

THE COMMISSIONER: Well it is apparently the same thing.

When was the man evacuated?

MR. HUNTER: I beg your pardon?

THE COMMISSIONER: When was the man evacuated?

MR. HUNTER: September, 1942.

THE COMMISSIONER: You see, the crop would have been ready for harvesting at that time or nearly so.

MR. VIRTUE: Q: And you had your house and buildings insured against fire the same as stated in your claim all ready filed? A: Yes.

10

Q All right, thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is also submitted the personal property was sold for its fair market value. I will file the Soldiers Settlement Board appraisal.

(APPRAISAL MARKED EXHIBIT NO. 4).

MR. HUNTER: And the analysis of personal property claim, my lord.

20

(ANALYSIS MARKED EXHIBIT NO. 5).

THE COMMISSIONER: Before you open your examination on the subject of the lease, Mr. Hunter, I notice there is a motorcar in this. Was this car surrendered to the Mounted Police?

MR. HUNTER: This car was sold by the Pacific Co-operative Union under the same arrangements as the previous one, my lord.

Perhaps at this time, or at some time, we should have a general filing of correspondence.

30

What happened, there was a large number of these



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chaps turned over their cars to the Pacific Co-operative Union and, if your Lordship recalls, I think it was on the 4th of March the order came out that they had to be turned over to the Royal Canadian Mounted Police, this was in 1942, and a large number were turned over prior to that and subsequently the Minister of Justice ruled that even if it was not legal to transfer after that date, the transfers would be considered legal. That was under his powers under the Orders-in-Council or under the regulations, and he made that ruling and accordingly these vehicles having been transferred prior to that date, the Custodian divested himself of any rights he might have in them by a formal document which included a schedule of all the vehicles set forth therein and returned all the vehicles to the Pacific Co-Operative Union as, in the meantime, all of them had been surrendered and turned over to the Mounted Police in Hastings Park. This was one of them and those vehicles were sold by the Co-Operative and not by the R.C.M.P., and the money was turned over to the Custodian.

THE COMMISSIONER: What was the Pacific Co-Operative Union?

MR. HUNTER: Perhaps my friend, Mr. Shears, can tell you something about that. I am not familiar with that.

MR. SHEARS: It was a Union in the Valley. Mr. Shimek, who was living there, was the president of the Co-Operative, and a large number of the members of that Co-Operative were Japanese. There was a share interest in it and there was also a shippers'



interest and they were not identical. In any case, the Co-Operative Union was investigated by the Custodian and the Japanese interests were protected. They had redeemable shares and unredeemable shares, and those interests were protected and then the Union carried on in the normal way by accepting fruit from shippers and processing it and shipping it.

10 THE COMMISSIONER: But it wasn't looked upon as a Co-Operative Union that was potentially Japanese?

MR. SHEARS: No, a large number of the shareholders were Japanese and, after investigation, they allowed them to carry on.

MR. VIRTUE: I don't want to dispute with my learned friend with regard to this, but it is rather odd that in this particular case there is a police report that the car was turned over to them.

20 THE COMMISSIONER: That is what Mr. Hunter said just a moment ago, Mr. Virtue, that many of these cars were actually taken possession of by the Mounted Police, notwithstanding the transfer having been made by the owner to the Co-Operative Union and then subsequently the Custodian having recognized the Pacific Co-Operative Union as an entity quite independent of the Japanese ownership the Union was permitted to make sales of these motorcars thereby carrying out the intent of the original Japanese owners.

30 MR. VIRTUE: The only thing there, my lord, on this it appears, it is very faint here, but it appears



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to have been signed by, it is a carbon copy, which was actually signed by the owner on the Police forms, by Yamanouchi.

THE COMMISSIONER: What date is that?

MR. VIRTUE: It is dated March 19th, 1942.

MR. HUNTER: The owner was probably in Hastings Park himself then.

THE COMMISSIONER: He may not have been evacuated at that time.

10 MR. VIRTUE: There is the form here.

MR. SHEARS: It fits into the picture, my lord. The transfer was made on the 14th of March or whatever date it was. Subsequent to that all those cars were delivered to Hastings Park. Evidently in this case it was on the 19th of March. Subsequently to that they were turned back to the Pacific Co-Operative.

THE COMMISSIONER: What turned out was this: Your Japanese claimant desired to sell the car independently of the Custodian and he apparently transferred it to the Pacific Co-Operative Union for that purpose.

20

MR. VIRTUE: I would like to ask him, my lord, if that happened here. I find it hard to reconcile that with the statements made here.

THE COMMISSIONER: You are quite free to do so.

MR. VIRTUE: Q: Do you remember signing this yellow form relating to your Chevrolet truck for the Police?

A Yes.

Q You signed that? A: Yes.

30 Q When you signed that form, did you still have the



car?

THE COMMISSIONER: Will you put the question a little differently, Mr. Virtue? Had you transferred the car to the Pacific Co-Operative Union prior to signing this statement for the Police, or get it directly: When did he transfer it to the Union?

MR. VIRTUE: Q Do you know the Pacific Co-Operative Union out there at Mission?

A Yes.

10 Q Before the policeman came to you and got you to sign this form, had you done anything with that car?

A I don't think so.

Q Well, did you ever do anything between you and the Pacific Co-Op about this car?

A No.

Q Well, when you left British Columbia and you were evacuated, where was the car then?

A In Hastings Park.

Q In Hastings Park? A: Yes.

20 Q That is where the police put all the cars?

A Yes.

THE COMMISSIONER: No, the police didn't put the cars anywhere. Upon evacuation the Japanese were required to surrender their cars to the Royal Canadian Mounted Police at Hastings Park. Now, you might ascertain from this witness if that is what he did.

MR. VIRTUE: Q: Did you take your car and drive it to Hastings Park? A: Yes.

30 Q And was it the day that you took it to Hastings



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Park that you signed this form?

A Yes.

Q Did you ever agree to anybody selling your car for \$53. or \$55.?

A: No.

Q What was your Chevrolet car worth when you left, or at least when you turned it over and left it in Hastings Park, what was your Chevrolet car worth?

A About \$500.00.

10 THE COMMISSIONER: What, a 1929 car worth \$500.00 in 1942? You can carry credulity a little too far.

MR. VIRTUE: I don't know what cars were selling out there for, sir, but I know what they were selling at here for, sir. I think I might as well put that in as an exhibit. It might help to clear the situation, sir.

(R.C.M.P. REPORT MARKED EXHIBIT NO. 6).

MR. VIRTUE: That is all.

THE COMMISSIONER: All right, Mr. Hunter.

20 MR. HUNTER: It is submitted, my lord, that this motor-car was sold by the Pacific Co-Operative Union and was not sold by the Custodian, and, accordingly, is not within the terms of the reference. It is submitted that the \$1000.00 claimed for the 1943 crop season--

THE COMMISSIONER: Well now, Mr. Hunter, that has been abandoned.

MR. HUNTER: I wasn't sure of that.

THE COMMISSIONER: That is clear, is it not, Mr. Virtue?

