

Name of Claimant

TAKEUCHI, Yonekichi

Case 839

Custodian File

9410

<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
					818.		948.80			948.80
<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		
						% of Total	Amount			
<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			
			46%	250.60				115.27	115.27	
TOTAL RECOMMENDATION										1064.07

CASE NO: 839.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,

April 14th, 1948.

IN THE MATTER OF THE CLAIM OF

YONEKICHI 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).

10

Winnipeg, Manitoba,
 April 14th, 1948.

IN THE MATTER OF THE CLAIM OF
YONEKICHI 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 (acting
 as check Interpreter).

K. HANADA, Esq., Interpreter.

H. M. LANGFIELD, Esq., Official Reporter.

30

Y. Takeuchi,
In Chief.
Discussion.

MR. CHERNIACK: This is the next case, my lord. He was the witness in the last case. It is No. 40, and we have just done No. 37. I ask leave to amend, my lord.

THE COMMISSIONER: Yes.

MR. CHERNIACK: The valuation is the same, the gross price is the same, -- \$3.00 more than is shown.

THE SECRETARY: Case No. 839, Yonekichi Takeuchi.

MR. CHERNIACK: The gross sale is the only change,
10 \$818.00.

THE COMMISSIONER: \$800.00.

MR. CHERNIACK: And 18, my lord. And the loss, \$3,682.00.

THE COMMISSIONER: Yes.

MR. CHERNIACK: The personal property, \$250.60, my
lord.

THE COMMISSIONER: All right.

YONEKICHI TAKEUCHI, the claimant herein,
being first duly sworn, testified
as follows:

20 DIRECT EXAMINATION BY MR. CHERNIACK:

Q I show you a typewritten statement. Were these prepared at your instructions? There are two statements here, my lord.

A Yes.

Q Are these your signatures? A: Yes.

Q You swear the contents to be true to the best of your knowledge and belief? A: Yes.

Q I will file as Exhibit 1, my lord, the real estate statement. Exhibit 1.

30

(STATEMENT MARKED EXHIBIT NO. 1).

Y. Takeuchi,
In Chief.

MR. CHERNIACK: On behalf of my learned friend, my lord,
I file the S.S.B. appraisal reports, Exhibit 2.

(APPRAISAL REPORTS MARKED EXHIBIT NO. 2).

MR. CHERNIACK: And I might file as well the chattel
statement as Exhibit 3. It has already been
identified.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. CHERNIACK: Exhibit 1, my lord, sets out that the
claimant purchased $9\frac{1}{2}$ acres from F.B. Martin in
10 1918 for one thousand dollars, at which time the
property was uncleared and consisted of heavy
bush. He cleared over five acres of land, my
lord, and he sets out the crop on those five
acres and the fact that two of these acres are in
pasture leaving four acres uncleared. In
addition to that he erected one thousand feet
of cedar covered ditching. He dug two wells,
and planted 28 mixed fruit trees. He further
constructed about 600 feet of barbed wire fencing.
20 He describes the buildings and the years in which
they were built and in the final column gives his
estimate of the cost of building same. May I
point out to your Lordship that the form, the
appraisal report, Exhibit 2, errs in certain
respects in regard to the ages of the buildings.
The barn which was built in 1940 is shown as
nine years old. The hen house which was built
in 1938, that is the No. 5 item on Exhibit 1,
my lord, is shown as 15 years old. The woodshed,
30 which was built in 1933, is shown as 20 years old.

Y. Takeuchi,
In Chief.

And the rhubarb forcing shed built in 1928 is shown as 20 years old. One additional comment, my lord, the appraisal sets out, "Part of house was new addition 2 years ago costing \$300.00; remainder of house old and in poor shape."

No doubt he will be prepared to tell us at a later date how he arrived at that amount. The claimant states that the cost was \$800.00 in Exhibit 1.

