

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					756.00		436.59			436.59
<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%	272.00		3.00				
					125.12		.36		125.48	
TOTAL RECOMMENDATION									562.07	

CASE NO: 676.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,  
September 16th, 1948.

IN THE MATTER OF THE CLAIM OF

ICHIRO KADOYAMA.

PROCEEDINGS AT HEARING.

Original.

IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

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Lethbridge, Alberta,  
 September 16th, 1948.

IN THE MATTER OF THE CLAIM OF  
ICHIRO KADOYAMA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C., appearing for the  
 Dominion Government.

A.G. VIRTUE, Esq., K.C., appearing for the  
 Claimant.

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MISS LILLIE THOMAS, Secretary.  
 MRS. LUCIE HANDFORD, Official Interpreter.  
 S.R. HOWARD, Esq., Official Reporter.

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I. Kadoyama,  
In Chief.

THE SECRETARY: Case No. 676, Ichiro Kadoyama.

ICHIRO KADOYAMA, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

- 10 Q This man understands a little English and I will  
get along with him as far as I can. I show you  
a printed and typewritten form called a summary  
of evidence (indicating). Are you familiar with  
this form? Do you know about it?
- A Yes.
- Q And you were the owner of the property described  
here near Mission, British Columbia, a little over  
nine acres? A: Yes.
- Q You bought it for \$360.00, did you?
- A Yes.
- Q At that time there was only one acre cleared?
- A Yes.
- 20 Q And then you cleared a part of it and planted  
fruit trees and berries, and so on, the same as  
is shown here (indicating)?
- A Yes.
- Q And you put on some improvements and the buildings  
shown here? A: Yes.
- Q Now the land altogether with the buildings and  
improvements cost you, you figure, \$2215.00?
- A Yes.
- Q But you are only claiming the value of the land  
when you were evacuated was \$1750.00?
- 30 A Yes.

Q And the Custodian sold it for \$756.00?

A Yes.

Q Now you also left behind you some furniture and farm machinery? A: Yes.

Q And this is a list showing when you bought it, and its value? A: Yes.

MR. VIRTUE: By the way, I want to make a correction in the addition on that page, sir, the page headed "Personal Property". It should read \$333.50 instead of \$107.50.

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MR. RICE: \$330.50?

MR. VIRTUE: \$333.50. And the same on the next page.

MR. RICE: The claim as originally filed was \$332.50.

MR. VIRTUE: When I added it up it came to, I found, \$333.50.

Q Is that your signature (indicating)? Did you sign your name there? A: Yes.

Q Now are the statements you have made in this summary true statements?

20 A Yes.

Q Is this the truth? A: Yes.

Q How about the values you have put on your land and improvements and buildings and your personal property; are they fair values, reasonable?

A Yes.

MR. VIRTUE: I will offer that as the first exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: In your original claim, -- I guess perhaps you had better help him, -- in your original claim you claimed for a table worth

30

I. Kadonama,  
In Chief.

\$10.00 but you find now that you sold that table yourself, so that you are not claiming that \$10.00?

A Yes, that is correct.

Q But I want to ask you about a spray pump that you are claiming for?

A Yes.

Q Did you have that spray pump?

A Yes.

10 Q Where did you leave it?

A I left it in the cellar, you know, that got in my house, you know, that pump.

Q Where did you leave the spray pump? I didn't get that?

A: Down in the cellar.

Q In the basement or cellar of your house?

A Yes.

Q Now in what condition was that spray pump in?

A It was quite new. I had only used it once or  
20 twice.

Q What did you pay for it?

A It was either \$8.00 or \$8.50; I am not quite certain.

Q What condition was your cellar in; was it damp or dry?

A: Just on one side the roof didn't project over very far out and therefore rain could have seeped in, perhaps. The rest was all right.

Q And the place that the spray pump was stored,

30 was that wet or damp or dry? The place in the cellar.

I. Kadoyama,  
In Chief.

A That was left where it couldn't get wet.

Q That was left where it couldn't get wet?

A Yes.

Q I show you a letter written to you by the Custodian on September 3rd, 1942, and a list of chattels attached. Do you remember if you signed the duplicate to that list and sent it back to the Custodian? If he doesn't remember, let him say so.

A I am not quite sure. I might have signed it.

10 Q All right, we won't put it in.

MR. RICE: May I see it, please?

MR. VIRTUE: No, I am not putting it in. He isn't sure of it.

MR. RICE: He examined on it, your Honour, and I would like to look at the document.

THE SUB-COMMISSIONER: I think he should, Mr. Virtue.

MR. RICE: I have no signed document. I do not appear to have a copy of that.

MR. VIRTUE: Q: Now, did you have a heater stove and a  
20 kitchen range? A: Yes.

Q Where were they left when you were evacuated?

A I left them just as they stood.

Q In the house? A: In the house.

Q Was the house protected from rain and so on?

A No, the rain didn't seep in.

Q The rain didn't seep in?

A No.

Q The Custodian says at the time that he got the  
30 stoves, they were rusted up. What do you say about

Il. Kadoyama,  
In Chief.  
Cross-Exam.

that?

A: When I was

using it there was no rust at all. There must have been some time elapsed.