30 MR. VIRTUE: That is correct. We are not pressing the claim for the crop.



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THE COMMISSIONER: It is not a case of not pressing it.

You are abandoning it, aren't you?

MR. VIRTUE: Yes, we are abandoning it. I just don't know why, but we are.

MR. HUNTER: I had it in my mind that there was nothing in the contract for the sale of the 1943 crop.

THE COMMISSIONER: All right, Mr. Hunter.

MR. HUNTER: I do not wish to ask questions which the claimant has already answered, my lord, but I would like to again ask him about this vehicle whether he sold it.

THE COMMISSIONER: Yes, I would like you to pursue the motorcar proposition. If you do not, I shall.

MR. HUNTER: I just want to make absolutely sure that the witness knows what he has stated.

CROSS-EXAMINATION BY MR. HUNTER.

Q Witness, you have stated that you did not have any transactions with the Pacific Co-Operative Union concerning your motor vehicle. Now, it is my submission that you definitely did make some kind of a deal with them. Now, I want you to be perfectly clear about this. Did you, or did you not, make some kind of an arrangement with them regarding that vehicle?

A There was no arrangement. I made no arrangements with the Pacific Co-Op prior to delivering it to Hastings Park.

Q Did you make any arrangements with them regarding the car at any time?

30 A Yes, there was. I was instructed by the Pacific



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Union to take the car to Hastings Park, and when I took it to Hastings Park I received the Mounted Police receipt and took it from that that it was in the hands of the Custodian.

Q Did you sign any documents with the Pacific Co-Operative Union relative to your vehicle?

A No, I did not.

Q You are absolutely perfectly sure of that?

A No, there were no papers signed. I signed no paper.

10 Q It could not be that your memory is bad and that you do not remember, or are you definitely stating that under no circumstances did you sign any papers?

A No, there was no deal at all between Pacific Union and myself in regard to the truck.

MR. HUNTER: Well I think, my lord, that he quite understands the question.

THE COMMISSIONER: It would appear so. Are you going on to something else now? If so, there are one or two questions I would like to ask him about this truck situation if you are through with him.

20

MR. HUNTER: I am through.

THE COMMISSIONER: Q: You said earlier, Yamanouchi, that the Pacific Union had told you to take your truck to the Police, is that correct?

A Yes.

Q What had the Pacific Co-Operative Union to do with your truck that they had any authority to instruct you where to take it?

A I don't know what authority the Pacific Union had to make such an order but they told me to take

30



K. Yamanouchi,  
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it to Hastings Park.

Q Were you a member of the Pacific Co-Operative Union?

A Yes.

Q Had the Union made some arrangement with all of its members to take over their motor vehicles?

A No, I don't know anything in regard to that.

THE COMMISSIONER: It is a peculiar situation, Mr. Virtue.

10 MR. VIRTUE: That is why I was rather struck by the explanation given and when I found the signature on that form that he actually turned it over to the Police, it made me curious to know what happened.

THE COMMISSIONER: Well I think both the Government counsel and you and I have done our utmost to get a an explanation from him. There doesn't seem to be any.

MR. VIRTUE: Except this: I haven't questioned it, but I suppose the deal there was, it was a Co-Operative Union and they might have said to him, or suggested that he take his truck over there.

20 THE COMMISSIONER: He said that they had no authority to do it, but notwithstanding that he observed their suggestion.

MR. VIRTUE: I didn't take it that he was ordered by them to take it to Hastings Park, but they suggested to him to take it to Hastings Park. .

THE COMMISSIONER: We have the best explanation we can from him.

30 MR. HUNTER: My lord, I have the transfer back from the Custodian to the Co-Operative. The original is on a different file. It gives a lot of recitals that



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might be of explanatory value.

THE COMMISSIONER: If I may see it. We don't want anything going on the record that is outside of the situation.

MR. VIRTUE: It might have been that there was some understanding or misunderstanding on the part of the Pacific Co-Op, but if there was it doesn't appear to have reached the ears of this man.

THE COMMISSIONER: Q~~E~~ Did you ever transfer your motor vehicle to the Pacific Co-Operative Union?

10 A No.

Q Very good.

THE COMMISSIONER: Well, we will leave this, Mr. Hunter, but I propose now to direct you to ascertain whether there ever was a transfer of this licence to the Pacific Co-Operative Union.

MR. HUNTER: Very good, sir.

THE COMMISSIONER: And that information might be obtained before we leave Lethbridge, so that Mr. Virtue can, if he wishes to, investigate it further. It, of course, may be that this man was lumped in with  
20 others who had done what is recited to have been done in the document that you have just produced to me.

MR. VIRTUE: Of course, that might have happened without his being aware of it, that the Co-Op might have done something intending to act on behalf of all of its members.

THE COMMISSIONER: That is a possibility.

MR. VIRTUE: But it doesn't appear that this man knew  
30 anything about it. He was just told to take the



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Discussion.

Cross-Exam.

car to Hastings Park and get it signed for by  
t the Police and he did that.

THE COMMISSIONER: That information could be obtained  
very readily from the Commissioner of Provincial  
Police at Victoria.

MR. HUNTER: I can get that very easily, my lord.

THE COMMISSIONER: I interrupted you in your cross-  
examination, Mr. Hunter. We will just leave this  
question of the motorcar altogether now.

10

CROSS-EXAMINATION CONTINUED BY MR. HUNTER:

Q I am interested in this house of yours, witness.  
According to you it cost \$1500.00 in 1930?

A Yes.

Q How many rooms did it have?

A Six rooms, including the porch.

Q Pardon?

A: Six rooms including  
the porch.

Q Including the porch?  
20 me, five.

A: Yes. Oh, excuse

Q Including the porch?

A: Yes.

Q And it was just a one storey house?

A Yes.

Q And what was it on the outside, shiplap?

A Siding.

Q Yes. And inside?

A: Inside was V.joint.

Q And the partitions?  
were also V.joint.

A: The partitions

Q And the floors?

A: Just flooring,

30

as far as I know.



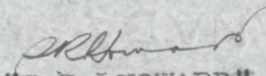
K. Yamanouchi,  
Cross-Exam.

- Q And no bathroom inside?
- A No.
- Q What kind of posts was it on?
- A Cedar posts.
- Q And they had been there since you had built the house?
- A: Yes.
- Q Was the house painted?
- A No.
- Q Was the inside painted? A: No.
- 10-Q Q Was the roof painted? A: No.
- Q Was the verandah glassed?
- A No.
- Q Or screened? A: No, no screen.
- Q Was the chimney on a bracket?
- A A brick chimney.
- Q On a bracket? A: What is a bracket?
- Q The chimney doesn't go down to a concrete foundation situate on the earth, but it is suspended by a bracket partway up the wall; is that correct?
- 20 A Yes.
- Q That is all, thanks.
- MR. VIRTUE: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

  
"S.R. HOWARD"  
Official Reporter.



Discussion.

