

Name of Claimant TAKEUCHI, Yonekichi (File 9410) Case 838  
 for Estate of  
 Custodian File TAKEUCHI, Minoru (File 9612)

<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
					460.00		600.08			600.08

<u>PERSONAL PROPERTY</u>									
Motor Vehicles			Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded & Now Missing	45% of amount in next preceding column		

<u>NETS</u>					
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price

<u>MISCELLANEOUS CHATTELS</u>							
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price

TOTAL RECOMMENDATION 600.08



CASE NO: 838.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,

April 14th, 1948.

IN THE MATTER OF THE CLAIM OF  
ESTATE OF MINORU TAKEUCHI.

PROCEEDINGS AT HEARING.

Original.



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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E  
 (THE HONOURABLE MR. JUSTICE H. I. BIRD, COMMISSIONER).

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Winnipeg, Manitoba,  
 April 14th, 1948.

IN THE MATTER OF THE CLAIM OF  
ESTATE OF MINORU TAKEUCHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the  
 Dominion Government.

S.M. CHERNIACK, Esq., appearing for the  
 Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter (act-  
 ing as check interpreter).

K K. HANADA, Esq.,

Interpreter.

H.M. LANGFIELD, Esq.,

Official Reporter.

30



Y. Takeuchi,  
In Chief.

THE COMMISSIONER: Mr. Cherniack, what is the next case?

MR. CHERNIACK: No. 37, my lord, the estate of Minoru  
Takeuchi.

THE COMMISSIONER: No. 838, Estate of Minoru Takeuchi.

YONEKICHI TAKEUCHI, a witness called on  
behalf of the claimant, being first  
duly sworn, testified through the  
Interpreter as follows:

THE COMMISSIONER: He has the same surname as the deceased's  
estate, has he?

10 MR. CHERNIACK: Yes, he is the father of the deceased.

**Direct EXAMINATION BY MR. CHERNIACK:**

Q Mr. Takeuchi, I show you a written statement:

Was this prepared in accordance with your instructions?

A Yes.

Q Is that your signature? A: Yes, sir.

Q Do you swear the contents to be true to the best  
of your information? A: Yes, sir.

20 MR. CHERNIACK: I will file this as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend, my lord,  
I file the S.S.B. appraisal form.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: Exhibit 1, my lord, sets out this  
property was purchased in 1931 by the witness who  
later gave it to his son, the deceased. It was  
purchased for \$800.00 at which time it was not  
cleared. The witness states in this Exhibit 1 that  
six acres of land were cleared and in crop.

30 The appraisal, Exhibit 2, only mentions five acres



Y. Takeuchi,  
In Chief.

as having been cleared. Exhibit 1 goes on to say that he cleared and cultivated the six acres, that he constructed about one thousand feet of cedar-covered ditching, estimated the cost of the same at \$1800.00. That would be about \$300.00 per acre including the cedar ditching. He states that he erected two packing sheds in 1934 at a cost of \$100.00. The appraisal reports show only one is made. The comment is that no mention is made of the second packing shed. <sup>2</sup>The land was very well suited for both fruit and vegetable and we always got a good crop. The property was very well located. It is 2½ miles from Whonnock on the C.P.R. line and fronts on No. 3 road which is gravelled and is a dead end road. He considers the price of the improvements \$2000.00 at least with the land. The appraisal comments, my lord, are that the crops look fair, the Japanese owner of the property leased it to R. Arkell for \$350.00 for the first year with \$175.00 payable through the Pacific Co-Operative Fruit Union for the location. The assessment of the land is given at \$468.40 by the appraiser and the property was actually sold for \$460.00, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value, the assessed value --

THE COMMISSIONER: I see that is set out in Exhibit 2 as \$850.00.



MR. HUNTER: If that is so, that is correct, my lord.

Q I produce a photograph. Can you tell us what that is a photograph of?

A Yes.

Q What is it? A: Packing shed.

Q This picture of the building which is on the right of the photograph, is that one of your packing sheds, that building there?

10 A Yes, that is one of them.

Q And is this the other at the left hand side of the photograph? A: Yes, sir.

Q And the land down there, that is a picture of one of your fields; or all of them; I don't know.

A Yes, sir.

Q Is that just a part of your land?

A Yes, sir.

Q It doesn't show the date on this photograph of it. It is a photograph showing some of the land of the claimant and one of the packing sheds in the foreground, and another packing shed in the background. I will put that in as Exhibit 3, I think it is.

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THE SECRETARY: Exhibit 3, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HUNTER: I am asking Mr. Shears what would be the latest date it was taken by the Custodian's office, and he has said the latest would be the spring of 1943, although possibly it was taken earlier.