10 There is a difference of about one acre between the two exhibits as to the clearing. The exhibit 2 shows 4.6 acres cleared and Exhibit 1 shows

5½ acres cleared. The cost of clearing is shown in Exhibit 2 as \$150.00 per acre and there is a note here that the property is leased to Robert

Arkell who also leased the property, you will recall, which belonged to the claimant's son. The notation is, "This property leased to Arkell, \$150.00 a year for the duration". The comment on

20 Exhibit 1, my lord, "The buildings are much newer than as shown in the appraisal and several buildings are not mentioned. I always found the land quite good and had a good revenue-bearing crop at all times. The buildings were in fairly good shape. I think the appraisal was much too low and that the fair market value at date of sale was at least \$4500.00".

THE COMMISSIONER: There is a very wide range then between the claimant's views and those of the appraiser.

30 MR. CHERNIACK: Yes, my lord. It is one of many such

Y. Takeuchi,
In Chief.

cases I would say. Turning to the chattels now,
my lord, Exhibit 3 sets out in full the items for
which he is claiming. He states as to the goods,
"All the above was stored in the rhubarb forcing
shed and the door was locked and I kept the key.
I did not give anyone permission to use any of
them nor left them in anyone's care. I never
received any of the above goods. I mistakenly
placed the cost price opposite the above items
10 when I made my claim. I have now depreciated them
according to their use and I feel that the above
estimates are correct."

THE COMMISSIONER: Have you an analysis of this claim,
Mr. Hunter?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Are you putting in the analysis,
Mr. Cherniack?

MR. CHERNIACK: Only if my learned friend wants me to.

THE COMMISSIONER: Well, I would like to have you do so,
20 and I find it helpful.

MR. CHERNIACK: Then I will file on behalf of my
learned friend the analysis which is No. 4, is it?

THE SECRETARY: Exhibit No. 4.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. CHERNIACK: You will note, my lord, that the analysis
does not give the inventory taken. My learned
friend has produced it from his file and I will
file it as an exhibit. I had not seen it before.
And I am not sure of these items.

30 THE COMMISSIONER: Made by the Custodian or by the

Y. Takeuchi,
In Chief.

claimant?

MR. CHERNIACK: By the Custodian's representative,
Mr. J. Morrison. There was apparently some
correspondence with the Custodian, my lord. My
learned friend may or may not have it. Resultant
on that inventory and as a result of the corres-
pondence, there was a letter of November 17th,
1942, written by the Custodian to the claimant,
which I will file. There is a reference to a
10 certain fruit sprayer which the tenant had not
seen. The letter reads in part, "The tenant on
your property has not seen it and is positive you
took it with you. However, as you say, it is in
the root house our men have placed a new padlock
on the door, and if it is there you may consider
it safe". My conclusion is, therefore, that there
was no inventory taken at the time that letter
was written.

THE COMMISSIONER: Well it is a fair inference to say
20 that they looked for it and couldn't find it.

MR. CHERNIACK: Well I say in this letter they say
they are putting a lock on the door, and that
therefore the claimant may consider that it is
safe. But that is only a conclusion.

THE COMMISSIONER: When was the claimant evacuated
from the property or from the protected area?

MR. HUNTER: The 12th of September, 1942.

THE COMMISSIONER: Well this inventory was made before
he left.

30 MR. HUNTER: Yes, although I think he was in Hastings

Y. Takeuchi,
In Chief.
Discussion.

Park at the time.

THE COMMISSIONER: Oh, I see.

MR. HUNTER: My lord, there is a better inventory and it is acknowledged by the claimant showing he agrees it is correct, showing that there are certain things missing, two jars of fruit and some rough lumber.

MR. CHERNIACK: If you want to file that in preference to the other one, it will be all right.

10 THE COMMISSIONER: Are you content to file that?

MR. CHERNIACK: Yes, oh yes.

THE COMMISSIONER: Well I think that is better.

MR. CHERNIACK: This is a list, my lord, signed by the claimant and attached to a memorandum which lists the items as my learned friend has stated they were.

THE COMMISSIONER: Well, that document will go in as Exhibit 5, and we will hand back the other Exhibit 5 to the Custodian. So you had better mark this one Exhibit 5.

20 THE SECRETARY: Thank you.

(SUBSTITUTION MARKED EXHIBIT NO. 5).

MR. CHERNIACK: Just one more question, if I may:

Q Witness, on this chattel form you stated, "Heater purchased in 1941, new, for \$35.00," and you state further that the heater was locked in the rhubarb forcing shed. Was there any other heater on the premises which was not locked up?