Lethbridge, Alberta,

March 23rd, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. HUNTER: My lord, yesterday in the case of Yamanouchi, you asked us to endeavour to find whether the vehicle had been actually transferred to the Co-Operative Union.

THE COMMISSIONER: Yes.

MR. HUNTER: We now have the transfer showing it was  
10 transferred to the Pacific Co-Operative Union.

THE COMMISSIONER: As of what date?

MR. HUNTER: March 4th, 1942, my lord.

THE COMMISSIONER: That is rather serious, Mr. Virtue.

MR. VIRTUE: Well, it will be necessary for me to send for this man to come in again, sir, and then some time before the proceedings are over, perhaps before the end of the day, if my friend will let me look at it, I will write to Yamanouchi and ask him to come in again.

20 THE COMMISSIONER: Yes, I think you should have him come in.

MR. VIRTUE: Yesterday after the hearing I took the matter up with him, thinking there was some misunderstanding on his part but apparently there wasn't. He didn't have any dealings with the car.

THE COMMISSIONER: I would like to have him recalled, Mr. Virtue.

(Later)

MR. HUNTER: My lord, prior to proceeding with the  
30 next case, I had better mention the Yamaouchi case



## Discussion.

again~~x~~ in connection with the transfer of this motor vehicle; when I said I had the transfer of licence for the motor vehicle, that is the Provincial form, the signature of the claimant is not on this form which is the one that is put out by the Government. I presumed it was the transfer -- that they require some form with the owner's signature on it, and I don't want you to feel I have something here that I can confront the witness with and say,

10 "Is that your signature?"

THE COMMISSIONER: That is what I had understood.

Apparently the vehicle was transferred without any signature by the former owner.

MR. HUNTER: Well, I don't know what the Provincial law is in B.C., my lord. I know in most places they require a form to be signed before they issue the transfer.

THE COMMISSIONER: So they do in British Columbia.

MR. HUNTER: I haven't it with me. I presume the

20 Provincial Government would have that form.

THE COMMISSIONER: That was the information I wanted to get, to ascertain what the situation was.

MR. VIRTUE: I take it my friend is not putting it in now, sir.

MR. HUNTER: I am just showing it to his Lordship now.

MR. VIRTUE: Perhaps we can talk it over at the conclusion of the day's proceedings and see whether we want to bring the man back now or later on.

THE COMMISSIONER: What you will have to get, Mr.

30 Hunter, will be the application by Mr. Yamanouchi



## Discussion.

to transfer to the Pacific Co-Operative. You will notice this document reads, "This is to certify that notice having been filed with me pursuant to the Motor Act of the transfer from Yamanouchi as vendor to Pacific Co-Op as purchaser". The Commissioner thereby directs the transfer of the licence. So it is the other document you will have to get if it exists.

10 MR. HUNTER: We now have, my lord, the schedules of the trucks transferred to the Pacific Co-Operative Union which includes the claimant's truck. We also have a schedule showing truck sales. The first part is cars delivered to Pacific Co-Op Union by Japanese owners and sale prices agreed on between the owner and P.C.U. That part doesn't include the vehicle in question. The second part shows the trucks delivered to the Pacific Co-Operative Union held in storage appraised by McDermott Motors. That part includes the vehicle in question.

20 THE COMMISSIONER: There is no purpose in our guessing at what did happen. The second sheet to which you refer appears to support the testimony of the Japanese claimant.

MR. VIRTUE: It might be, it is pretty hard to say.

THE COMMISSIONER: I think it is desirable in the circumstances that you do get whatever form of transfer that  
/was filed as a result of which that document was issued.

(PROCEEDINGS ADJOURNED SINE DIE)

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Certified a true and accurate transcript.

*J. P. Horrobin*  
"T.P. HORROBIN"  
Official Reporter.



Lethbridge, Alberta,

March 24th, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. HUNTER: In the Yamanouchi case, my lord, we have now obtained a photostatic copy of a notice of transfer of motor vehicle, which purports to be signed by K. Yamanouchi. The only way we can get the original is for you to issue a subpoena, my lord.

10 THE COMMISSIONER: This is a photostat, is it?

MR. HUNTER: This is a photostat sent by the Motor Vehicle Branch from Victoria, my lord.

THE COMMISSIONER: That should be sufficient. Have you shown it to Mr. Virtue?

MR. HUNTER: Yes, my lord, and of course the signature will have to be identified.

THE COMMISSIONER: Yes.

MR. VIRTUE: I will want to call this man back, sir, to ask him about this. I have just seen it this morning.

20

THE COMMISSIONER: Supposing you do so then. Could you get him in tomorrow?

MR. VIRTUE: No, not tomorrow.

THE COMMISSIONER: Then make it for Monday morning.

MR. VIRTUE: I think I could get him for Monday morning.

MR. HUNTER: Should this go in as an exhibit in the meantime, my lord?

THE COMMISSIONER: I think we should wait until we get the man in the witness box. He may have some explanation to offer.

30



## Discussion.

MR. VIRTUE: I have called my learned friend's attention to this that while we are not going to stick strictly to the rules of evidence, still I think where it is intended to examine a man on a written document that certainly there is good commonsense back of the rule that the document should be called to his attention and that he should be examined on it.

10 THE COMMISSIONER: What are your remarks directed to--  
the Yamanouchi matter?

MR. VIRTUE: For instance, in regard to Yamanouchi.

THE COMMISSIONER: That will be my direction, the document will not be admitted until he is examined on it.

MR. VIRTUE: I haven't seen the man since yesterday, but he is in this position now, that he says he didn't make any transfer to the Pacific Co-Op. I am not in any way critical of my learned friend but I think, as I remember the rules of evidence,  
20 we should try to follow it.

THE COMMISSIONER: All right, we will hear Yamanouchi on Monday then.

(PROCEEDINGS ADJOURNED TO MARCH 29th, 1948).

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

*T. P. Horrobin*

"T. P. HORROBIN"  
Official Reporter.



Discussion.

Lethbridge, Alberta,

March 30th, 1948.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. HUNTER: My lord, in the Keiji Yamanouchi case, Mr. Virtue left a letter with me which I am now giving to the Secretary, as I presume he intended me to do so. It is self explanatory.

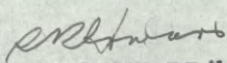
THE COMMISSIONER: Yes. Mr. Secretary, I will direct you to file this letter of Mr. Virtue's as  
10 Exhibit No. 7, Claim No. 461, Keiji Yamanouchi.

THE SECRETARY: Yes, sir.

(LETTER MARKED EXHIBIT NO. 7).

(PROCEEDINGS ADJOURNED SINE DIE)

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

  
"S.R. HOWARD"  
Official Reporter.

20

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Case 461

6623

ACKNOWLEDGED

NOV 27 1947

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.

6

1. Name of Claimant in full:

Registration No. Keiji YAMANOUCHI

01632

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

Dewdney, B.C.

3. Claimant's present address:

Box 139, Picture Butte, Alta.

4. Claim relating to real property:

(a) Street address of real property:

(b) Legal description of property:

(1) Lot 1, of the fractional South West Quarter of Section 31, Township 20, Map 3277 in the District of New Westminster.

