Name of Claimant TAKAHASHI, Tetsuo Case 586

Custodian File 8634

REAL PROPERTY

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 % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					995.00		550.95				550.95

PERSONAL PROPERTY

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 & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

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	

MISCELLANEOUS CHATTELS

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	
24.00	3.25	.97	13.54	45.00	6.09			7.06

TOTAL RECOMMENDATION	558.01

CASE NO: 586.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 18th, 1948.

IN THE MATTER OF THE CLAIM OF

TETSUO TAKAHASHI.

PROCEEDINGS AT HEARING.

Original .

CASE NO: 586.

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 L.H. STACK, SUB-COMMISSIONER).

Lethbridge, Alberta,
August 18th, 1948.

IN THE MATTER OF THE CLAIM OF
TETSUO TAKAHASHI.

PROCEEDINGS AT HEARING.

APPEARANCES:

G.E.A. RIDDE, Esq., K.C.,	appearing for the Dominion Government.
W.E. HUCKVALE, Esq.,	appearing for the claimant.

MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

THE SECRETARY: Case No. 586, Tetsuo Takahashi.

TETSUO TAKAHASHI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Takahashi, you have a claim respecting some farmland in British Columbia?

A Yes.

Q And that lot was described as Lot 82 of the South-east Quarter of Section 36, Township 4, Map 1133, in the District of New Westminster; am I right?

A Y es.

Q Now what did you raise or grow on that land?

A Strawberries, raspberries, currants and gooseberries. Fruit trees, about a half dozen fruit trees.

Q What other business did you have besides raising fruit? A: Also raised chickens.

Q Now with respect to that farmland, I want you to look at this form (indicating), please.

A Yes.

Q And has that been read over to you, or have you read it yourself? A: Yes.

Q And is that your signature on it?

A Yes.

Q And are the particulars given in that form true and correct to the best of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: And I would ask my friend if he would file the farm appraisal report on behalf of the Crown.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now, Mr. Takahashi, you also had a claim for some chattels, is that correct?

A Yes.

Q And with respect to those chattels will you look at this form (indicating), please?

A Yes.

Q Have you had that form read over to you?

A Yes.

Q And is that your signature on it?

A Yes.

Q And are the particulars given in the form true and correct? A: Yes.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q Now, Mr. Takahashi, you have described some of your chattels simply under the name "farm equipment". Can you tell me what that equipment consisted of? You mention farm equipment for which you say you paid $25.00.

A There is such things as a hoe, mattock, axe, and a saw for firewood.

Q You had hoes, mattocks, axes and saws; is that correct? A: Yes.

Q Anything else? A: That is

about it.

Q What condition were those articles in when you left this place?

A They were all purchased about 2 years before evacuation. The old ones were practically worn out so that these were in fairly good condition.

Q Now you also claim what you call a kitchen set which you said you paid $30.00 and some of it was gifts. Can you tell me what that consisted of?

A This included flatware and crockery for about six people and some porcelain things in Japanese style, and various kitchen tableware.

Q I see. Thank you. Did you have any tables and chairs, and that sort of thing, in your kitchen?

A Yes.

Q And was that furniture purchased or made by you?

A The table was made by a friend to order. I bought the material and he made it for me. The chairs I purchased.

Q And what condition was that furniture in at the date of your evacuation?

A It was in good condition. It had only been made and purchased about two years before evacuation.

MR. HUCKVALE: Well now, iff my friend would file the analysis of personal property.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Were you using the kitchen range right up to the time you left the farm?

A Yes.

Q Was it in good sound shape or not?

A No, it was in good useable condition.

Q What do you think of $2.50 as the price for it?

A It is exceedingly cheap. I paid $30.00 for it and also the wife paid $10.00 for the heater.

Q Would you answer my friend, please.

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

I am submitting that the chattels sold by the Custodian were sold for their fair market value. I am submitting that the chattels that are alleged to have been lost or stolen were turned over by the claimant to a person other than the Custodian and the Custodian is not responsible for the same, and that if the Custodian is responsible, the price claimed by the claimant is exorbitant.