A The one in the root house and two in the house.

Q Thank you.

30 MR. HUNTER: It is submitted, my lord, that the real

Y. Takeuchi,
Discussion.
Cross-Exam.

property was sold for its fair market value. I don't know what to say about the heater, my lord. It looks as if it probably refers to another heater if the one claimed is for 35. They deteriorate very rapidly. But subject to that comment, I suggest, I submit that it was sold for its fair market value. It is submitted that the prices claimed for goods not sold by the Custodian are excessive. There--

10 THE COMMISSIONER: There seems to be a good many of these chattels lost by theft, Mr. Hunter.

MR. HUNTER: Yes. And it is submitted that much of the property was left under the custody, management and control of some person other than the Custodian, and that only those that came under the custody, control and management of the Custodian are within the terms of reference.

CROSS-EXAMINATION BY MR. HUNTER:

20 Q I show you a typewritten list of chattels which purport to be those included in the list made between yourself and Arkell. It is apparently taken from Mr. Arkell, and says at the bottom, "The above signed by both parties." Is that a true list? A: Yes, sir, that is all.

Q Thank you. I put that in as Exhibit 7, is it?

THE SECRETARY: No. 7.

(LIST MARKED EXHIBIT NO. 7).

30 MR. HUNTER: The reason I made my last submission, my

10 lord, is that at the time this property was being originally inventoried, well some things were not found. Two of them were, the jars of fruit and the rough lumber, and the sprayers were still missing, they never found it. The tenant alleged he had seen the claimant walking off with it. Whether that is so, I can't say. ~~T~~But at the time this tenant, the claimant's tenant, left, which he did without telling the Custodian until after he had left and when they went to put their own tenant in, these shortages were discovered. And it is submitted that the shortages were caused due to the neglect of the claimant's own tenant. When I say that, I mean all the shortages except the sprayer which disappeared at another time. Also when I say that, at this moment I have not the exact moment when the Custodian's tenant was put in, and if the interval was too long, it would rather tell against my submission. I will
20 hope to have more details on that later.

THE COMMISSIONER: Very good.

MR. CHERNIACK: My lord, might I point out that the last exhibit filed by my learned friend mentions only one item. And my submission is that that is the one sold for \$1.00. And that items for which we are claiming were locked in the rhubarb shed and subsequently the Custodian's own lock was placed on it. It is my submission that this was never put in the care of a tenant. May I also
30 draw your attention to the last line, "It was

Y. Takeuchi,
Discussion.

found that the tenants had moved hurriedly to
Vancouver Island."

THE COMMISSIONER: Well that concludes our list for
today, does it?

MR. HUNTER: Yes, my lord.

MR. CHERNIACK: Yes, my lord.

THE COMMISSIONER: Yes, I think we have gone far enough
for the one day.

(Witness aside)

10

(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.

20

30

Case 839

NOV 28 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

9410

Wff

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

- (1) NAME TAKEUCHI Yonekichi (RCMP) Reg. No. 13569
(Print) Surname Given Name
- (2) Pre-Evacuation Address P. O. Box 185 Whonnock, B.C.
- (3) Present Address Lot 12 Middlechurch, Manitoba
- (4) REAL ESTATE
 - (a) Street Address (if any) Jackson Rd., Albion, B.C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
Lot 34 of Lot 432 Group 1 Map 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 - - - - - \$ _____
 - (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) - - - - - \$ 4,500.00
 - (v) Amount at which Custodian sold property and credited your account - - - \$ 818.00
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3,682.00
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation
Jackson Road, Albion Rd., (Root House)
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Root House
 - (c) How stored or packed at time of evacuation Boxed and stored in Root House (18' x 24' house)

(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")

Registered with Custodian who advised that he had padlocked root house.

