

1759



**BUREAU HASTINGS PARK  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION**

FILE No. 1759

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: <sup>Ryutaro</sup> TAKAHIRA, ~~Kintaro~~  
HOME ADDRESS: Miller Rd. R.R.#2, New Westminster, B.C.  
REGISTRATION NUMBER: 00736 SEX: Male AGE: 54  
OCCUPATION: 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: Sono <sup>10021</sup> *File 10021 - Ryutaro's wife* *4-11-43 D*  
*(Mrs. Ryutaro Takahira - See 10021)*

ADDRESS OF WIFE OR HUSBAND: Same Address

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: <sup>R</sup> 6 1/2 Acres located at Miller Rd., R.R.#2  
New Westminster, B.C. Legal description unknown

2. BUILDINGS AND OTHER IMPROVEMENTS: One Chicken House, ~~address within~~  
~~video on her property~~

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) taxes \$48.00 owing for the year 1941 at  
Corporation of Coquitlam Municipality.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)  
None

6. OCCUPANCY AND LEASES (If vacant so state) None

*Done 1940 to 1942*  
*pt 576/02*  
*9144-57*  
*C*



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Title in Land's Title & Office  
New Westminster, B.C.  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None  
9. IF FARM LAND STATE CROPS SOWN 2 acres of Strawberries, 1 acre of Potatoes  
1/2 acre of Broad Beans.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lives on wife's property at Miller Rd. R.B.#2,  
New Westminster, B.C.  
2. LANDLORD'S NAME AND ADDRESS: Same (wife)

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,  
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR  
CLAIM ON ANY SUCH PROPERTY: None



4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: \$1000.00 Prudential Life Insurance Co., Vancouver, B.C.  
Beneficiary wife (Sano). Premium paid to date. Policy in owners'  
possession at R.R. #2, Millar Rd. New Westminster, B.C. Policy number  
unknown.
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

**LIABILITIES:**

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

**REMARKS:**

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 7th day of April

1942

(Signature)

J. R. Sano

Witness

FOR DEPARTMENTAL USE



7

INFORMATION FROM R.C.M.P.

DATE March 8th, 1944

r File No. 1759

Full Name

TAKAHIRA, Kintaro

RINTARO

(Surname in Block Letters)

Registration No. 00736

Male - Female  
(Check)

Age 53

Former Address

Miller Rd., R.R. #2, New Westminster, B. C.

Date Evacuated 25/9/42

Naturalized - Canadian-Born - National  
(Check)

Present Address

St. Thomas, Ontario

Alma Balliger  
St. Thomas, Ont (Rcm P May 2/44)

Married - Single  
(Check)

Name of Wife TSHICE, Sono #00739

Name of Husband

Name of Father Dec'd

Name of Mother Dec'd

Names of Children under 16

Registered with Custodian yes  
(Yes or No)

Requested by H. Schofield

Additional Information Father. Owns farm. Correct given names Frank Rintaro



Catalogue No.

File No. 1759  
10021

Frank Rintaro TAKAHIRO

Reg. No. 00736

Civic Address: Miller Road

Legal Description: Part 6.26 acres more or less of Lot 9 of  
Lot 367 Group 1 Map 609 as shown and outlined  
in red on Sketch No. 5996 Municipality of  
Coquitlam in the District of New Westminster.

Classification: Acreage only with chicken house.

.....V.L.A.....



Catalogue No.

Sono TAKAHIRA

Civic Address: Miller Road, R. R. #2

Legal Description: Part 4 acres more or less of Lot 9 of Lot 367  
Group 1 Map 609 as shown and outlined Red on  
Sketch deposited No. 2414 Municipality of  
Coquitlam in the District of New Westminster.

Classification: Dwelling and Outbuildings.

File Nos. 10021  
1759

Reg. No. 00739

..K.L.A.....

SEE "REAL PROPERTY" FILE NO. 10021







File No. 1759.  
No. 10021.

CLAIMS DEPARTMENT

November 4th, 1943.

File 1759. Frank Rintaro TAKAHIRA - Reg. No. 00736

CREDITORS:

|                                         |          |                                     |
|-----------------------------------------|----------|-------------------------------------|
| Pacific Co-operative Union .....        | \$729.05 | 1602-27. See PCU.<br>Cov. Jan 12/44 |
| The Brackman-Ker Manufacturing Co. Ltd. | 241.85   |                                     |
| McLean Grain Co. Ltd. ....              | 16.15    |                                     |
| British Columbia Mfg. Co. Ltd. ....     | 111.48   | plus interest                       |
| (Bonded Credit Adjusters)               |          |                                     |

*Handwritten:* 20.66 at Jan 14/44

Copy for File No. 10021. (Mrs. Frank Rintaro) Sono TAKAHIRA  
(NO CLAIMS ON WIFE'S FILE) - 00739

Acct. Dept. - Credit Balance \$263.45 - Joint account.