Q Yes. All right, thank you.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels that were sold by the Custodian were sold for their fair market value. I am submitting that other chattels that were abandoned by the Custodian as being worthless, the Custodian is not responsible for the same. Other chattels, apparently, were lost through theft or were sold by the claimant and if the Custodian is responsible for any or all of these remnants, the claim made by the claimant is exorbitant.

I wish to submit a farm appraisal report respecting the land, your Honour.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. RICE: I also submit as an exhibit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 3).

CROSS-EXAMINATION BY MR. RICE:

Q I show you a J.P. form dated the 24th of March, 1942 (indicating). Is that your signature to that document?

A: Yes.

MR. RICE: I tender his J.P. form as an exhibit, your Honour.

(J.P. FORM MARKED EXHIBIT NO. 4).



I. Kadoyama,  
Cross-Exam.

MR. RICE: I also wish to tender a summary relative to claim with respect to the real estate, your Honour, showing the assessed value, the Soldier Settlement Board value, the purchase price, and the claimant's valuation. The claimant's valuation was originally \$1792.00 less the sale price of \$741.36. This has been amended from the claim filed this morning so that the claim of the claimant is \$1750.00 less \$756.00 making the claim \$994.00. Is that right?

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MR. VIRTUE: Yes. Has my learned friend a copy of that?

MR. RICE: I have a copy, but this here (indicating) has been changed. I will tender that as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 5).

MR. RICE: I will tender also, your Honour, an assessment of the property as provided by the Corporation of the District of Mission, British Columbia, for the year 1943, showing the assessed value of the land being \$492.00 and the improvements \$500.00. Perhaps those two could be attached.

20

THE SUB-COMMISSIONER: Attach those two?

MR. RICE: Yes, it is just for information.

(ASSESSMENT NOTICE MADE PART OF EXHIBIT 5).

MR. RICE: Q: Before you were evacuated, you leased your property, did you not, to Mr. Gilfoyle?

A Yes.

30 Q And did you turn over possession of the house to

Mr. Gilfoyle?

A: It was

early in the morning when I left the house and I just left the key in the lock and departed.

Q You left the key in the house?

A Yes.

Q I mean you left it in the lock?

A Yes.

Q Well you had already arranged for Mr. Gilfoyle to take possession of the premises?

10 A Yes, he had been living next door for some time before I left.

Q And you sold some of your property to Mr. Gilfoyle before you left, did you not?

A Yes.

Q You mentioned a table, but you sold five chairs, too, did you not?

A Yes.

Q And you sold four hoes and four potato forks?

A I didn't sell the hoes or the potato forks. I  
20 told him that he could use them. I had also sold him a bed.

Q A bed?

A: Yes.

Q My information is that you sold him the hoes and the potato forks. You say that you loaned them to him?

A: Yes, I just told him that he could use them.

Q In your J.P. form you make no mention whatever of cross-cut saws.

MR. VIRTUE: I think my learned friend should call  
30 his attention to the way it reads, "Farmers' tools

I. Kadoyama,  
Cross-Exam.

including", and then he shows a spraying pump, hoes, potato forks and shovels.

MR. RICE: Well I never heard of a cross-cut saw being a farmer's tool. It might be.

Q But an inventory was taken of your property on July 3rd, 1942. What date was it that you left there?

A: I was evacuated on the 4th of May, 1942.

Q This inventory makes mention of only two cross-  
10 cut saws. Where would the other saw be, do you know? Can't you answer the question?

A I only had two large saws, cross-cut saws, but I had three small saws.

Q Three small saws?

A Yes, hand saws.

Q Oh, three hand saws? A: Yes.

Q And this same list says that all the hand saws that were there were two hand saws?

MR. VIRTUE: That is what he says. He had two cross-  
20 cut saws, two logging saws and two hand saws.

MR. RICE: No, he said he had two large cross-cut saws and three hand saws.

A I had two large saws and three ordinary sized carpenter's saws. They were too big to go into the carpenter's tool box so they were left out.

Q What kind of a chimney was in your house, brick, or did the stove pipe go through the roof?

A Stove pipe.

Q The stove pipe went through the roof?

30 A Yes.

Q Now this same report of your chattels has a remark that the kitchen range was rusted out. How old was that range?

A My father bought it, I think it was in 1934.

THE SUB-COMMISSIONER: Q: 1934?

A 1934, yes.

MR. RICE: Q: A heater. When did you buy that?

A I bought that about two years before we left.

10 THE SUB-COMMISSIONER: Two years prior to evacuation or two years ago?

MR. VIRTUE: He said two years before he left.

A Two years before we left.

MR. RICE: Q: Did you not sell the high chair; didn't Mr. Gilfoyle buy the high chair?

A No, he didn't. He just bought five kitchen chairs.

MR. VIRTUE: I take it my learned friend will put that inventory in in evidence.

MR. RICE: I will tender it as an exhibit, your Honour. It isn't signed by the claimant but it refers to him.

20

THE SUB-COMMISSIONER: For the same reason that the other one went in which he put in.

MR. RICE: This is a report on evacuated Japanese property dated May 15th, 1942, The inventory attached to this report has the date of July 30th, 1942.

(DOCUMENTS MARKED EXHIBIT NO. 6).

MR. RICE: Q: Your gramophone; you say you bought it in 1941, did you? A: Yes.