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THE COMMISSIONER: Yes. Anything further, Mr.  
Cherniack?

MR. CHERNIACK: No, my lord, that is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*H.M. Langfield*

"H.M. LANGFIELD"

Official Reporter.

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base 838

DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,  
Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

ACKNOWLEDGED  
*[Signature]*

9612  
9410

37

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

- (1) NAME ESTATE OF:- Takeuchi Minoru (RCMP) Reg. No. 13575  
(Print) Surname Given Name 13569
- (2) Pre-Evacuation Address R.R. No. 1, Whonnock, B.C.
- (3) Present Address Middlechurch, Manitoba, c/o Yonekichi Takeuchi, father of the deceased.
- (4) REAL ESTATE
  - (a) Street Address (if any) Municipality of Maple Ridge, Whonnock, B.C.  
City or Municipality, Province
  - (b) Legal description (lot number, block number, section number, etc.)  
Municipality of Maple Ridge, Lot Thirty-five (35) of Lot Four Hundred and Thirty-two (432) Group One (1) Map One Thousand Two Hundred and Eight (1208) in the District of New Westminster.
  - (c) Type of Real Property (cross out words which do not apply):
    - (i) Farm
    - (ii) ~~Residence~~ Type of business \_\_\_\_\_
    - (iii) ~~Business~~
    - (iv) ~~Any other type of property (describe)~~
  - (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)..... Sole Owner
  - (e) Fair market value at date of sale (estimate this to the best of your ability):
    - (i) Land improved - - - - - \$ 2,000.00
    - (ii) Buildings - - - - - \$ \_\_\_\_\_
    - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ \_\_\_\_\_
    - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2,000.00
    - (v) Amount at which Custodian sold property and credited your account - - - \$ 460.00
    - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,540.00

- (5) PERSONAL PROPERTY
  - (a) Place or places at which property was left by the claimant at date of evacuation \_\_\_\_\_
  - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) \_\_\_\_\_
  - (c) How stored or packed at time of evacuation \_\_\_\_\_

(over)



(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

Farm was registered with Custodian

(e) Itemized description of personal property which is the subject of the claim:

- |     |       |                    |       |
|-----|-------|--------------------|-------|
| 1.  | _____ | Estimated Value \$ | _____ |
| 2.  | _____ | Estimated Value \$ | _____ |
| 3.  | _____ | Estimated Value \$ | _____ |
| 4.  | _____ | Estimated Value \$ | _____ |
| 5.  | _____ | Estimated Value \$ | _____ |
| 6.  | N/A   | Estimated Value \$ | _____ |
| 7.  | _____ | Estimated Value \$ | _____ |
| 8.  | _____ | Estimated Value \$ | _____ |
| 9.  | _____ | Estimated Value \$ | _____ |
| 10. | _____ | Estimated Value \$ | _____ |

TOTAL CLAIM FOR PROPERTY LOSS \$ Nil

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 1,540.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)  
Winnipeg  
(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA )  
Province of Manitoba )  
TO WIT: )

I, Yonekichi Takeuchi, father and next-of-kin of Minoru Takeuchi  
of \_\_\_\_\_ in the \_\_\_\_\_

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City \_\_\_\_\_  
of Winnipeg  
in the Province of Manitoba  
this 25th day of November  
A.D. 1947.

*Y. Takeuchi*  
*[Signature]*  
A Commissioner &c.

A COMMISSIONER FOR OATHS  
My Commission Expires Dec. 16th. 1947

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.



TAKEUCHI, Minoru

Registration No. 13575    Int. File No. 1064

Corner of 3rd Rd. & 25th Ave., Haney, B. C.



There is only two old sheds on this property  
and the frame of another which is back in the  
bush.

EXHIBIT No. 838-3  
DATE 14 apr 1948  
FILED BY J W J Hunter

595

6441



TAKEUCHI, Minoru

Registration No. 13575    Int. File No. 1064

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There is only two old sheds on this property  
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EXHIBIT No. 838-3  
DATE 14 apr 1948  
FILED BY J. W. Hunter

595

6441



Estate of Minoru TAKEUCHI

(Claimant's Name)

REAL ESTATE  
(Farm Land)

13575

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared --- 3½ Cultivated not planted Cultivated and <u>not</u> in crop List Crops		April 1931	do not remember. bought by me and given to my son, Minoru Takeuchi	\$800.00	uncleared heavy bush	none	land and improvements \$2000
Strawberries - 3 acres							
Raspberries - 1 acre	9½ acres						
Rhubarb - 1 acre							
Market garden - 1 acre							
	6 acres						
Total							