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

- | | | | |
|-----|----------------------|--------------------|--------|
| 1. | As per attached list | Estimated Value \$ | 324.65 |
| 2. | | Estimated Value \$ | |
| 3. | | Estimated Value \$ | |
| 4. | | Estimated Value \$ | |
| 5. | | Estimated Value \$ | |
| 6. | | Estimated Value \$ | |
| 7. | | Estimated Value \$ | |
| 8. | | Estimated Value \$ | |
| 9. | | Estimated Value \$ | |
| 10. | | Estimated Value \$ | |

TOTAL CLAIM FOR PROPERTY LOSS \$ 324.65

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) - - - - - \$ 4,009.65

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

Winnipeg

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 of the Municipality
of Middlechurch in the Province of Manitoba

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 18th day of November)
A.D. 1947.)

Y. Takeuchi
A Commissioner &c.

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.

List 1

(e) Itemized description of personal property etc.

<u>Kitchen Equipment</u>	<u>Value</u>
Heater	\$35.00
Pots and Pan	40.00
6 chairs	3.60
20 doz pickling jars	14.05
 <u>Farm Tools</u>	
200 feet stumping cable	20.00
2 blocks	15.00
Logging chain 3 lengths	15.00
4,000 feet lumber	80.00
sprayer	15.00
 <u>Miscellaneous</u>	
1 vol. of 12 Jap. books	12.00
set of 12 educational books	30.00
2 books of travlogue	15.00
Baseball and equipment complete	30.00

Total

~~324.65~~

250.50.

Y. TAKEUCHI

(Claimant's Name)

REAL ESTATE
(Farm Land)

13569

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 4 acres Cultivated not planted Cultivated and not in crop List Crops							
Strawberries 1 acre	9 1/2	1918	F. B. Martin	1000.00	Uncleared heavy bush	1 shack 8 x 12	Land and improvements \$4500.00
Asparagus 1 acre							
Raspberries 3/4 acre							
Blackberries 1/4 acre							
Rhubarb 1/4 acre							
Market garden 1/2 acre - Balance pasture about 2 acres Total 5 3/4 acres							

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

Description	When Made	Cost
Cleared over 5 acres		
Erected about 1000 feet of cedar covered ditching		
Dug 2 wells 18 feet		
Planted 28 mixed fruit trees - Constructed about 600 feet of barbed wire fencing		

EXHIBIT No. 839-1
DATE 14 April 1948
FILED BY Sm. Cherniack

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value lost
1. House and addition	2 storey 9 rms 30 x 44		Frame on cedar blocks & addition on cement blocks	1921	own and hired labour & bought materials				1200.00
			V joint finish addition shingle & shiplap outside	1940	"	"	"	"	800.-
2. Barn	18 x 22		Frame on cedar blocks	1940	"	"	"	"	500.00
3. Wood shed & bath house	24 x 24		Shiplap on poles	1933	"	"	"	"	300.00
4. Garage	12 x 16		Rough lumber & tin roof	1935	"	"	" rough materials		50.00
5. Chicken house	10 x 12		Frame on cedar posts	1938	own & "	"	" bought materials		25.00
6. Rhubarb forcing shed	18 x 24		logs- shiplap floor	1928	"	labour and bought flooring materials			150.00
7. Brooder House	12 x 14		Frame on runners	1933	"	"	" bought materials		50.00
8. Original Shack									

Comments re Appraiser's report not covered by above information: The buildings are much newer than as shown in the appraisal and several buildings are not mentioned.

Comments - I always found the land quite good and had a good revenue bearing crop at all times. The buildings were in fairly good shape. I think the appraisal was much too low, and that the fair market value at date of sale was at least \$4500.00.

Y. Takeuchi

Signature

BC-170-P
BC-2980-B

Farm Appraisal Report

File No. JL-133

Land Description Lot 34 of Lot 432, Gp.1, Map 1208, N.W.D.

Containing 9.67 Acres

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

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

Market Town Pacific Co-op. Fruit Union; & New Westminster truck collection. Distance 27 "

Church (give denomination) Protestant - Whonnock, B.C. Distance 2 1/2 "

Nearest School Whonnock Public School - 2 1/2 miles; Haney High School by bus - 7 "

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

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

Property fronts on No.3 Rd., gravelled, which comes to dead end at this holding.

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

Employment opportunity Extremely limited.

Predominating Nationality and religion: British, Protestant, with Japanese & Finns predominating in immediate area.

Describe Fencing and its condition: 3 B.W. around pasture Value \$ Included

Water supply: Two dug wells 18'; one goes dry, but one in gully Value \$ Land Value constant.