(2) Lots 8 and 9 of the N.W. Quarter of Section 30, Township 20, Map 3317 in the District of New Westminster.

180  
Tom List No 6  
Mar 22nd



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

Fruit Farm

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

Sole Owner

Title No. 91973E Title No. 139526E

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

(I) Land— \$ 12088.14

(II) Buildings— \$ 2735.00

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

\$ 14823.14

5. Claims relating to personal property, etc.

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

Herbert Davies' Barn Loft, Dewdney, B.C.

Own House Dewdney, B.C.

Truck at Pacific Co-operative Union, 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:

House Room

Herbert Davies' Barn Loft.

In own Hot House.

Packed in Boxes and Nailed.



1 Table	\$15.00
1 Kitchen Range	40.00
1 Spring Tooth Cultivator	13.50
1 Table (home made)	1.50
1 Electric Pump and Tank	120.00
1 Hand Sprayer	8.00
1 Box Heater	10.00
1 Small Table	3.00
1 Rubber Hose	4.00
1 Dresser (old)	4.00
1 Roll ChickenWire	.50
1 Chest of Drawers	15.00
1 Portable Gramophone	10.00
1 Record Case	1.00
Quantity of Sealers	10.00
Garden Tools	50.00
9 KitchenChairs	12.00
1 Wicker	.50
1 Set old Car Chains	5.00
1 Washing Machine	110.00
1 Wheel Barrow	15.00
1 Screen Door	3.00
3 Beds (iron)	30.00
2 Pieces of Linoleum	20.00
1 Lge. Wardrobe	40.00
1 Hand Pump	10.00
Dishes	10.00
1 Cross Cut <del>Saw</del> Saw	2.50
Carpenter Tools	80.00
23 Log Chains	5.00
3 Axes	5.00
3 Wedge Hammers	4.00
1 Wire Stretcher	1.50
3 Hot Bed Glasses	18.00
21 Electric Light Bulbs and Fixtures	\$5.00
50 Ft. Waterpipes	6.00
2 Kitchen Stove	20.00
2 Hot House Stoves	10.00
1 Two-Man Saw	4.00
Canadian Idemnity Co. (light Bond) charged from account after evacuation.	\$39.60
Legal Fee According to Statement Charged from account	\$15.00 . Same as above \$15.00
B.C. Electric Co. (Tax on light Bond) After evacuation charged from account	\$3.14
1943 Rent - Frank Shimek. (registered with Custodian)	\$1000.00



P.O. Box 139,  
Picture Butte, Alberta,  
Feb. 23, 1948.

Mr. Justice H. J. Birk,  
Court House,  
Vancouver, B. C.

Dear Sir:-

I received your letter of acknowledgment of receipt of property claims.

In the proof of claim (5<sup>th</sup>) the loss on truck of \$450.25 was omitted and also 4<sup>th</sup> part the fair market value of real property at date of sale of land is \$12988.14 and not 12088.14.

I informed the lawyer, Mr. Virtue on February 17 concerning this matter. Has Mr. Virtue forwarded the correction to you?

Yours truly,  
K. Yamanouchi. Reg. No. 01632.



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

In Care 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:

Items listed on attached sheet.

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

\$1794.74	
<u>1000.00</u>	Rent abandoned
794.74	Amended claim

6 hotels sold for 327.75

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

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

DATED this 13 day of ~~October~~, A.D. 1947.  
Nov.

Y. Yehama  
Witness to Signature of Claimant.

K. Yamamoto  
Signature of Claimant.



STATUTORY DECLARATION

I, Keiji YAMANOUCHI  
(Full Name of Claimant)

of Box 139, Picture Butte, Alberta. Beet 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:

Cheque not cashed \$129.46

Amount received from the Custodian. \$2146.52

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 Picture Butte  
in the Province of Alberta,  
this 13 day of Nov.  
A.D. 1947.

*K. Yamanouchi*

*Roscoe D. Hibb*

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

IN THE MATTER OF "THE INQUIRIES  
ACT" being Chapted 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.

(Occupation)  
Lethbridge, Alberta

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:

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## Proof of Claim

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

DECLARED at Lethbridge, Alberta  
in the Province of Alberta  
this 13 day of May  
A.D. 1947  
A Commissioner for Oaths in and for  
the Province of Alberta.

**VIRTUE & RUSSELL**  
Barristers & Solicitors,  
Lethbridge, Alberta.



Keiji Yamanouchi

(Claimant's Name)

REAL ESTATE (Farm Land)

O1632

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 Crop Lot 1 of the Fractional S.W. 1/4 Sec. 31 Twp. 20 Map 3277 and Lots 8&9 of N.W. 1/4 Sec. 30 Twp. 20 Map 3317 Dist. of New Westminster	I7	I940	E.L. Paterson	\$900.00	Both parcels	one barn	\$15,723.74
		I930	Edwin Davies	\$900.00	uncleared		
Total				\$1800.00			

EXHIBIT No. 461-1  
 DATE 22 Mar 1948  
 FILED BY af. Yamanouchi

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

Description	When Made	Cost
Fencing, Drainage and Tillage		\$1100.00
Clearing Land	I930/42	2610.00
Weed eradication	" "	3432.00
Planting all fruits and trees	" "	3065.00
Berry wire, posts and labor		500.00
Electric Acceptance, Electric Pump and equipment	--	481.14
Total		11,188.14

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Lots 8+9 on lot 1	House	24x32	Frame	I930	\$700.00		\$800.00		
	Hot House	I8x60		I935	645.00		300.00		
	" "	I6x32		"	300.00		200.00		
	Garage	I0xI8	"	I934	I50.00		50.00		
	W. shed	I2xI6	"	I932	I50.00		50.00		
	" "	24x34	"	I94I	I35.00		I00.00 (Lot 1)		
Lots 8+9	Packing shed	I2xI6	"	I937	I50.00		50.00	\$1345.00	\$2735.00
	" "	I0xI4	"	I936	20.00		5.00		
	Ch. Coop	8xI0	"	I936	I5.00		5.00		
	Bathhouse	6x6	"	I935	35.00		I5.00		
	Barn	I2xI8	"	I935	50.00		30.00		
	Hothouse & W. Shed	I2xI8	"	I94I	50.00		75.00		
Total					\$2400.00		\$1680.00	\$1345.00	\$2735.00

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

Attached, Titles to above land  
 Agreements for sale  
 2 insurance policies

Signature



Keiji Yamanouchi

(Claimant's Name)

PERSONAL CHATTELS

0I632

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
Personal chattels as per list on proof of claim	I930 to I94I	new	\$I300.00	Good	\$722.00
One I929 Chev. Truck	I937	used	325.00	Good	500.00
Repairs and New Tires and Truck box in I94I			383.00		
Sum of \$I000.00 due from Frank Shimek on lease or agreement for sale of crop I943 season					I000.00 <u>forfeited</u>

Description of Storage of Goods:

Truck turned over to R.C.M.P. at Hastings Park and later to the custodian  
 Other chattels stored in the barn and Hayloft of Herbert Davies, Dewdney, B.C.  
 later taken over by the custodian

EXHIBIT No. 461-2  
 DATE 22 mar 1948  
 FILED BY af. V. K. [Signature]

General Statement as to Chattels not Described above:

Claimant received payment of \$ 263.80 on chattels  
 " " " \$ 49.75.00 on Truck

Additional Comments, if any:

Signature



EXHIBIT No. 461-3  
DATE 22 mar 1948  
FILED BY A. J. V. V. V.