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

Description	When Made	Cost
cleared and cultivated 6 acres - time to time - own labour	)	estimated value of own
constructed about 1000 feet of cedar covered ditching	)	labour \$1800.00
<i>planted a few fruit trees</i>		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value - Cost
Packing shed		15 x 18	frame on poles	) 1934	own labour and bought materials -				100.00
Packing shed		12 x 18	frame on posts	)					

EXHIBIT No. 838-1  
DATE 14 apr 1948  
FILED BY D. M. Cherniack

Comments re Appraiser's report not covered by above information: No mention of second packing shed.

COMMENTS: The land was very well suited for both fruit and vegetables and we always got a good crop. The property was very well located. I consider the valuation of the appraiser to be much too low and I feel that the fair market value at date of sale was at least \$2000.00

Y. Takeuchi  
Signature



# Farm Appraisal Report

File No. JL-134

Land Description Lot 35 of Lot 432, Gp.1, Map 1208, N.W.D.

Containing 9.67 Acres

Owner's Name TAKEUCHI, Minoru Post Office Address R.R.#1, Whonnock, B.C.

Nearest Rail Point Whonnock - C.P.R. Distance 2 1/2 miles

Market Town Pacific Co-op.Fruit Union & New Westminster Distance 27 "  
Mission truck pick up.

Church (give denomination) Protestant. Distance 2 1/2 "

Nearest School Whonnock Public School-2 1/2 miles; Bus to Hane High School Distance 7 "

State how property was identified: Two corner posts located, & map and road check.

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

Property fronts on No. 3 Road, gravelled, a dead end road.

Is this district a good one? Poor; too much uncleared land.

Employment opportunity Poor, extremely limited.

Predominating Nationality and religion: British, Protestant, with Japanese and Finns predominating.

Describe Fencing and its condition: Nil Value \$

Water supply: None. Possible to obtain water at 15' to 20'. Value \$

### BUILDINGS ON FARM

9612-9410

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE <u>None</u>	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
ORANARY	X							
Packing Shed	15 x 18	Frame	8'	Shke.	10	poles on ground	Fair	nil
	X							
	X							

Total present day value \$ nil

Total Value Buildings add to farm \$

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

Describe the basement and chimneys:                                 

No. rooms downstairs?                          Upstairs?                          How finished                         

Are buildings painted?                          Condition of paint                         

Distance from nearest bush                         

EXHIBIT NO. 838-2  
DATE 14 April 1948  
FILED BY S.M. Cherniack

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
5.00	Gently sloping to the South	10" to 12" Lt. loam to gravelly loam.	Hard-pan clay	Small fruits, etc.	75.	375.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
4.67	Gently sloping to the South	10"-12" Lt. l. to grav. lm.	Hard- pan clay	Lt. bush - no merchantable timber.	150.00 per acre	20.00
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 \$ 468.40

Total added by buildings to value of farm \$ nil

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

Total value of farm \$ 468.40

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

Crops look fair and Japanese owner still in occupation but property leased to R. Arkell for \$350.00 for this year and \$150.00 a year for the duration;

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

Small fruit and poultry. There are no buildings on this parcel except 12x18 packing shed of nil value.

Noxious weeds:

Canadian thistles bad.

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

Maple Ridge Municipality, Haney, B.C.  
Land assessed at \$700.00  
Improvements at 150.00  
1942 Taxes-\$24.52  
\$850.00

Date: 22nd May 1942.  
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 20th day of May 1942.

Inspector's Signature

"L.B. PLUMBLY"

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



JL-134 - M. TAKEUCHI

# Farm Appraisal Report

Remarks:

This property is worked jointly with Lot 34 and is rented to a white man named Robert Arkell, for \$350.00 for this year; half payable through the Pacific Co-operative Fruit Union and on the two lots combined the rental is \$600.00 for this year, and then \$300.00 a year for the duration. The Japanese owners state they only receive half the rental down advanced by Co-operative and the balance is paid out of crop shipped; the tenant is now wondering what he is to live on while working the land and lifting the crop; at present he is living some distance away but intends moving into the house as soon as the Japanese family move out.