BUILDINGS ON FARM

9410

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE & addn.	30 x 44	Frame	1 1/2 st.	Pt.shk. " shg.	20	Cedar bk. Cem.blk.	fair good	500.00
BARN	18 x 20	"	10'	Shke.	9 yr.	Cedar blks.	fair	100.00
ADDN.	9 x 20	"	10'	"	"	"	"	
BARN	9 x 12	"	8'	"	15"	Cedar posts	poor	nil
CRANARY	30 x 30	Pole & shake	10'	"	20"	Cedar poles	fair	50.00
& Bath hse.	18 x 24	Log	8'	"	20"	Log	poor	nil

Electric light installed to house.
Telephone also.

Total present day value \$ 650.00

Total Value Buildings add to farm House & Barn \$ 450.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Part of house was new addition 2 years ago costing \$300.00; remainder of house old and in poor shape. \$

Describe the basement and chimneys: Two brick chimneys on brackets.

No. rooms downstairs? 6 Upstairs? 3 How finished Wood lined.

Are buildings painted? No. Condition of paint -

Distance from nearest bush 200' nearest bush.

EXHIBIT No. 839-2
DATE 14 April 1948
FILED BY D.W. Chumack

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
4.60	Gently sloping to South	10" to 12" Lt. loam to gravelly loam.	Hard-pan clay.	Small fruit and asparagus, etc.	75.00	345.00
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.						
3.80	Undulating	10" lt. gravelly loam.	Hard- pan clay	Lt. bush & heavy stumps, logged off land.	150. per acre up	10. 38.00
Area Unsuitable for Cultivation.						
1.27	Deep gulley and ravines			No merchantable timber	nil	

Total value of Land \$ 383.00

Total added by buildings to value of farm \$ 450.00

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

Total value of farm \$ 833.00

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

Japanese family still in occupation - property leased to Robert Arkell for \$250.00 for this year including crop, & \$150.00 a year for duration.

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

Small fruits and poultry.

Noxious weeds:

Canadian thistles are bad.

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

Maple Ridge Municipality, Haney, B.C.
1942 Taxes - \$27.41.

Land assessed at \$600.00
Improvements at 700.00
\$1300.00.

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 20 day of May 1942.

Inspector's Signature

"I. B. PLUMBLY"

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

JL-133- Y.TAKEUCHI

Farm Appraisal Report

Remarks:

This property owned by the Father and worked in conjunction with the son's lot 35; the rental on this holding for this year is \$250.00, half payable by Co-operative Union and balance as crop is shipped; after 1942 the rental is \$300.00 a year or \$150.00 for each lot for the duration.

Property situated at end of No. 3 Road and is in a poor locality, mostly operated by Japanese and Finnish families; land is stoney in places but drainage is necessary owing to hard pan clay sub-soil.

(FOR ORCHARD LANDS ONLY)

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

Land slopes gradually to the North with nice Southern exposure.

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.)