30 Q What time in '41?

I. Kadoyama,  
Cross-Exam.

- A I think it was in June.
- Q And how many records did you buy with it?
- A We had several old records, but we had about eighteen new ones.
- Q How many records did you buy with the gramophone?
- A About two dozen.
- Q Two dozen?
- A Yes.
- Q And you paid \$55.00 for the whole thing, did you?
- 10 A Yes.
- Q And you are now claiming \$50.00?
- A Yes.
- Q How many of the records that you bought with the gramophone were cracked or broken when you left there, when you were evacuated?
- A None of them broken. One or two of them had slight cracks in them and they were getting a little worn out, but they were in good condition.
- Q They must have been in good condition according to the claim that you are making for them. You rented your farm before you left to Mr. Gilfoyle?
- 20 A Yes.
- Q And he was to pay you \$10.00 a month; is that right?
- A: Yes.
- Q Why do you, in your claim, swear to God that the rental claim, the rental value of this property is \$240.00 a year or \$20.00 a month? Oh, if he won't answer, he doesn't have to. How old was the spray pump?
- 30 A I had used it barely a year.

I. Kadoyama,  
Cross-Exam.

Q And did you let Mr. Gilfoyle use it?

A I would like to make a correction to the last answer. It should have been I had bought it about a year previously. He didn't exactly say he had used it a year. I had given Mr. Gilfoyle no authority to use it; whether he used it or not, I am not sure.

Q So that you don't know what condition it was in when the Custodian took possession?

10 A No, I don't know.

MR. VIRTUE: All right, thank you.

THE SUB-COMMISSIONER: That is all, thanks.

MR. VIRTUE: I want to call attention to some very frank statements in the analysis of personal property, Exhibit 3. Of the goods claimed for amounting to \$332.50, I haven't added it up here, \$153.50 were abandoned, and in addition \$159.50 worth are under the heading "No account, theft, etc.", although the goods were declared and although they correspond, generally speaking, with the inventory which was taken by the Custodian or his own agents, on July 30th, 1942.

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I also want to call attention to Exhibit 2, the farm appraisal report, in answer to the question, "Roads: Has access to main road, gravel, fair, on Tunbridge Road  $\frac{1}{2}$  a mile from Dewdney Trunk Road."

"Is this district a good one?" Answer, "Fair".

And over on the next page, the 4 acres of

30

cultivated and planted land planted to strawberries

I. Kadoyama,  
Discussion.

and rhubarb marked "good", are valued by the valuator at \$60.00 an acre, whereas down in the next paragraph he gives the cost of reclamation at from \$100.00 to \$250.00 per acre. In describing the condition of the farm he says that it is in a good state of cultivation and that it is fairly free of weeds. Now, this may be the explanation as to the valuation, on page 3 he says the soil compares favourably with the acreage for the district. "Canes," that means raspberry canes, I take it, "plants, etc. have not been valued." Although the place is planted, he does not value them.

10 MR. RICE: The stuff grows wild there, doesn't it?

MR. VIRTUE: And similarly down in the paragraph with regard to the acreage, "Acreage in small fruits, 2 acres strawberries, one-quarter acre raspberries, half an acre of rhubarb, and one-quarter acre garden and one acre cultivated but not cropped". And he puts no value whatsoever on that. And then there is the assessment here showing it was \$998.00 and the sale \$756.00.

20 That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

*S.R. Howard*  
"S.R. HOWARD: Official Reporter".

30 I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

*A. A. Samanov*  
SUB-COMMISSIONER.

4612 ✓ ACKNOWLEDGED

Case No. 676

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.

1. Name of Claimant in full: 

KADROYAMA, Ichiro.

Registration No. 13160.
2. Claimant's address at the time of his evacuation from the protected area: 

R.R.#2 Fennel Road, Mission City, B.C.
3. Claimant's present address: 

Box 45, Iron Springs, Alberta.
4. Claim relating to real property:
  - (a) Street address of real property: 

Fennel Road, Mission City, B.C.
  - (b) Legal description of property:

Lot Five (5) of the North-East Quarter of Section Twenty-eight (28), Township Seventeen (17), Map Tow Thousand OneHundred and Eighty - four (2184), in the District of New Westminster.



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

Small Fruit Farm.

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

Title Holder

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

(I) Land—	\$ 992.00
	800.00
(II) Buildings—	\$ <u>1792.00</u>

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

Value of land	\$992.00
building-	\$800.00

Received from Custodian
\$741.36.

Total value	1792.00
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5. Claims relating to personal property, etc.

Claim ----	\$1050.64.
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(a) Location at which property was left by Claimant at date of evacuation:

Fennel 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:

Residence.

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

Custodian.

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

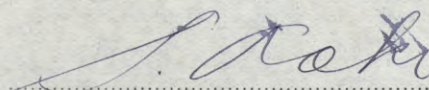
Heater stove	\$ 3.00
Kitchen range	30.00
Kitchen Table	5.00
Kitchen Cabinet	5.00
Gramophone records	50.00
Bunk and springs	2.00
bed	10.00
Chest of drawers	15.00
Table	10.00
High chair	1.00
Box of books	30.00
Spray pump	8.00
Scale	12.00
2 hand saws	4.00
3 crosscut saws	20.50
Mattock	2.50
Sledge Hammer	3.00
Potato Fork	3.50
2 shovels	.50
Box of carpenter tools	
	<u>117.50</u>
Total	<u>\$332.50</u>

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

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 13th day of ~~October~~ /A.D. 1947.  
November



Witness to Signature of Claimant.