I.

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. **Keiji Yamanouchi**
2. Present residence. **Box I39, Picture Butte, Alta**
3. Residence at date of evacuation. **Dewdney, B.C.**
4. How long had you lived on property from which you were evacuated?  
**12 Years**

REAL ESTATE

1. When did you buy property in question?  
**Lots 8 & 9 1930 (11.50) Lot I, 1940**
2. What price did you pay?  
**Lots 8 & 9 \$900.00 (8.82) Lot I \$900.00**
3. What was the exact condition of the property then?
  - (a) The land itself.  
**All Bush**
  - (b) The buildings.  
**1 Barn on Lot I**
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.  
**See attached list**
  - (a) Buildings.



## Buildings

Lots 8 & 9

		Material	Labor
House	24x32	\$700.00	\$800.00
Hot House	18x60	645.00	300.00
" "	16x32	300.00	200.00
Garage	10x18	150.00	50.00
Woodshed	12x16	150.00	50.00
Packing shed	12x16	150.00	50.00
" "	10x14	20.00	5.00
Chicken Coop	8x10	15.00	5.00
Bathhouse	6x6	35.00	15.00
Barn	12x18	50.00	30.00
Hot House & W. Shed	12x18	50.00	75.00

Bldgs. on Lot I---

Woodshed

24x34

135.00

100.00

-----  
\$2400.00-----  
\$1680.00

Total Value \$ 4080.00  
 Less Depreciation 1345.00

-----  
 Value of bldgs. at evacuation \$ 2735.00



(b) Fencing.	}	
(c) Tillage.		\$1100.00
(d) Drainage.		
(e) Clearing.		All expense \$2610.00 (17 + ac) 1930 to 1942
(f) Weed eradication.		1930 to 1942 \$3432.00
(g) Planting.		Planting all fruits and trees on 17 acres \$3065.00
		Berry Wire, Post, and labor \$500.00
		Electric pump, Equipment and cost of installation \$481.14
(h)		
		Total \$11,188.14
(i)		

5. Have you the assessed value at date of evacuation? If possible bring your assessment notice, Lot 8 & 9 \$820.00 Lot I 466.00

6. What is your age? 48

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? Used to improve land and Buildings

COULD HAVE OBTAINED \$1500 PER YR. RENTAL  
Could have obtained



10. What was the fair market value of this property at the date of your evacuation? **\$ 15,723.14**

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

**\$15,723.14**

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

Do not know of any, However I five acre piece of land adjoining mine that was planted to raspberries in the same year as mine and after evacuation the person who rented this land made a net profit of \$30,000.00 within three years

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.

Yes	House	\$1000.00
	Hot House	500.00

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

Lot 8 & 9	\$1515.00
Lot I	459.00

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

**\$1911.71**

16. What did you do with the cheque? Cashed \$1782.25  
Not cashed 129.46

17. What actual loss do you consider you suffered by sale of your property? **\$ 13811.43**

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

Yes



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? Sold by custodian

4. Where was the property actually left when you were evacuated?  
Some in the house, others at Herbert Davies

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

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value. Yes \$500.00

7. Did you receive a cheque from the Custodian? Yes  
Chattels \$263.80  
Truck 49.75

8. For how much? 313.55

9. What did you do with the cheque? Cashed

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



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.       Herbert Davies
2. Address.       Dewdney, B.C.
3. Evidence expected.       Ownership

1. Name.       Ted Brouard
2. Address.       Dewdney, B.C.
3. Evidence expected.       Ownership



6.

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.

**2 agreements for sale**

**2 Titles**

**2 Insurance Policies**

**1 Lease agreement for sale of the growing crop**

**1 R.C.M.P. receipt for truck**



BC-613-P  
BC-2046-B

BC/613-P  
BC/2046-A  
**Farm Appraisal Report**

File No. JL-409

Land Description Lots 8 & 9; Subdiv. of N.W. 30, Tp.20, Map 3317.

Containing 11.5 Acres

Owner's Name YAMANOUCHE, Keiji Post Office Address Mission, B.C.

Nearest Rail Point Dewdney or Hatzic, equidistant Distance 1 1/2 miles

Market Town " " " " Distance 1 1/2 "

Church (give denomination) All denominations - Mission Distance 4 "

Nearest School Dewdney Distance 1 1/2 "

State how property was identified: Map and surveyed roads to prove established boundaries

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

#411 Eagle Road, gravelled; through David Road, gravelled; Hatzic Prairie Road, gravelled, to H.S. Highway - 1/4 mile away.

Is this district a good one? Yes. Dewdney dyke area.

Employment opportunity Locally in berry season; local mills; & remote logging camps.

Predominating Nationality and religion: British, no predominating sect.

Describe Fencing and its condition: Boundary fenced two sides. Value \$ Inc. in land

Water supply: Sand point, & electric pump to buildings, latter now dismantled. Value \$ " " "

**BUILDINGS ON FARM**

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 24	Lumber	9'	Shgl.	old	old blocks	old	) 450.00
Add'n	12 x 16	"	9'	"	"	"	"	
Add'n	16 x 18	"	7'	"	"	"	"	
<del>BARN</del> Bath Hse.	x	(No Value)						
Wood shed	12 x 18	Lumber	8'	"	"	"	"	30.00
<del>BARN</del> Rhubarb Hse. & Pickers	x							
(dormitory)	16 x 50	"	16'	"	"	"	"	) 400.00
<del>GRANARY</del> Add'n	10 x 16	"	7'	"	"	"	"	
Rhubarb shed	16 x 34	"	8'	"	"	"	"	50.00
Garage	10 x 16	"	8'	"	"	"	"	40.00
Packing shed	12 x 16	"	8'	"	"	"	Good	30.00
	x							

(Electric lighting established).

Total present day value \$ 1000.00

Total Value Buildings add to farm \$ 800.00

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

habitable? Chief repair necessary eventually will be replacement of sills now beginning to rot.

Describe the basement and chimneys: No basement; Br. on bracket chimney.

No. rooms downstairs? 4 Upstairs? none How finished "V" joint & shiplap

Are buildings painted? No. Condition of paint ---

Distance from nearest bush No bush.

EXHIBIT No. 461-4  
 DATE 22 Mar 1928  
 FILED BY J. W. J. [Signature]



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
10.7	Undulating to level <i>10.7</i>	8" clay loam	Clay	Rhubarb; cane fruits, & strawberries. Good quality.	65.00	695.50
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
0.8	Level <i>0.8</i> <i>10.15</i>	8" clay loam	Clay	Picking roots & taking out some stumps.	25.00	60.00
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 \$ 743.50

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 1543.50

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

Good cultivation. Fully occupied until evacuation. Now in hands of one Frank Shimek, nearby farmer, under one season lease. Buildings vacant now.