Present Value

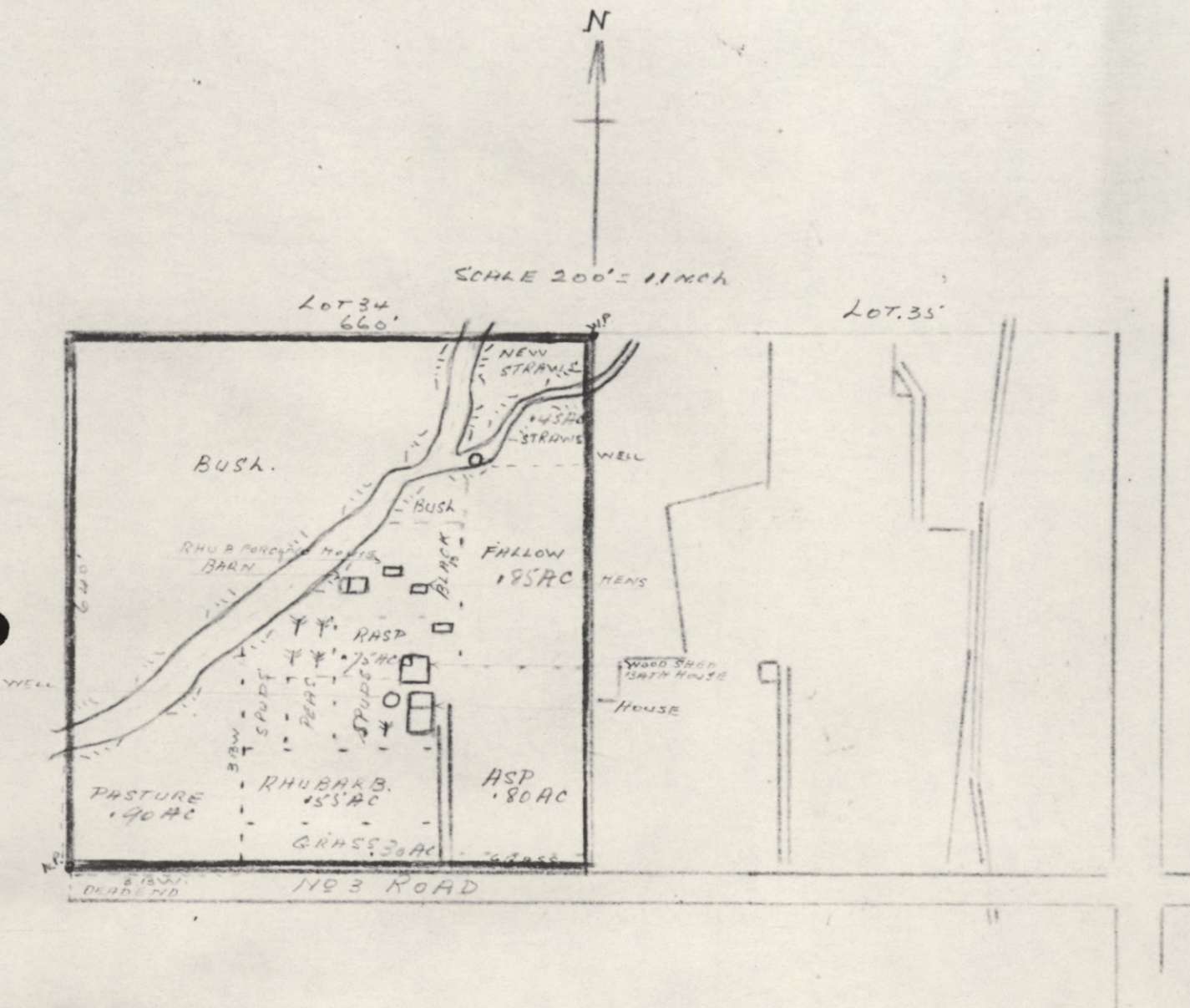
12 apple; 12 prunes; 2 cherry & 2 pear trees.	\$)	
.45 acs. new planting strawberries.	\$)	
.80 " asparagus	\$)	Included
.75 " raspberries, peas & spuds.	\$)	
.55 " rhubarb.	\$)	in
.85 " fallow.	\$)	
.90 " grass pasture.	\$)	land value
.30 " hay.	\$)	
4.60 " clear	\$)	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

YONEKICHI TAKEUCHI WHONNOCK B.C.
LOT 34 of LOT 432. G.I. MAP 1208. N.W.D



Following careful review of this appraisal report, it is my opinion that the present value is \$ 800.00

Date 26th May 19 42.

"I.T. BARNET"
District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. _____