Signature of Claimant.

STATUTORY DECLARATION

I, Ichiro KADOYAMA

(Full Name of Claimant)

Box 45, Iron Springs, Alberta.

Farm Laborer.

of

(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:

Received from Custodian \$741.36

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 Iron Springs

in the Province of Alberta,

this 17<sup>th</sup> day of November

A.D. 1947.

I. Kadoyama

Robert J. Luss

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

VIRTUE & RUSSELL  
Barristers & Solicitors  
Lethbridge, Alberta.

# JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 38

## SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Ichiro KODOYAMA.**

2. Registration Number: **13160**

EXHIBIT NO. 676-1  
DATE Sept 16/48  
FILED BY J. L. Virtue

3. Present Address: **Box 45, IRON SPRINGS, Alberta.**

4. Address Prior To Evacuation: **R.R. #2 Fennes Road, Mission City, B.C.**

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lot Five (5) of the North East Quarter of Section Twenty Eight (28) Township Seventeen (17) Map Two Thousand One Hundred and Eighty-Four (2184) in the District of New Westminster, in the Municipality of Mission.

- (a) Nearest Post Office adjacent to land. Mission, B.C.
- (b) Number of acres: 9.417
- (c) When purchased: 1936
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

1 acre cleared.	
8.419 acres bush and stumps.	Woodshed 20 x 20
	Rhubarb house 12 x 18
Dwelling house 22 x 24	Bath House 6 x 12

(e) Purchase Price .....\$ 360.00

6. IMPROVEMENTS:

- (a) Clearing.....2.....acres at \$250.00.....per acre \$ 500.00
- (b) Fencing \$ nil
- (c) Tillage 4 acres @ \$30.00 per acre \$ 120.00
- (d) Drainage Ditch 170' (labour) \$ 20.00
- (e) Weed Eradication \$
- (f) Planting Fruit Trees.....\$ 50.00 \$
- 1 acre strawberries.. 200.00
- (g) 1/2 acre rhubarb..... 50.00 \$
- \$300.00 \$300.00
- (h) \$ \_\_\_\_\_

Total \$ 940.00 \$ 940.00

Carried Forward \$ 1,300.00

Brought forward

\$1,300.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
<b>Repairs to dwelling</b>			\$	\$	\$
5 windows		1937	10.00	10.00	20.00
2 Sidings outside		1937	36.00	50.00	86.00
3 Ceiling		1937	20.00	50.00	70.00
4 Inside wells		1938	48.00	50.00	98.00
3 doors		1938	18.00	15.00	33.00
Sink		1939	20.00	30.00	50.00
Cellor roofing (shingles)		1939	25.00	60.00	85.00
Partation walls		1938	13.00	50.00	63.00
Rhubarb house repaired				360.00	360.00
Stove and pipes			15.00		15.00
Material			35.00		35.00

Total Cost of Buildings \$ 915.00                      915.00

Total Cost of Land and All Improvements ..... \$ 2215.00

Fair Market Value **Land 950.00 building \$800.00** ..... \$ 1750.00

Sold by Custodian for ..... \$ 756.00

Loss Claimed on Parcel 1 ..... \$ 994.00

8. Assessment for 1942:

Land ..... \$ 492.00  
 Improvements .... \$ 500.00  
 Total ..... \$ 992.00

9. Appraisal or Valuation (by Custodian):

Lands .....	\$ 370.00
Improvements .....	\$ 400.00
Total	\$ 770.00

10. Rental Value per Year: \$ 240.00

11. Fire Insurance on Buildings:  
(List amount on each building):

..... <b>NIL</b> .....	\$
.....	\$
.....	\$
.....	\$

12. Documents in Support:

- (a) Photographs:
- (b) Deeds **Land Title # 122704 E**
- (c) Agreements to Purchase
- (d) Leases **Ichiro Kodoyama to L.H. Guilfoyle**
- (e) Insurance Policies
- (f) Correspondence
- (g)
- (h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1 .....\$ 994.00

Parcel 2 .....\$

Parcel 3 .....\$

Parcel 4 .....\$

TOTAL:

\$994.00



PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
Heater stove	1940	\$ 4.85	\$ 3.00	
Kitchen range	1937	60.00	30.00	second hand
Kitchen Jafle	1937		5.00	home made
Kitchen cabinet	1940	8.50	5.00	
Gramophone record	1941	55.00	50.00	
Bank and spring	1937	8.00	2.00	
Bed	1924	35.00	10.00	
Chest of drawers	1926	35.00	15.00	second hand
High chair	1941	1.50	1.00	second hand
Box of books			30.00	second hand
Spray pump	1941	8.00	8.00	
Scale	1941	12.00	12.00	second hand
Crosscut saws 3	1927	18.00		
	1938	8.50	20.00	
	1940	5.00		
Matteck	1938	3.00	2.00	
Potato fork	1940	4.75	3.00	
2 Shavels			.50	
2 hand saws			4.00	
2 Dreadnaught Adjustable wrenches			5.00	
2 Adjustable Wrenches			4.00	
3 Pipe wrenches			4.50	
1 Aluminum Plumb and Level			9.00	
1 Stanley Smooth Plane 10"			8.00	
Bit Brade and set of Bits			15.00	
3 Combination try andmiter square			5.00	
1 Automatic push drill			3.00	
6 Wooden Jack Planes			10.00	
4 Japanese Saw			15.00	
3 16" Chisels			15.00	
2 10" Chisels			5.00	
2 Tool Kits			25.00	
Ball Peint nail hammers			5.00	
Saw Set			2.00	
2 Wedges for planes			2.50	
12 small chisels				
some small articles not mentioned				
		TOTAL	\$ 233.50	
			<del>\$ 107.50</del>	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