### (FOR ORCHARD LANDS ONLY)

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

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

NIL

### ORCHARDS, SMALL FRUITS, ETC.

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

		<u>Present Value</u>
1.84	acs. strawberries, 1st & 2nd year planting.	\$
.75	" new planting straws.	
.60	" raspberries	\$ Included
.65	" rhubarb	\$ in
.30	" spuds	\$ Land Value
.74	" fallow	\$
.12	" clear-Thistles.	\$
<u>5.00</u>	"	\$
	Balance bush.	\$
		\$
		\$
		\$
		\$
		\$
		\$
		Total \$

Amount fruit trees add to value of farm \$

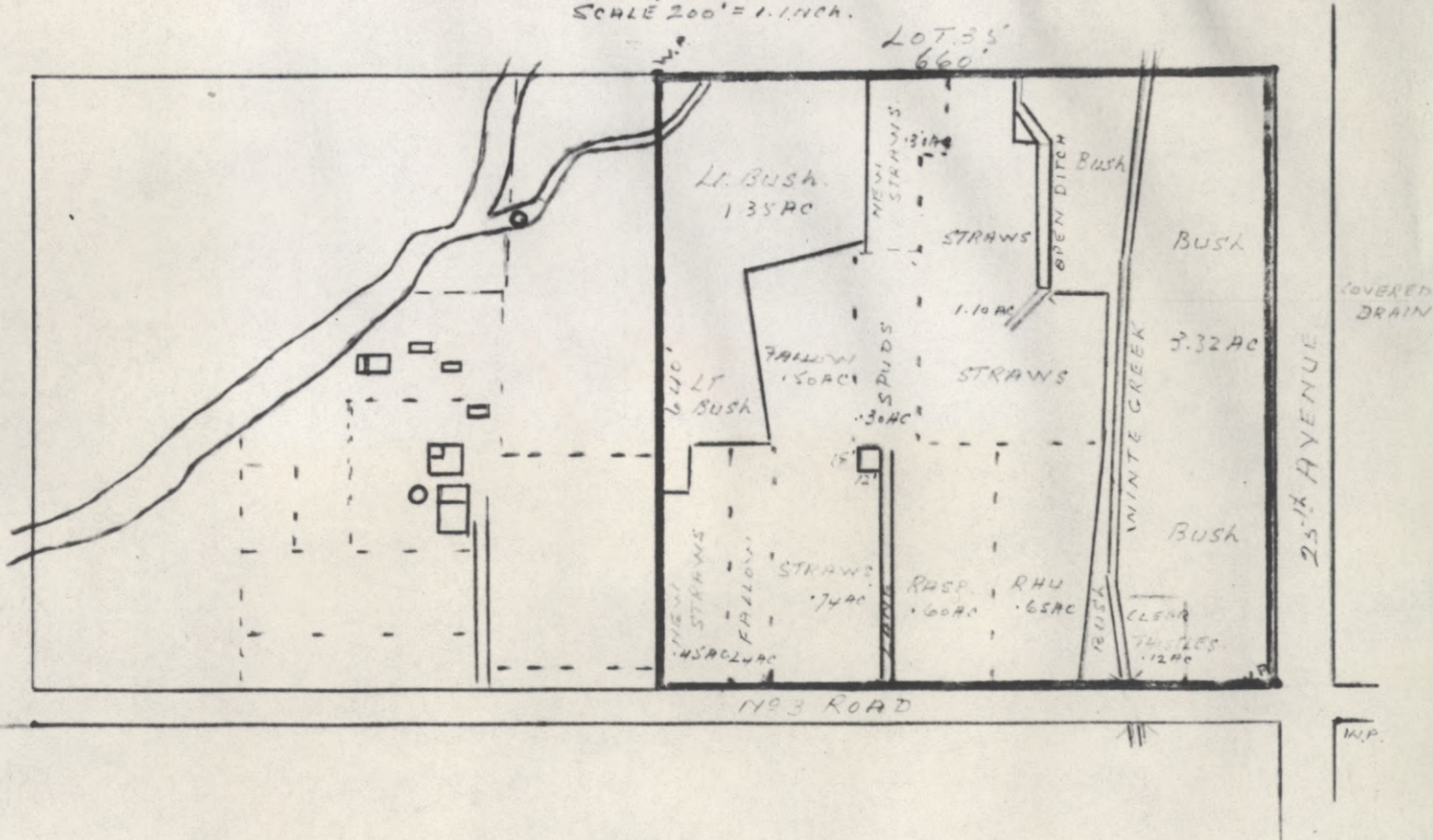


### Diagram of Property

MINORU TAKEUCHI, WILMINGTON, BC.  
Lot 35 of Lot 432, GHI MAP 1208, N.W.D.

N

SCALE 200' = 1" INCH.



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

value is \$ 450.00

Date 26th May 19 42.

"I.T. BARNET"

District Superintendent.



# 17