EXHIBIT No. _____

NAME Yonekichi TAKEUCHI

REG. No. _____

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>May 18/42</u> EVACUATION <u>Sept. 12/42</u>	TAKEN BY _____ DATE _____					
Declared JP May 18/42		<u>Kitchen Equipment:</u>				
<u>In Barn:</u>		Heater	35 00	1 00		
3 cultivators		Pots and Pan	40 00			
2 ploughs		6 Chairs	3 60			
farm implements, etc.		20 Doz. pickling jars	14 05			
<u>In House:</u>		<u>Farm Tools:</u>				
furniture) \$250.		200 feet stumping cable	20 00			
kitchen)		2 blocks	15 00			
		Logging chain 3 lengths	15 00			
		4000 feet lumber	80 00			
Declared Aug. 17/42		sprayer	15 00			15
<u>Memo on File.</u>						
2 Barrels of empty jars (180 bottles)		<u>Miscellaneous:</u>				
1 Fruit sprayer		1 vol. of 12 Jap books	12 00)
lumber (rough).		set of 12 educational books	30 00)
		2 books of travlogue	15 00) 57
		Baseball and equipment complete	30 00)
		<u>Total:</u>	<u>324 65</u>			<u>72</u>
		<u>Other Sales:</u> <i>Reduction</i>	<i>74 05</i>			
			<i>250 60</i>			
		Other farmtools		<u>9 60</u>		
				<u>10 60</u>		
		<u>Recap:</u>				
		Claim on goods sold	35 00	1.00	- Amt. of Sale.	
		Claim for goods not found by Custodian	72 00			
		Claim on Missing goods	<u>217 65</u>			
			324 65	1 00		
		Claim . . (324.65-1.00)	<u>323 65</u>			

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
				NO RECORD AT ANYTIME <i>Reduced by</i>				
1.00				5 - 20 -		40 00 3 60 14 05		On his departure from the Protected Area Yonekichi TAKEUCHI leased his house, including a no. of chattels, to Mr. R. Arkell who retained lease until Sept. 30/43
				20 -		20 00 15 00 15 00 80 00		Aug.17/42 among other things TAKEUCHI declared to one of our representatives at Hastings Park that he left a fruit sprayer on this land. See Memo of Nov.11/42 - from Custodian agents- "We contacted Mr. Arkell, lessee, who is positive that the owner took the sprayer with him when he evacuated, as he (TAKEUCHI) was seen with it on his back by Mr. Arkell. "There seems to be no doubt about this matter as far as Mr. Arkell is concerned." This sprayer was never found by Custodian.
			15 00					
				4 -				Aug.11/42 - Y. TAKEUCHI wrote asking for shipment of certain goods including books. He was notified to place his request for shipment through the Department of Labour - there is no further reference to these goods on file.
			57 00	10 - 5 -				
				10 -		30 00		Concerning remainder of goods - many of these goods were in the house when inventory was taken by Custodian fieldmen. When our fieldmen entered the house to remove chattels to auction they found the house empty and only farm implements scattered about the property. The salable portion of these were removed and sold at auction for \$10.60. It was found that the tenants had moved hurriedly to Vancouver Island - (see Memo of Feb. 21/45.)
			72 00			217 65		
				<i>74 05</i>				

1.00 - Amt. of Sale.

B. Macmillan

EXHIBIT No. 839-4
DATE 14 April 1948
FILED BY B.M. Cherniack

Y. TAKEUCHI

(Claimant's Name)

PERSONAL CHATELS

13569

Reg. No.

<u>Description of Major Items</u> (and particularly of goods lost, stolen or destroyed)	<u>Approximate</u> <u>Date Purchase</u>	<u>New or Used</u> <u>When Purchased</u>	<u>Price Paid</u>	<u>Condition when</u> <u>Evacuated</u>	<u>Estimated value</u> <u>at Date of Evacuation</u>
Heater	1941	New	35	good	30.00
Pots and pans	time to time	"	40	fair	20.00
6 chairs	1938	"	7.20	good	3.60
20 doz. pickling jars	1932	"	28.00	fair	14.00
200 feet cable	1932	"	20.00	fairly good)	
2 blocks	1932	"	15.00	" "	30.00
Logging chain 3 lengths	1932	"	15.00	" "	
4000 feet of lumber	1941	"	80.00	new	80.00
Sprayer	1940	"	32.00	"	15.00
Set of 12 educational books (encyclopaedia)	1933	"	30.00	good	20.00
1 Vol. of 12 Jap books	1935	"	12.00	"	8.00
2 books of travelogue	1935	"	15.00	"	10.00
Complete baseball equipment	1939	"	30.00	"	20.00
					<u>250.60</u>

Description of Storage of Goods: All the above was stored in the Rhubarb forcing shed and the door was locked and I kept the key. I did not give anyone permission to use any of them nor left them in anyone's care. I never received any of the above goods.