I wish to tender as an exhibit, your Honour, a memo respecting real property showing its assessed value and sale.

(MEMORANDUM MARKED EXHIBIT NO. 5).

CROSS-EXAMINATION BY MR. RICE:

Q You complain about the stove that you valued at $20.00 selling for $2.50, that that was an unfair price; is that right?

A Yes.

Q Is there any fairer way that the Custodian could have dealt with it than to sell the stove by public auction?

MR. HUCKVALE: I hardly think this man can set down the policy for the Custodian's office to follow.

THE SUB-COMMISSIONER: I do not see how he could really answer that question very intelligently.

A Well I don't know anything about the Custodian's way of selling it, but I think it was worth $20.00.

MR. RICE: Q: Why wouldn't it sell for more than $2.50 at auction if it was worth $20.00?

MR. HUCKVALE: He wasn't there.

MR. RICE: It doesn't matter whether he was there or not.

MR. HUCKVALE: How can you expect him to answer it then?

MR. RICE: Perhaps you could answer it for him in your wisdom.

MR. HUCKVALE: I could. I could give you a dissertation on it but I am not going to.

A I don't know.

MR. RICE: Q: You don't know?

A No.

Q Why did you think it is worth $20.00? Tell us that. A: I bought it for $30.00 and used it for 2 years and I thought it was worth $20.00.

Q You never sold stoves; you had no experience selling secondhand stoves?

MR. HUCKVALE: He had some experience in buying one.

A No, no experience.

MR. RICE: Q: So that you don't know what it was worth, do you? A: The only thing I can say is that I bought it for $30.00 and I thought it was worth $20.00 and I stated $20.00

for it.

Q I show you two photographs (indicating). Do you recognize those pictures?

A This is my house (indicating). The top picture is the front view of my house, and the bottom one is taken from the rear from another angle.

MR. RICE: I wish to tender those two pictures, your Honour, as one exhibit.

THE SUB-COMMISSIONER: Exhibit 6.

(TWO PHOTOGRAPHS MARKED EXHIBIT NO. 6).

MR. RICE: I also wish to tender as an exhibit, your Honour, a letter from Coulthard, Sutherland & Company, Limited, estate and insurance agents, respecting this property. The letter says:

"We have inspected the property of the above party and wish to report values as follows:"

The name of the above party is Tetsuo Takahashi.

"House, $250.00; chicken house No. 1, $200.00; chicken house No. 2, $200.00; total $650.00.

"This dwelling is equipped with a tin chimney and we recommend the construction of a brick chimney in order to eliminate the additional charge of $35.00 required on such a risk."

MR. HUCKVALE: Would you mind giving the date of that?

MR. RICE: Dated March 16th, 1943, and it is addressed to the Office of the Custodian.

(LETTER MARKED EXHIBIT NO. 7).

MR. RICE: Q: You leased your property, did you not, before you left there?

A Yes.

Q To Mrs. Gertrude Herring? A: Yes.

Q And you left your chattels with her , did you not?

A Yes, she was to be allowed to use such things as the tables and chairs, including the stove.

Q And the heater, did she use that?

A Yes.

Q And the farm equipment?

A No, she wasn't to use those.

Q She wasn't to use the mattock or any farm equipment at all?

A No.

Q Where did you leave them?

A Those were left in the roof of the small barn.

Q Left in the roof of a small barn?

A Yes.

Q Locked? A: No, they were put away up in the ceiling of this place.

Q Hid, were they? A: Well they were put up there so that they could not be seen.

Q All right.

MR. HUCKVALE: That is all, thank you, Mr. Takahashi.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD"
Official Reporter.

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

SUB-COMMISSIONER.

NOV 21 1947 Case No. 586.

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

8634

Lethbridge

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

(1) NAME TAKAHASHI (Print) Surname TETSUO Given Name (RCMP) Reg. No. 12503.

(2) Pre-Evacuation Address R. R. No. 1, Bailey Road, New Westminister, B. C.

(3) Present Address P. O. Box 136, Magrath, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) Bailey Road, New Westminister, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 82, S.E. ¼ of Sec. 36 Twsp. 4. Map 1133.