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

Fruit & vegetable farming. Acreage not extensive enough for dairying.

Noxious weeds:

None in cultivated land.

Capital-\$16.90  
Maint'ce- 17.25

Prov. & School-\$9.20; Dyking tax - - - - -\$34.15

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

Prov. Gov't - New Westminster & Dewdney Dyking Dist. Class "B"

Date: 23rd 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 23 day of May 19 42

Inspector's Signature

"B.C. WORMWORTH"



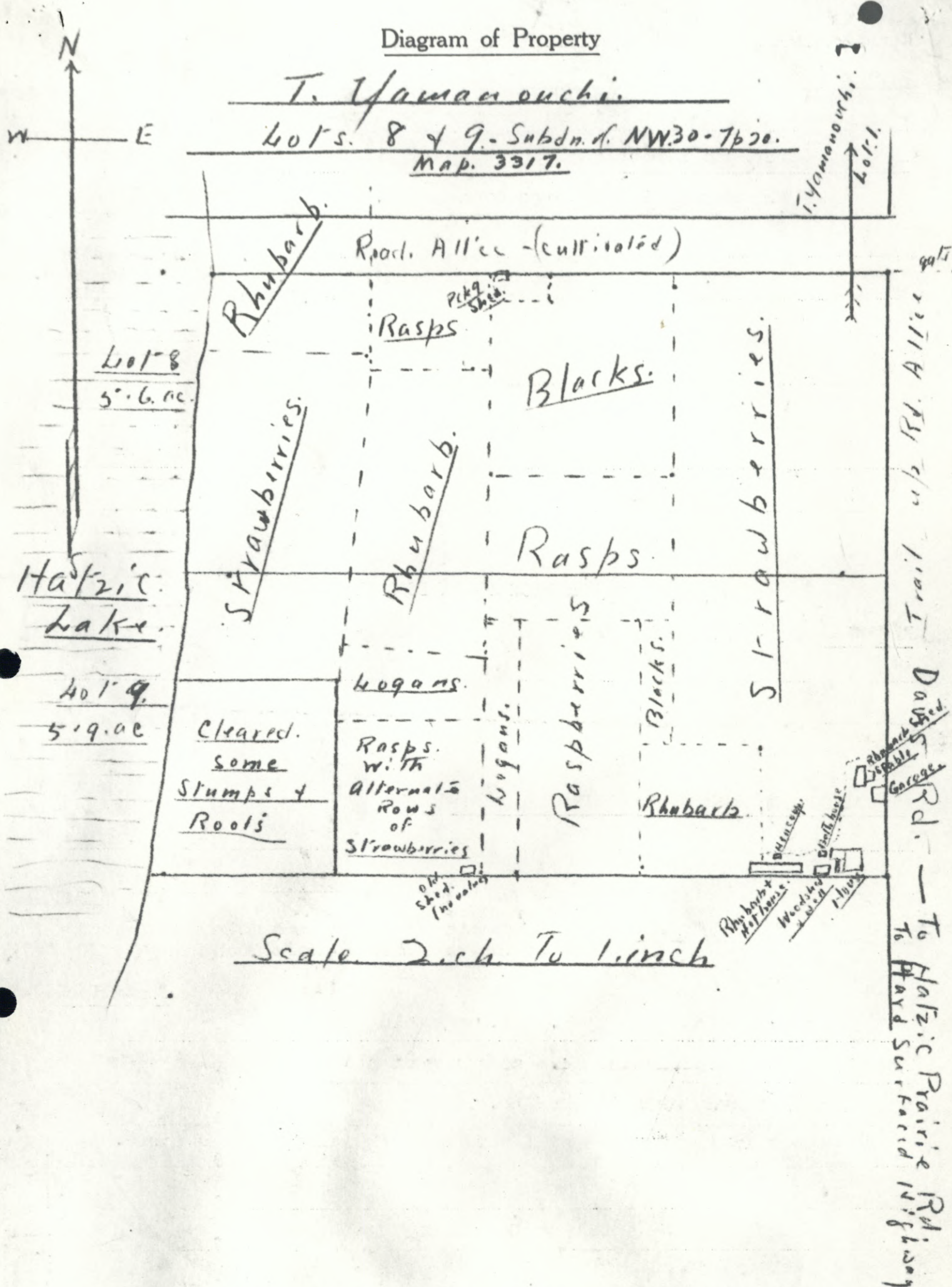




Diagram of Property

T. Yamamoto

Lots 8 & 9 - Subdn. of NW30-7620.  
Map. 3317.



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

value is \$ 1600.00

Date 3rd July 1942.

"I.T. BARNET"

District Superintendent.



PC-612-P  
BC-2046-A

# Farm Appraisal Report

File No. JL-409

Land Description Lot 1, Fr. S.W.-31-20. Map 3277.

Containing 5.82 Acres

Owner's Name YAMANOUCI, Keiji Post Office Address Mission

Nearest Rail Point Dewdney and Hatzic, equidistant Distance 1 1/2 miles

Market Town " " " " Distance 1 1/2 "

Church (give denomination) All denominations at Mission Distance 4 "

Nearest School Dewdney Distance 1 1/2 "

State how property was identified: Map and road survey.

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

End of road on Eagle road; gravelled to David Rd; gravelled to Hatzic Prairie Rd; gravelled to main highway to Dewdney and Hatzic.

Is this district a good one? Yes.

Employment opportunity Local in fruit season; nearby in mills; remote in logging.

Predominating Nationality and religion: British. No sect predominates.

Describe Fencing and its condition: Two sides; good repair. Value \$      Inc. in land

Water supply: Not developed, is on other parcel at buildings. Value \$     

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X		studs					
SHED	20 X 30	Lumber	10'	Shgl.	Old	Blks.	Poor	60.00
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 60.00

Total Value Buildings add to farm \$ 60.00

Is dwelling habitable without repairs?      If not what is your approximate estimate of cost to make it habitable? On other acreage. \$     

Describe the basement and chimneys:     

No. rooms downstairs?      Upstairs?      How finished     

Are buildings painted? No. Condition of paint     

Distance from nearest bush No bush.

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
5.82	Level <i>5.42</i>	8" clay loam	Clay	Strawberries, blackberries & rhubarb. Good shape.	70.00	407.40
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	

Total value of Land \$ 407.40

Total added by buildings to value of farm \$ 60.00

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

Total value of farm \$ 467.40

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

Good tillage.

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

Added acreage to main unit(See report) Lots 8 & 9, Sec.30.

Noxious weeds:

None in evidence.

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

Mun. & School - \$5.23;  
Prov. Gov't.,  
New Westminster, B.C.

Dyking - Cap. -\$ 6.46  
Maint'ce- 9.89  
Total -\$16.35

Class "C".