**PAYMENTS RECEIVED FROM CUSTODIAN ON**  
**PERSONAL PROPERTY**

<u>Item:</u>	<u>Year:</u>	<u>Month:</u>	<u>Amount.</u>
			Total: \$ <u>NIL</u>
Total Claim for Personal Property .....			\$ <sup>333</sup> <del>107.50</del>
Deduct Payments from Custodian .....			\$ <u>NIL</u>
Net Loss on Personal Property .....			\$ <sup>333</sup> <del>107.50</del>

I Certify the above to be True and Correct.

*S. Cook*  
Witness

*I. Kadoyama*  
Signature of Claimant.

BC 242 P

# Farm Appraisal Report

File No. JL-84

Land Description NE 1/4, Sec. 28, Tp. 17, Block 5

Containing 9.417 Acres

Owner's Name KADAYAMA, I. 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 Cedar Valley 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.

Has access to main road, gravel, fair, on Tunbridge Rd. 1/2 mile from Dewdney Trunk Road.

Is this district a good one? Fair.

Employment opportunity Seasonal.

Predominating Nationality and religion: British, Protestant

Describe Fencing and its condition: Unfenced Value \$

Water supply: From wood-cribbed well about 15' to water. Value \$ -

## BUILDINGS ON FARM

4612

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 26	Frame	8'	Shgld.	20 yr.	Sills on cedar posts	fair	400.00
Shed	14 x 20	"	14'	Shakes	old	on posts	Poor	no value
BARN	14 x 20	"	10'	"	"	"	"	
BARN	X							
Garage	10 x 16	"	7'	"	"	Posts on ground	"	no value
GRANARY	X							
Bath House	8 x 14	"	7'	"	"	"	"	no value
Rhubarb "	16 x 24	"	8'	Shgls.	"	Sills on ground	"	no value; ready to fall down

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 should have foundation.

EXHIBIT No. 676-2  
DATE Sept 16 1948  
FILED BY E. S. Q. Rice

Describe the basement and chimneys: Dirt.

No. rooms downstairs? 4 Upstairs? - How finished Boarded inside

Are buildings painted? No. Condition of paint -

Distance from nearest bush 100 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
4	Rolling & Sloping	Light clay 8"	Clay	Strawberries, rhubarb - good	60.00	240.00
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
1	Undulating	cl. loam 8"	clay	Some stumps & breaking	100.00	30.00
4	Rolling	"	"	Bush and stumps	250.00	100.00
Area Unsuitable for Cultivation.						
.417	Rough ravine					

Total value of Land \$ 370.00

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 \$ 770.00

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

In good state of cultivation - now rented for 1942 to L.H. Guilfoyle for \$120.00; to be paid out of crop returns.

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

Small fruits, etc.

Noxious weeds:

Fairly free of weeds.

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

1942 taxes - \$20.59.  
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.)

# Farm Appraisal Report

JL-84 KADAYAMA, I.

Remarks: This property is only partly developed and clearing the balance will be costly. Land is mostly rolling with fair depth of soil and fertility. Crops look well. The dwelling is habitable but not in good shape. The other buildings are old and practically valueless. There is no fencing on property and domestic water is obtained from a wood cribbed well.

Limited acreage under cultivation, buildings mostly poor but soil compares favorably with the acreage for the district. Canes, plants, etc. have not been valued.

About 2 acres strawberries and  $\frac{1}{2}$  acre rhubarb,  $\frac{1}{4}$  ac. rasps,  $\frac{1}{4}$  ac. garden, about 1 acre cultivated but not cropped.

No electric light and nearest line about  $\frac{1}{2}$  mile from property.

### (FOR ORCHARD LANDS ONLY)

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

Property is not on a main road, access by travelling about  $\frac{1}{2}$  mile on gravelled road, partly steep - Tunbridge Road.