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence
(iii) Business Type of 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 - 5 acres - 2 acres cleared - $ 950.00
(ii) Buildings - - See supplement. - - - - $ 2050.00
(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) - $ 3000.00
(v) Amount at which Custodian sold property and credited your account - - $ 995.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2005.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Bailey Road, New Westminister, B. C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Own house.

(c) How stored or packed at time of evacuation
Packed in boxes and piled.

(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") In care of Custodian.

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

1.	Kitchen range.	Estimated Value $	
2.	Heater	Estimated Value $	
3.	Kitchen set	Estimated Value $	
4.	Farm equipment - total of above $100.00	Estimated Value $	100.00
5.	Nothing was received from above	Estimated Value $	
6.	House and Building $2,000.00	Estimated Value $	
7.	Credited by Custodian 300.00	Estimated Value $	
8.	Loss $1,800.00	Estimated Value $	
9.		Estimated Value $	
10.		Estimated Value $	

TOTAL CLAIM FOR PROPERTY LOSS $ 100.00

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) - $ 2,105.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Lethbridge, Alberta.

(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)
of)
TO WIT:)

I, Tetsuo Takahashi of the Town of Magrath in the Province of Alberta

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 Town of Magrath in the Province of Alberta this 17th day of November A.D. 1947.

Tetsuo Takahashi

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.

NOV 21 1947

SUPPLEMENTS:

4 (e) Buildings.

1.	
living house 14 x 32	$ 400.00
Chicken house 20 x 80	1600.00
Bath house and store house	50.00
Total Buildings	2050.00

VAN.

TAKAHASHI T.
(Claimant's Name)

REAL ESTATE
(Farm Land)

12503
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 Approx. 3 acres Cultivated not planted Cultivated and not in crop List Crops	5.04	1938	Father	$250.00	All bush	Nil	
Strawberries, raspberries, currants etc.	2.09 ac.						
Total							

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

Description	When Made	Cost
Clearing	1938-41	$700.00
Well, 20' cribbed 4 ft.		35.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	14 x 30	Frame	1938	$250.00	$150.00	$100.00	$100.00	$400.00
Chicken house	20 x 80	with lean to.	1940	450.00	350.00	50.00	50.00	800.00
" "	20 x 80	"	1941	450.00	350.00	50.00	50.00	800.00
Bath house)	8 x 9		1940					
Store House)	12 x 16	"	1940	50.00				50.00

2050.00

EXHIBIT No. 586-1.
DATE Aug. 18/48
FILED BY Westfacknale

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

All buildings had electric lights. Chicken houses glass fronted with wire netting.
My father bought this land in 1928 and paid $50. per acre. He sold me this at same price.
In 1940 my fruit produced between $8-900. with clear profit of $550.
Eggs from chickens produced $40. per week clear profit. I supported my wife and 2 small babies.
Place was free of weeds when I left and fruit trees while young (3 years old) were properly cared for
Well never went dry while I was there.

T. Takahashi
Signature

BC-454-P
BC-2078-B

BC/454-P
BC/2078-B

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

COPY

Farm Appraisal Report

File No. J.L.675

Land Description Lot 82 of S.E.¼ Sec.36, Tp.4, Map 1133, N.W.D.

Containing 5.04 Acres

Owner's Name Tetsuo TAKAHASHI Post Office Address R.R.#1, New Westminster, B.C.

Nearest Rail Point Kennedy Distance 1 mile

Market Town New Westminster Distance 5 miles

Church (give denomination) Evangelical; R.C.; Presbyterian Distance 2 "

Nearest School Kennedy Distance 1 "

State how property was identified: Map, roads, tenant.

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

On rather narrow, gravelled cross road.

Is this district a good one? No, not agriculturally.

Employment opportunity Good - New Westminster and closer - various industries.

Predominating Nationality and religion: Jap holdings just here predominate.