Date: 23rd 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 22 day of May 1942.

Inspector's Signature

"B.C. WORMWORTH"

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



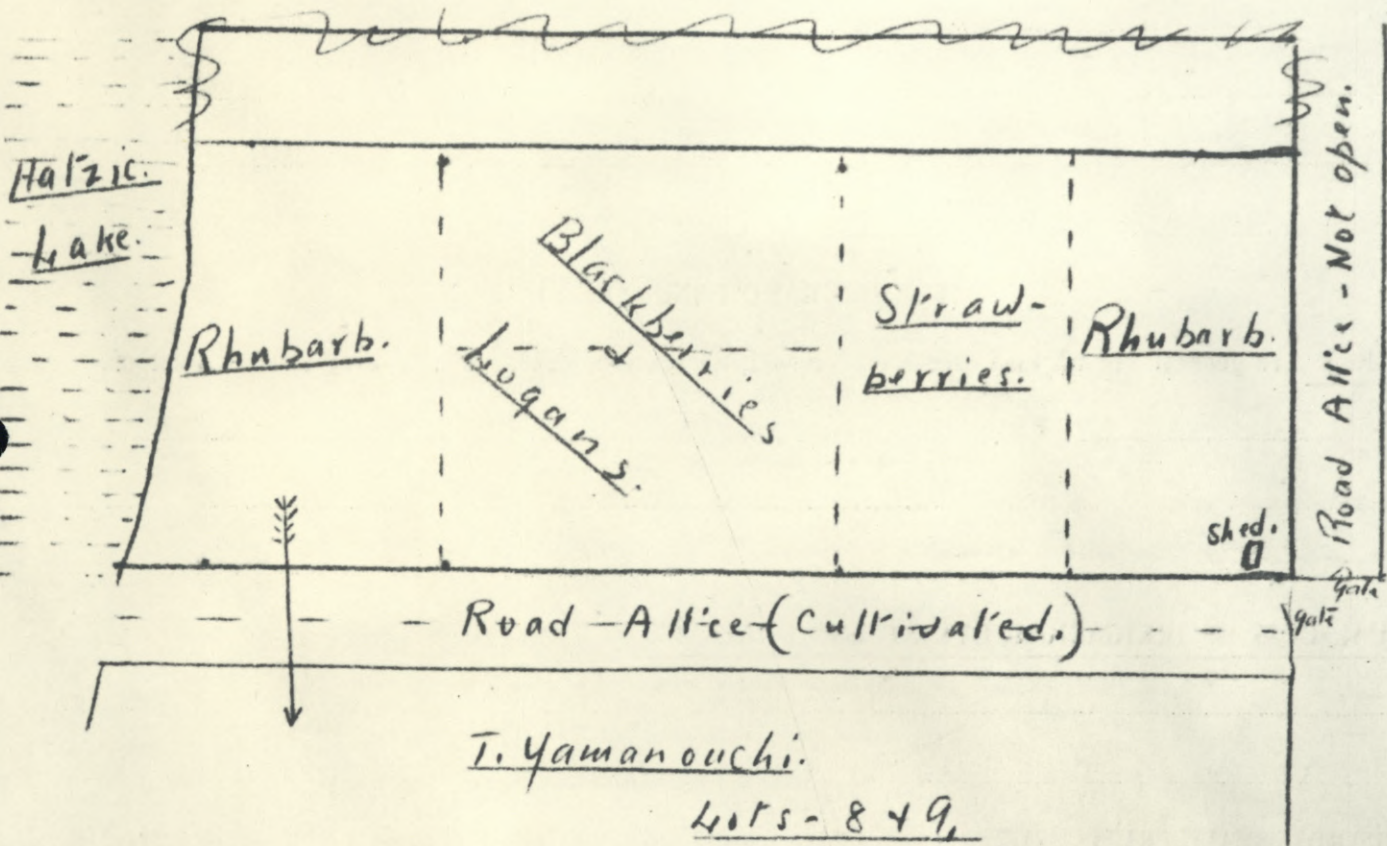
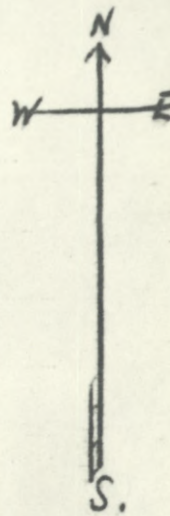




Diagram of Property

T. Yamanouchi.

Lot . 1. Subdn. Fr SW 1/4 of Sec. 31 - Tp. 20 - Map. 3277.  
5.82 acres.



Scale 2 ch. to 1 inch

Following careful review of this appraisal report, it is my opinion that the present value is \$ 500.00

Date 3rd July 19 42.

"I.T. BARNET"

District Superintendent.



# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 6623

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

NAME Keiji YAMANOUCI

REG. No. U1632

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 28/42</u>	TAKEN BY <u>R.M. Anderson</u>					
EVACUATION <u>Sept. 1942</u>	DATE <u>Apr. 20/43</u>					
3 Kitchen stoves	3 old stoves	1. Table	15.00	5 00		
3 tables	3 HM tables	2. Kitchen range	40.00	16 65		
	<u>Left in care of H. Davis</u>	3. Spring tooth cultivator	13.50	13 00		
	1 kitchen range	4. Table HM	1.50	40		
	1 Beatty pump & tank	5. Elec. pump & tank	120 00	65 00		
	3 bundles of tools	6. Hand sprayer	8 00	3 50		
	1 Dining table	7. Box heater	10 00	5 00		
	3 windows loose	8. Small table	3 00	1 50		
	1 heater	9. Rubber hose	4 00	2 00		
	Washing machine (National)	10. Dresser (old)	4 00	4 00		
	Wheelbarrow	11. Roll chicken wire	50	30		
	Spring tooth cultivator	12. Chest of drawers	15 00	9 00		
	3 beds complete	13. Portable gramaphone	10 00	6 00		
	lge. quant. chairs	14. Record case	1 00	95		
	1 cross cut saw	15. Quant. of sealers	10 00	3 15		
	Chest of drawers	16. Garden tools	50 00	40.80		
	Dresser	17. 9 kitchen chairs	12 00	6 35		
	2 rolls linoleum	18. Wicker	50	59		
	Hand pump	19. Set old car chains	5 00	2 25		
	Number of crtns. & boxes	20. Washing machine	110 00	90 00		
	contents unknown.	21. Wheelbarrow	15 00	12 50		
		22. Screen door	3 00	1 20		
		23. 3 beds (iron)	30 00	9 10		
		24. 2 pieces of linoleum	20 00	3 60		
		25. Large wardrobe	40 00	18 50		
		26. Hand pump	10 00	3 50		
		27. Dishes	10 00	1 50		
		28. Cross cut saw	2 50	2 50		
		29. Carpenters tools	80 00			
		30. 3 log chains	5 00			
		31. 3 Axes	5 00			
		32. 3 wedge hammers	4 00			
		33. 1 wire stretcher	1 50			
		34. 3 hot bed glasses	18 00			
		35. Elec. light bulbs & fixtures	5 00			
		36. 50 ft. waterpipe	6 00			
		37. Kitchen stove	20 00			
		38. 2 Hot house stoves	10 00			
		39. 1 Two man saw	4 00			
			<u>\$722.00</u>	<u>\$327.75</u>		