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

### ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

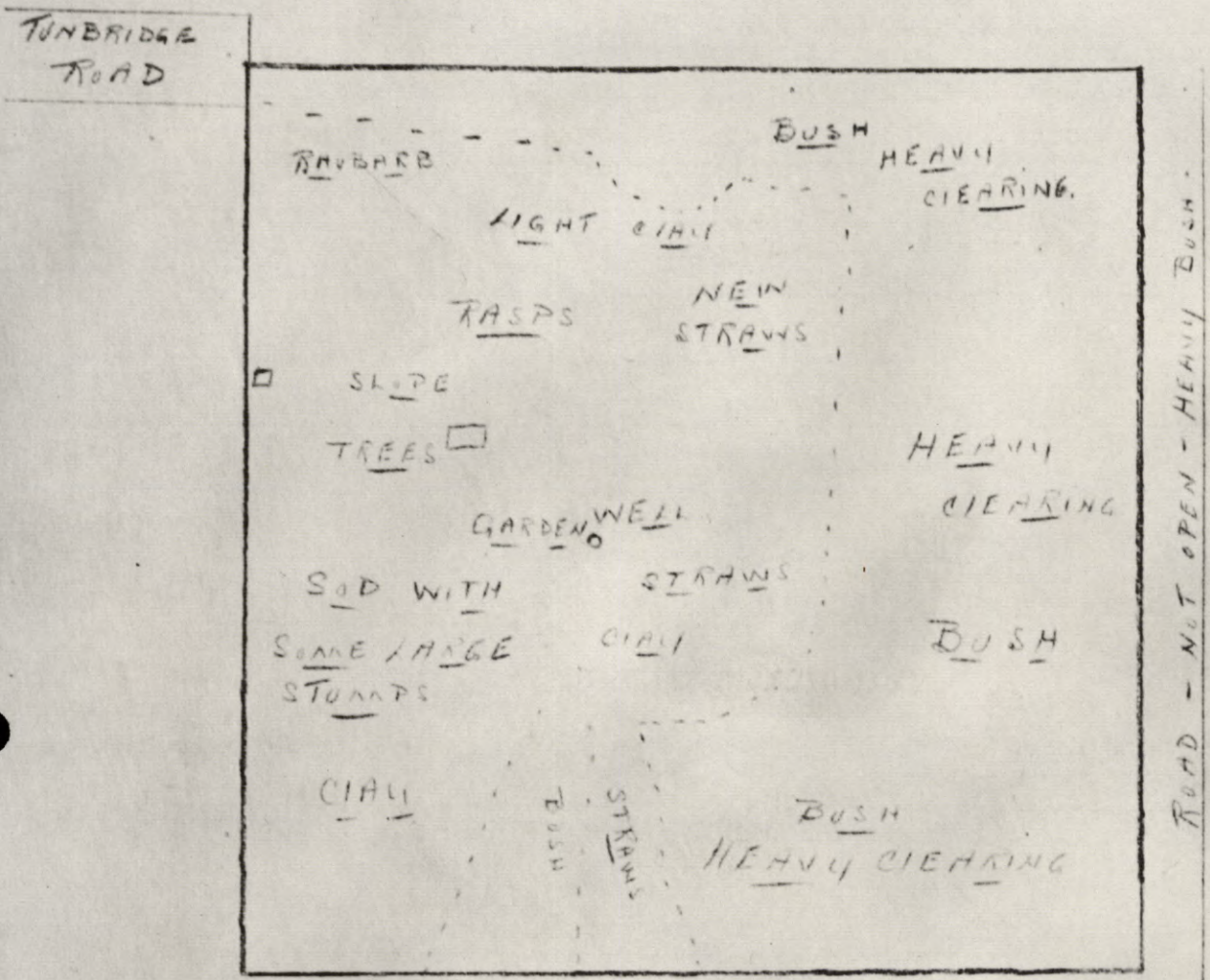
Acreage in small fruits -	\$
2 acs. straws.	\$
$\frac{1}{4}$ " rasps	\$
$\frac{1}{2}$ " rhubarb	\$
$\frac{1}{4}$ ac. garden & 1 acre cultivated but not cropped.	\$
	\$
	\$
	\$
	\$
	\$
<b>Total</b>	<b>\$</b>

Amount fruit trees add to value of farm \$

N

Diagram of Property

SCALE 2CM = 1"



LTS 9 NE 1/4 Sec 25, 4/11 MAP 2194 - 9.41/10  
 J KADAYAMA

T.W. BROWN

Following careful review of this appraisal report, it is my opinion that the present value is \$ 700

Date 20th May 1942  
J. B. Baul  
 District Superintendent.

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE NO \_\_\_\_\_

EXHIBIT

NAME Ichiro KADOYAMA

REG. No. 13160

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.
			AUCTION	TENDER &c	
DECLARATION <u>Mar. 24/42</u>	TAKEN BY <u>J. Moryson &amp; H.J. Logan</u>				
EVACUATION <u>Apr. 11/42</u>	DATE <u>July 30/42</u>				
2 tables		Heater stove	3 00		
1 singer sewing machine		Kitchen range	20 00		
5 chairs		Kitchen table	5 00		
1 bookstand		Kitchen cabinet	5 00		5 00
1 kitchen cabinet		Gramophone records	50 00		
2 heating stoves		Bunk & springs	2 00		
1 kitchen stove		Bed	10 00		
3 double beds		Chest of drawers	15 00		
Springs & mattresses		Table	10 00		
Chest of drawers		High chair	1 00		
Gramophone		Box of books	30 00		
35 records		Spray pump	8 00		
3 boxes carpenters tools		Scale	12 00		
3 boxes kitchen utensils		2 hand saws	4 00		
Farmer's tools including		3 cross cut saws	20 50		
1 spraying pump		Mattock	2 50		
3 hoes		Sledge hammer	3 00		
4 potato forks		Potato fork	3 50		
2 shovels		2 shovels	50		
		Box carpenters tools	<u>117 50</u>		
			\$332 50		5 00

SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT. THEFT &c	UNSOLD	REMARKS
			3 00			Rusted out
			30 00			" "
5 00			5 00			Home made, no value
						Built in
			50 00			Broken
			2 00			Home made
			10 00			No value
			15 00			Home made not worth moving
					10 00	Sold direct by Japanese
					1 00	prior to evacuation
			30 00			No value
			8 00			Rusted out
				12 00		Stolen by pickers
				4 00		" " "
				20 50		"
				2 50		"
				3 00		"
			50		3 50	Sold to tenant by Japanese
				117 50		Worn out, no value
						Stolen
5 00			153 50	159 50	14 50	
						Goods for which Japanese claims \$ 5.00 sold as fixture
						" " " " " 153.50 abandoned
						" " " " " 159.50 Lost by theft
						" " " " " 14.50 Sold by Japanese prior to evac.
						<u>\$332.50</u>

EXHIBIT No. 676-3  
 DATE Sept 16 1948  
 FILED BY Gra Rice



## OFFICE OF THE CUSTODIAN

DATE: Sept 16/48

## JAPANESE SECTION

FILED BY: G.E.A. Rice

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

## PERSONAL INFORMATION

NAME: KADROYAMA Ichiro.HOME ADDRESS: Fennel Road, Mission City, B.C.REGISTRATION NUMBER 13160. SEX: Male. AGE: 35OCCUPATION: Farmer.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self.MARRIED? Yes.NAME OF WIFE OR HUSBAND: Tsuya.ADDRESS OF WIFE OR HUSBAND: Fennel Road, Mission City, B.C.NAMES OF ANY LIVING CHILDREN: Akemi (F)ADDRESS OF CHILDREN: Fennel Road, Mission City, B.C.AGE OF CHILDREN: Two months old.

## STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Dewdney Trunk Road, Mission City, B.C.Municipality of Mission, Lot 5 of the North East Quarter of Section 28Township 17, Map 2184 in the District of New Westminster.Title No. 122704E, from Certificate No. 122703E.

2. BUILDINGS AND OTHER IMPROVEMENTS:

4 Room Dwelling House, Woodshed, Hot house.

3. INSURANCE (Give particulars; state where policies are)

None.4. TAXES (Amount and where payable) \$20.59 per annum Property Tax paid to the end of 1941. Payable at Mission City, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None.

6. OCCUPANCY AND LEASES (If vacant so state)

Occupied by Self and family.

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of declarant.
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
- 9. IF FARM LAND STATE CROPS SOWN Strawberries, Loganberries, Rhubarb, Blackberries, on 2 1/4 Acres of land.

- 4. INSUR
- 5. MORTG
- OT

**STATEMENT OF REAL PROPERTY OCCUPIED**

- 1. LOCATION AND DESCRIPTION:.....
- 2. LANDLORD'S NAME AND ADDRESS:.....
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:.....
- 4. STATE WHEREABOUTS OF LEASE:.....
- 5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid).....
- 6. IF FARM LAND, PARTICULARS OF CROPS SOWN: .....

- 6. MONE
- 7. BONDS
- Five Te
- Pacific
- One C
- Union,
- 8. BANK
- 9. LIFE
- 10. INTER
- 11. SAFET

**STATEMENT OF PERSONAL PROPERTY OWNED:**

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:.....  
In own house at Dewdney Trunk Road, Fennel, Mission City, B.C.  
Two Tables, 1 Singer Sewing Machine, 5 Chairs, 1 Bookstand, 1 Kitchen Cabinet, 2 Heating Stoves, 1 Kitchen Stove, 3 Double Beds, Springs and Mattresses, 1 Chest of Drawers, 1 Gramophone, 35 Records, 3 boxes of Carpenter's Tools, 3 boxes of Kitchen Utensils, Farmer's Tools including 1 Spraying Pump, 3 Hoes, 4 Potato Forks, 2 Shovels.
- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.....  
Two Goats.
- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY.....

- LIABILITY
- 1. PERSON
- 2. TRADE
- REMARK

**I, the u  
ected area  
tures, bonds**

I certif  
every descr  
and indirect

Dated

FOR DEPA

- 4. INSURANCE CARRIED ON ABOVE PROPERTY: .....
- 5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: .....
- 6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) .....

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
 Five Ten Dollar Shares, Numbered 66, 1973, 2711, 4484, 4485, of the Pacific Co-operative Union, Mission, B.C.  
 One One Dollar Share numbered 47, of the Pacific Fraser Co-operative Union, Mission, B.C. War Savings Certificates, \$10. and \$5., No. TB540056.

8. BANK ACCOUNTS: \$8.62 in Japan and Canada & TA2771554.  
 Trust Savings Co. 398 Powell St., Vancouver, B.C.  
 9. LIFE INSURANCE: None.  
 "\$11.09 Rec'd by Custodian 17/4/44"

- 10. INTEREST IN ANY ESTATES OR TRUSTS .....
- 11. SAFETY DEPOSIT BOX: .....

LIABILITIES:

- 1. PERSONAL DEBTS: .....
- 2. TRADE DEBTS: .....

REMARKS: .....

**I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.**

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 24th day of March 1942

(Signature) Ichiro Kadoyama

Dorothy M. Chope  
 Witness

FOR DEPARTMENTAL USE I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct. 29/48

*Mulanstee*  
*ph*

File No. 4612

SUMMARY RELATIVE TO CLAIM OF  
Ichiro KADOYAMA - Regn. No. 13160

29th April, 1948.