Describe Fencing and its condition: a little poultry fencing - no other Value $

Water supply: Well; probably goes dry under any pressure of use. Value $

8634

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 st.	14x30 x 9	Frame	8' eave	Shgls.	5	C.Posts	Fair	) $200.00
Leanto	6x14 x 7	"	7' "	"	5	"	"	)
Bath house	8x 9 x 8	"	7' "	"	3	"	Poor	15.00
~~xxxx~~Woodshed	12x16 x 9	"	7' "	"	2	Wood	Fair	25.00
Henhouse	20x80 x 8	"	6' "	"	1	"	Good	425.00
~~xxxx~~ "	20x80 x 8	"	6' "	"	2	"	"	360.00
	x							
GRANARY	x							
	x							
There is an	8x18 x feed	room on first	mentioned henhouse,		not shown	above.		
	x							
	x							

Electric light.

Total present day value $ 1025.00

Total Value Buildings add to farm $ 820.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Is a very cheap type $

EXHIBIT No. 586-2
DATE Aug. 18/48
FILLED BY Grahire

Describe the basement and chimneys: Metal

No. rooms downstairs? 3 Upstairs? nil How finished Shiplap in; sheeting out.

Are buildings painted? No Condition of paint

Distance from nearst bush 50 feet

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.09	Undulating	10" lt.sdy. loam; some clay in it in places.	Lt.clay to sandy	Currants; berries; fair but weedy.	$55	$ 114.95

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	
2.62	Undulating	As above		Light alder	$100	$25	65.50
.33	"	" "		Odd stump; brush	$ 25	$40	13.20

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 $ 193.65

Total added by buildings to value of farm $ 820.00

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

Total value of farm $1013.65

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Continuously occupied and tilled. Pretty bad shape for ordinary weeds just now.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Poultry and small fruit. Really a subsistence home to work out from.

Noxious weeds:
Canada Thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Corp. of Delta.
General taxes - $9.38.

Date: July 29th, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 24th day of July 19 42.

Inspector's Signature
"R. L. RAMSAY"

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

Farm Appraisal Report

Remarks: This place is fairly well located about half mile off Scott Road which is hard surfaced all the way to New Westminster. It is close enough to varied lines of outside work. Soil runs a trifle to light side here but still has sufficient virtue to produce ordinary berry and bush fruit crops. Hardpan is about 3 feet.

House is a poor cheap type. Poultry buildings are almost new and good.

There is an assortment of small fruit on place as follows:-

Strawberries - - - - .63 ac.
Strawberries with gooseberries interplanted - .09 "
Black currants - - - - .17 "
(This is so weedy that one has to watch to find the edge. Some of the strawberries are pretty weedy too).

Place is rented to G.Harring whose family were here. His wife was sick in bed and I couldn't see her or talk to her so I couldn't get terms of lease. Harring is in Alaska the children told me.

(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.

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
7 mixed fruit trees, 1 - 7 years, in poor shape.	$ nil
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