FILE No. 0023

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

CASE No. \_\_\_\_\_

REG. No. 01032

VENUE Lethbridge

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
5 00								
16 65								
13 00								
40								
65 00								
3 50								
5 00								
1 50								
2 00								
4 00								
30								
9 00								
6 00								
95								
3 15								
40.80								
6 35								
59								
2 25								
90 00								
12 50								
1 20								
9 10								
3 60								
18 50								
3 50								
1 50								
2 50								
				\$80.00				
				5.00				
				5.00				
				4.00				
				1.50				
				18.00				
				5.00				
				6.00				
					20.00			
					10.00			
				4.00				
				<u>\$128.50</u>				
					<u>\$30.00</u>			

\$327.75

Chattels valued by claimant at \$563.50, sold at auction for \$327.75  
 " " " " " 128.50, not declared and not inventoried  
 " " " " " 30.00, abandoned as of no value.

EXHIBIT No. 461-5  
 DATE 22 mar 1948  
 FILED BY J. W. G. Hunter



ROYAL CANADIAN MOUNTED POLICE

Detachment  
Seizure No. 2 205  
FOR USE WHEN APPLICABLE

EXHIBIT REPORT

Detachment File No.  
Sub-Division File No.  
Division File No. 2869-G-13-3  
Headquarters File No.

Detachment  
Sub-Division  
Division "E"  
Date March 19th 19 42

RE:- YAMANOUCHI Keiji Dewdney, B.C.

On March 19th 19 42, I H.F. Price RCMP MEMBER'S NAME

Came into possession of the following goods by:-

**SURRENDER UNDER O.C.P.C. 1486**

EXHIBIT No. 461-6  
DATE 22 March 1948  
FILED BY alg. [signature]

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO. MAKE & MODEL SERIAL NO. ENGINE NO. SPEEDOMETER READING CONDITION  EXTRA EQUIPMENT		(41) CX518 29 Chev. truck  TIRE NUMBERS <b>5</b>  70582  appears poor  none
DESCRIPTION & CONDITION VERIFIED	# 01632  Signature of Owner Japanese Registration No.	Handed over to representative of Custodian whose signature in receipt thereof appears hereunder  <u>[Signature]</u>  March 19/42  DATE:

SIGNATURE OF MEMBER SUBMITTING REPORT



PROCEEDINGS OF THE BOARD OF INVESTIGATION

1917

10

3000 6 12

1917

STATE OF NEW YORK  
IN SENATE  
January 10, 1917.

REPORT

OF THE BOARD OF INVESTIGATION  
CONSTITUTED BY CHAPTER 1080 OF THE LAWS OF 1915.

REPORT OF THE BOARD OF INVESTIGATION  
CONSTITUTED BY CHAPTER 1080 OF THE LAWS OF 1915.

State of New York, 1917.

10

Investigation No. 10  
Division No. 10  
2nd-Division No. 10  
Description No. 10

10  
Division  
2nd-Division  
Description

EXHIBIT BELOW

BOARD OF INVESTIGATION REPORT



VIRTUE & RUSSELL

BARRISTERS, SOLICITORS  
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

March 30, 1948.

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

PLEASE REFER TO FILE NO.

3212

The Secretary,  
Japanese Property Commission,  
LETHBRIDGE, Alberta.

EXHIBIT NO. 461-7  
DATE 30 mar 1948  
FILED BY A.G. Virtue

Re: K. Yamanouchi

Dear Sir:

It is evident that Mr. Yamanouchi was mistaken regarding the transfer of his 1929 Chevrolet truck to the Pacific Co-operative Union.

We admit that this was transferred and therefore abandon any claim in respect of the ~~pre~~ trucks ~~party~~.

Mr. Yamanouchi says that he was under the impression that when he delivered the truck to Hastings Park this did away with any control over the truck held by the Pacific Co-op and he had forgotten that he had signed a transfer form.

Yours truly,

VIRTUE & RUSSELL

Per: 

AGV/F



MR.WATSON:

I think this letter confirms  
letter from Yamanouchi which you will  
find attached to this man's claim

NO.6 ON THE COMMISSIONER'S LIST  
OF LETHBRIDGE CLAIMS

V.J.W.



VIRTUE & RUSSELL

BARRISTERS, SOLICITORS  
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

February 23rd, 1948.

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

PLEASE REFER TO FILE NO.

3212 - 184

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

Dear Sir:

Re: KEIJI YAMANOUCHI  
No. 01632

The above named filed a claim with you dated 13th November, 1947. He now advises us that in some particulars the claim was not correct and has requested us to advise you of the following amendments: -

1. Re Paragraph 4 (e) (I)  
Delete figure \$12088.14 and substitute therefor \$12988.14.
2. Re Paragraph 4 (f)  
Delete the figure \$14823.14 where the same appears in the said paragraph and substitute therefor the figure \$15723.14.

Thanking you, we are,

Yours truly,

Virtue & Russell

Per: *[Signature]*

6623  
Leth

*com. ltr. no 6 mar 22*

*Amendment not made*  
*WSR/E*

*Not amended.*

FEB 25 1948



4461  
July 28th 1948.

Miss Lillie Thomas,  
15 Victoria Mansions,  
Lethbridge, Alberta.

Dear Miss Thomas,

Re YAMANOUCHI Keiji, #01632.

Referring to your letter of the 27th inst.- The above claim was heard at the Hearings in Lethbridge on March 22nd last, and is recorded as Case No.461. Obviously the file covering this claim has come into Mr.Huckvale's hands by mistake, and the file should be returned to Mr.Rice, Crown Counsel, as the case is concluded.

Yours very truly,

*h*  
A. WATSON

Secretary.

AW/W.



## JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE  
VANCOUVER, B.C.

15 Victoria Mansions,  
Lethbridge, Alberta,  
July 27, 1948.

Dear Mr. Watson:- RE: YAMANOUCHI, Keiji  
Reg. No. 01632

*mar 22<sup>nd</sup>*  
*base 46!*

Mr. Huckvale telephoned to me to-day with reference to the above claim. He was enquiring why it was not on the list for hearing, as he has the file. I looked up the original list left by you and found that it had been struck off same (No. 180 on your original Lethbridge list). No file was ever left with me, as I had a special check mark for the files left in my care.

Would you be good enough to look this matter up and let me know as soon as possible.

Mr. Huckvale stated that he would apply to the Judge to have it placed on the list, but from my list it would appear that the case had been disposed of while you were sitting in Lethbridge.

Yours truly,

*ack*  
*R. L. Thomas*  
Secretary  
Japanese Property Claims  
Sub-Commission (Lethbridge).

A. Watson, Esq.,  
Secretary  
Japanese Property Claims Commission,  
VANCOUVER, B.C.