General Statement as to Chattels not Described above: I mistakenly placed the cost price opposite the above items when I made my claim. I have now depreciated them according to their use and I feel that the above estimates are correct.

Additional Comments, if any:

EXHIBIT No. 839-3
DATE 14 April 1948
FILED BY D. M. Cherniack

Y. Takeuchi
Signature

File No. 9410

Hastings Park,
August 17, 1942.

MEMORANDUM

TO: Mr. H. F. Green

FROM: Mr. Spain

RE: TAKEUCHI, Yonekichi No. 13569
Your letter 15th instant

The above man has been contacted, and enclosed find the signed list of chattels as requested. He informs us the following articles are omitted on the list.

2 Barrels of empty jars (180 bottles)
1 Fruit Sprayer

In addition he also has lumber (rough) stored in the big barn along with the rest of the chattels.

GBS/ECT
ENCLOSURE

Geo. B. Spain
George B. Spain

EXHIBIT No. 839-5
DATE 14 April 1948
FILED BY R-m. Cherniack

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 18 1942

✓

File No: 9410

August 15, 1942

NAME: TAKEUCHI, Yonekichi, #13569

REG. NO: 13569

LIST OF CHATELS AT 3083 THIRD ROAD, WHONNOCK, B. C.

IN HOUSE (being used)

dining table

IN BARN (being used and signed for)

- plow (new)
- cross cut saw
- 2 cultivators (horse drawn)
- hand cultivator
- 2 wheelbarrows

IN ROOT HOUSE (boarded and locked)

- 2 beds
- 8 kitchen chairs
- box (cont. kitchen utensils)

ROOT HOUSE (cont'd)

- 3 ctns. (contents unknown)
- shrine
- table (small)
- 6 baseball gloves, and chest protector
- cross cut saw
- axe
- potato digger
- doll buggy
- 100' $\frac{1}{2}$ " cable
- heater (large)
- tether chain
- cord of cut wood
- shoe last
- quantity of $\frac{3}{4}$ " cable
- 2 pulleys and chains
- 6-gal. stone crock
- peavey
- bdle. garden tools

LIST OF CHATELS INCLUDED IN LEASE BETWEEN Y. TAKEUCHI of WHONNOCK and R. ARKELL

- | | |
|-----------------------------|--------------------|
| 3 garden hoes | 6 sickles |
| 2 rakes | 1 scales |
| 2 horse cultivators | 2 wheelbarrows |
| 2 plows | 8 raspberry tins |
| 1 hand cultivator (planter) | 1 heater |
| 2 mattocks | 100 berry trays |
| 1 scythe | 1 dresser |
| 3 berry planting spoons | 1 chest of drawers |
| 2 shovels | |

This represents all my chattels remaining in protected area of British Columbia.

Please sign and return one copy to the Custodian.

Confirmed:

DATE: 22 Puffley

SIGNED: y. takeuchi

9410

17th November, 1942.

Mr. Yonekichi Takeuchi, #13569,
Slocan, B.C.

Dear Sir:

re: Chattels.

In reply to your letter of October 29th we have to advise that our field men have located the two barrels of jars and the quantity of rough lumber on your property at Whonock, but are unable to find the fruit sprayer. Mr. Arkell, the tenant on your property, has not seen it and is positive you took it with you. However, as you say it is in the root house our men have placed a new padlock on the door, and if it is there you may consider it safe.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

EXHIBIT No. 839-6
DATE 17 April 1948
FILED BY S.M. Cherniack

9611
9410

LIST OF CHATTELS INCLUDED IN LEASE BETWEEN

TAKEUCHI, Y. of Whonock and R. Arkell.

- 3 Garden hoes
- 2 Rakes
- 2 Horse cultivators ✓
- 2 Plows ✓
- 1 Hand cultivator (planter) ✓
- 2 Mattocks
- 1 Scythe
- 3 Berry planting spoons
- 2 Shovels ✓
- 6 Sickles
- 1 Scales
- 2 Wheelbarrows 1
- 8 Raspberry tins
- 1 Heater
- 100 Berry trays
- 1 Dresser
- 1 Chest of drawers

The above signed by both parties

EXHIBIT No. 839-7
DATE 14 apr 1948
FILED BY J. W. G. Hunter