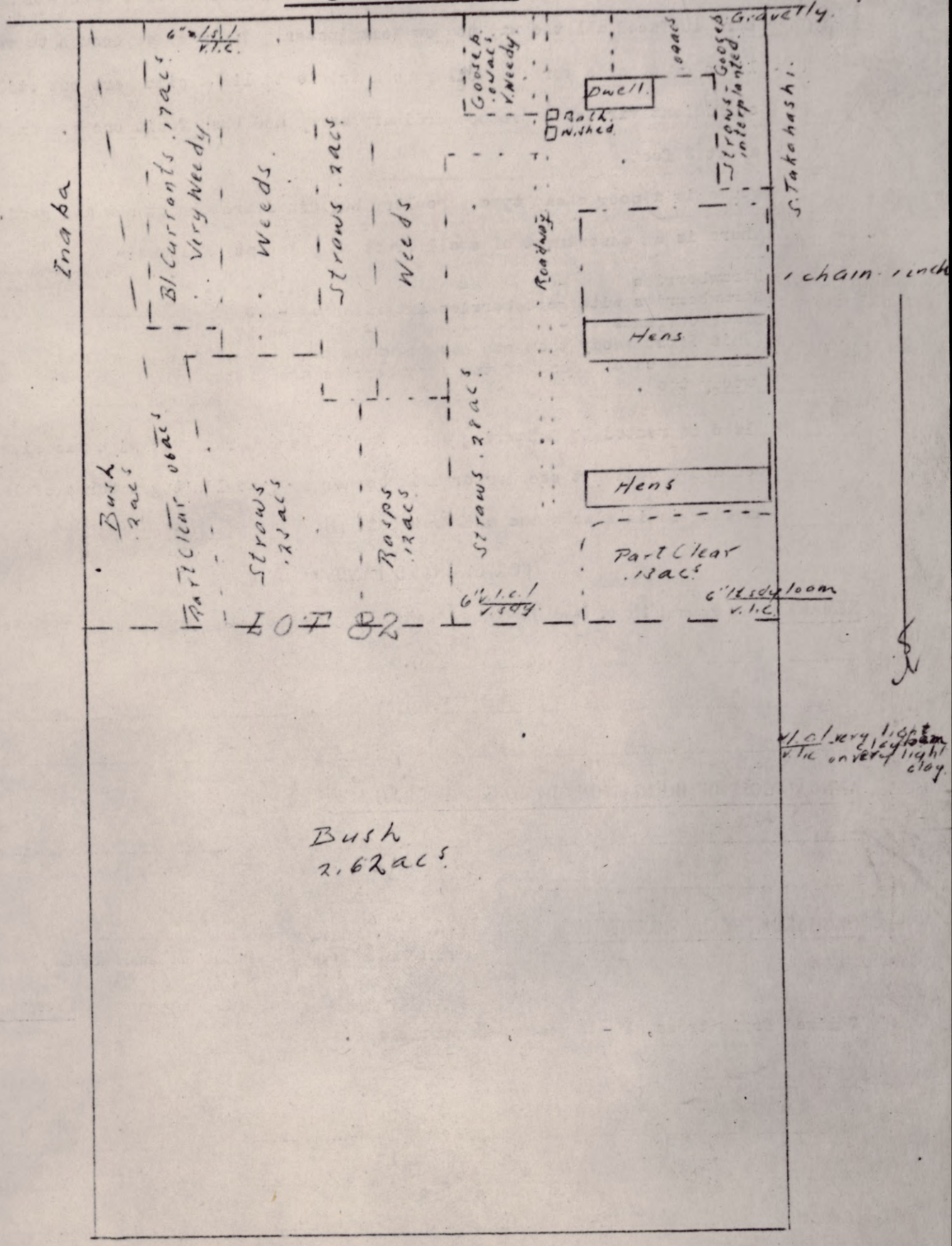
SE ¼ Sec 36, Tp 4; Map 1182

T Takahashi.

← To Scott Rd 25 chains

Bayley Rd

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 1100

Date 31st July 19 42.

"I. T. BARNET"
District Superintendent.

TAKAHASHI T.
(Claimant's Name)

PERSONAL CHATTELS

12503
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Kitchen Range	1939	Used	$30.00	Good	$20.00
Heater	1938	New	10.00	"	5.00
Kitchen set	1939-40	"	30.00 plus gifts	"	30.00
Farm equipment	1938-40	"	25.00	"	16.00
2 Tables & 6 chairs	1940	"	19.00	"	14.00
					85.00

Description of Storage of Goods:

Left on farm

EXHIBIT No. 586-J
DATE Aug. 18/48
FILED BY W.R. Hackwale

General Statement as to Chattels not Described above:

Additional Comments, if any:

T. Takahashi
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8634 EXHIBIT No. ____

NAME Tetsuo TAKAHASHI

REG. No. 12503

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION May 7/42	TAKEN BY			AUCTION	TENDER &c		
EVACUATION June 9/42	DATE						
In House:		Kitchen range		F 2.50			
1 box stove		Heater					
1 kitchen range		Kitchen set		.75			
2 tables		Farm equipment					
6 chairs		Total Claim:	100.00	$3.25			
1 box of complete china sets							
4 garden hoes							
1 - 5' wood crosscut saw							
1 mattock							
1 axe							

The few article
very poor and did not warr
was declared, and only a m

Apart from the
were found but probably ab
2 ch
3 ta
matt
1 be

634

03

EXHIBIT No. _____

II

CASE No. _____

VENUE Lethbridge, ALBERTA.

s TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &C	UNSOLD	REMARKS
					x		
				x			only 4 chairs sold. 2 chairs & 3 home-made tables probably abandoned.
					x		

The few articles found on this property by Messrs. Moryson and Logan were reported as being very poor and did not warrant cartage. No farm equipment, apart from a few tools, was declared, and only a mattock was found.