REAL PROPERTY: Lot 5 of NE<sup>1</sup>/<sub>4</sub> of Sec. 28, Tp. 17, Map 2184, Municipality of Mission, D.N.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimants Valuation</u>	
				950.	
Land	\$492.00	\$370.00		<del>\$992.00</del>	9.417 acres
Improvements	<u>500.00</u>	<u>400.00</u>		<u>800.00</u>	
				1750.00	
	\$992.00	\$770.00	\$756.00	<del>\$1792.00</del>	
				756.00	
		Less sale price		<u><del>741.26</del></u>	(\$756.00)
				994.00	
				<del>\$1050.64</del>	(\$1036.00)

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct. 29/48

*M. J. Stall*  
 10/30

CORPORATION OF THE DISTRICT OF MISSION  
BRITISH COLUMBIA

ASSESSMENT FOR THE YEAR 1943

Mr. I. Kadoyama

ASSESSED OWNER	Nature of Title Deed Holder "D.H." Agreement Holder "A.H." Assignee of A.H. "A.A.H."	DESCRIPTION OF PROPERTY						No. of Lots	Assessed Value per Acre or Lot	Assessed Value Wild Land	Assessed Value Improv'd Land	Assessed Value Improvements	Total Assessed Value of Land & Improvements
		No.	Legal Quarter	Section	Township	Dist.	Lot Block Lot Numbers						
Kadoyama, I.	D.H.	$\frac{11}{6}$	N.E.	28	17	5	9.417	50		492	500	### ✓	

APPEAL TO COURT OR REVISION, MUNICIPAL ACT, Sec.(234). (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongly inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongly entered upon or omitted from the roll, or that any land or improvements has or have been valued too high or too low an amount, or that any land has been improperly classified he may personally or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error omission, and may in general terms state his grounds of complaint, and the court shall either confirm the assessment or direct the alteration thereof.

(2) The Municipal Council, may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

DO NOT REMIT ON THIS STATEMENT

TAX DEMAND NOTES WILL FOLLOW

TAKE NOTICE that you are assessed as above specified for the year 1943 under the Statute.

If you deem yourself overcharged, or otherwise improperly assessed, you or your agent may notify me at the Municipal Hall, Mission City, B.C., by signing notice attached, of such overcharge or improper assessment, at least ten days previous to the first meeting of the Court of Revision, which will be held in the Council Chamber Mission City, B.C., commencing at 10 a.m., February 8, 1943, when your complaint will be tried in conformity with the Statutes.

TAKE NOTICE that I intend to appeal against the above assessment for the following reason, viz:

WILLIAM J. MANSON, Assessor  
Mission City, B.C.

(Signed).....

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct. 29/48

William J. Manson

WJM

R E P O R T  
ON EVACUATED JAPANESE PROPERTY

File No. 4612

MUNICIPALITY:

Date: MAY 15 1942

NAME: KADOYAMA, Ichiro

REGISTRATION NO. 13160

ADDRESS: Fennel Rd., Mission, B.C.

EXHIBIT No. 676 - 6

PROPERTY: Farm

DATE: Sept. 16/48

ACREAGE: 10

FILED BY

KIND OF CROPS: Straws. Rhubarb

G.E.A. Rice

APPROXIMATE ACREAGE OF EACH: 1,  $\frac{1}{2}$

HOUSE: Frame VACANT: OCCUPIED Yes

DESCRIPTION 1 storey ROOF: Shingle

SIZE: 24' x 28' NO. OF ROOMS 4

CONDITION: Fair

OTHER BUILDINGS: Rhubarb house 16' x 20' poor. Woodshed 20' x 20' poor

NAME OF LESSEE OR RENTOR: Luke H. Gilfoyle, Mission

TERMS: \$120 1 yr. lease

WATER: None ON: OFF:

LIGHT: None ON: OFF:

REMARKS:

July 30, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In the house.

Kitchen range. "Rusted out."

" table. (homemade) "NG"

" cabinet. "Built in"

Gramophone & records. "broken"

Bunk & spring. (homemade) "NV"

Heater. "Rusted out"

Bed. "NV"

Chest of drawers. "Home made not worth moving"

Round table. (homemade) "bought direct from Jap"

Homemade cupboard for books.

Mr. Gilfoyle has sold 1 of the goats, had OK from KADOYAMA, he will send in to Custodian's Office \$7.00 which he received for it, and the letter giving him permission to sell. Mr. Gilfoyle bought 5 chairs that are mentioned on the JP. Also 4 hoes, & 4 potato forks.

Sewing machine was taken by owner when evacuated.

In the basement.

High chair. "Bought direct from Jap"

Box. (cont. books) "weathered & NG"

Spray pump. "rusted out"

Platform scale. "stolen"

2 Hand saws. "stolen"

2 Cross cut saws. "Stolen"

Mattock.

Sledge Hammer.

Potato fork. "Purchase by LG"

2 Shovels. "worn out"

Box. (containing cap. tools.) "stolen & box broken"

1 Goat.

Signed:

"J. Moryson"

"H.J. Logan"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct. 29/48

M. J. Moryson JH