Apart from the kitchen range and 4 chairs which were sold, the following were found but probably abandoned:

2 chairs
3 tables (home-made).
mattock
1 bedstead.

EXHIBIT No. 586-4
DATE Aug. 18/48
FILED BY W. R. A. Rice

W. J. Johnston.

PERSONAL PROPERTY SUMMARY

File No. 8634 20th January, 1947

Re: Tetsuo TAKAHASHI - Reg. No. 12503

CHATTELS: The above Japanese registered with this office on the 7th May, 1942, and at that time declared he was leaving a box stove, kitchen range, 2 tables, 6 chairs, 1 complete set of china, 4 garden hoes, cross cut saw, mattock and axe, on his place on Bailey Road, New Westminster. Our fieldmen inventoried this property on the 8th July, 1942, and found only the kitchen range, 6 chairs, 3 tables which were home made, bedstead, and a mattock. The kitchen range and four chairs were sold at auction on the 12th April, 1945, for the net sum of $2.37. The other items were not worth the expense of handling.

SPECIFIED ARTICLES: This file reveals no specified articles.

LIFE INSURANCE: TAKAHASHI declared a $1000.00 Monarch Life Insurance policy, but this was not brought under control or administered in any way by the Custodian.

This file reveals no other personal property.

The above summary is certified to be in accordance with the information on file.

/HA

W. E. Adamson

EXHIBIT No. 586 - 5

DATE Aug. 18/48

FILED BY G. E. A. Rice

File No. 8634 June 5, 1948

REAL PROPERTY MEMORANDUM

Re: (Mr.) Tetsuo TAKAHASHI
Registration No. 12503

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 82 of the South East quarter of Section 36 Township 4, Map 1133, Municipality of Delta, in the District of New Westminster.

Property Address: Bailey Road, Delta, B. C.

Assessment: (1943). 5.04 acres. Taxes: $9.38

Land.....	$ 277.00
Improvements....	600.00
TOTAL	$877.00

Soldier Settlement Board Valuation:

Land.....	$193.65
Buildings.....	820.00
TOTAL	$ 1013.65

Claimant's Valuation:

Land	$ 950.00
Buildings.....	2050.00
TOTAL	$ 3000.00

Sold to Director, Veterans' Land Act for $995.00.

Relative Documents attached to Claim File.

WJJ/HMS "W. J. Johnston"

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

Oct. 12, 1948

[signature]

6/6

MRS. TAKAHASHI

Bailey Road, Delta Municipality

(South Westminster)

File: 8634

Reg: 12503.

EXHIBIT No. 586-6

DATE Dec. 10/48

FILLED BY ~~Do~~ G. R. A. Rice





586 - 7

EXHIBIT No.

DATE Aug. 18/48

FILED BY

G. E. A. Rice

COULTHARD, SUTHERLAND & CO. LTD.,
Estate and Insurance Agents

609 Columbia Street,
New Westminster, B. C.
March 16, 1943.

Your File: 8634

Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Attention Mr. Gibson.
RE: Tetsuo TAKAHASHI

Dear Sir:

We have inspected the property of the above party and wish to report values as follows:

House.....	$ 250.00
Chicken House #1.....	200.00
Chicken House #2.....	200.00
	$ 650.00

This dwelling is equipped with a tin chimney and we recommend the construction of a brick chimney in order to eliminate the additional charge of $35.00 required on such a risk. Attached is our cover note.

Yours very truly,

COULTHARD, SUTHERLAND &CO. LTD.

"F. H. Coulthard"

F. H. Coulthard.

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

Oct. 12, 1948

C. Ira Gingham

bh