NOTE: B.C. Security Commission letter 1/11/43 - \$5.90. Paid Nov 1/43.

BRD:DE



1759.

COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS  
CAR FINANCING

TELEPHONE 106

609 COLUMBIA STREET.  
NEW WESTMINSTER, B. C.

April 17, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
APR 18 1942

Office of Custodian,  
Royal Bank Building,  
VANCOUVER, B.C.

*Brown*

Report of  
REAL ESTATE AND PERSONAL PROPERTY  
TAKAHIRA, Kintaro. Reg. No. 00736

Dear Sir:

This man's property is located on the Miller Road, R.R. No. 2, New Westminster. The legal description is; part of Block Nine, D.L. 367, Sketch 5996 and it consists of 6½ acres under a high state of cultivation, two acres of strawberries, one acre of potatoes, and one and a half acres of broad beans.

This property does not front on any passable road but is attached to the rear of his wife, Sono's property, which has a frontage of 660 ft. on the Miller Road, and consists of approximately four acres and on which are situated an excellent five roomed house, one chicken house, packing house, old barn, and other outbuildings. There is two thousand dollars insurance on the house.

We recommend that whoever rents the wife's property also take over that of Kintaro Takahira as it is to all intents and purposes, one and the same property. We enclose a sketch of these two properties for your reference.

*Insurance*

*Who is sketch?*

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

*F. H. Coulthard*  
F. H. Coulthard.



File No.  
10021 and 1759 STATEMENT

Dec 7 1943

Mrs. S. R. Takahiro  
New Westminster, B.C.

In ap<sup>t</sup> With Fred Beckett Dr.

TERMS

Credit

|       |        |           |        |        |  |
|-------|--------|-----------|--------|--------|--|
| 1937  | Jul 9  | By cash   | 14 00  |        |  |
| 1930  | " 28   | " "       | 50 00  |        |  |
| 1932  | " 25   | " "       | 100 00 |        |  |
| 1933  | Aug 1  | " "       | 100 00 |        |  |
| 1934  | Jul 26 | " "       | 105 95 |        |  |
| 1935  | Aug 13 | " "       | 100 00 |        |  |
| 1936  | Aug 3  | " "       | 56 00  |        |  |
| 1937  | " 12   | " "       | 56 00  |        |  |
| 1938  | Jul 14 | " "       | 56 00  |        |  |
| 1940  | " 4    | By cheque | 56 00  |        |  |
| 1941  | " 9    | " "       | 56 00  |        |  |
| Total |        |           |        | 749 95 |  |

|                    |
|--------------------|
| EX-CUSTODY SECTION |
| MAILED JAN 8 1943  |
| File No.           |
| Ref.               |
| Referred           |



File No. 10021 and 1759 STATEMENT

Dec 7 1943  
 Mr. S. R. Takahira  
 New Westminster, B.C.  
 In ap<sup>t</sup> With Freda Beckett Dr.

TERMS

|      |       |                |        |         |  |
|------|-------|----------------|--------|---------|--|
| 1927 | Apr 9 | To Mortgage    | 100.00 |         |  |
| 1928 | Jul 9 | Lat. for 3 mo. | 14.00  |         |  |
| 1929 | " 9   | To Interest    | 56.00  |         |  |
| 1930 | " 9   | "              | 56.00  |         |  |
| 1931 | " 9   | "              | 56.00  |         |  |
| 1932 | " 9   | "              | 56.00  |         |  |
| 1933 | " 9   | "              | 56.00  |         |  |
| 1934 | " 9   | "              | 56.00  |         |  |
| 1935 | " 9   | "              | 56.00  |         |  |
| 1936 | " 9   | "              | 56.00  |         |  |
| 1937 | " 9   | "              | 56.00  |         |  |
| 1938 | " 9   | "              | 56.00  |         |  |
| 1939 | " 9   | "              | 56.00  |         |  |
| 1940 | " 9   | "              | 56.00  |         |  |
| 1941 | " 9   | "              | 56.00  |         |  |
| 1942 | " 9   | "              | 56.00  |         |  |
|      |       |                | 56.00  |         |  |
|      |       | Total          | 56.00  |         |  |
|      |       |                |        | 1554.00 |  |



/ COPY /

Form No. 9. Mortgage.

Victoria Ptg. & Pub. Co., 521 Yates St., Victoria B.C.

# This Indenture,

made in triplicate

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUL 15 1942

the

Eighth

day of

April

one thousand nine hundred and twenty-five

In pursuance of the Act respecting

Short Forms of Mortgages:

## Between

SONO TAKAHIRA, Wife of Frank Rintaro Takahira, and FRANK  
RINTARO TAKAHIRA (Farmer) of R.R.#2, New Westminster, Province of B.C.  
(hereinafter called "the Mortgagor") of the First Part,

And

HUGH RADFORD, of Aldergrove, in the Province aforesaid,  
(Farmer).

(hereinafter called "the Mortgagee") of the Second Part.

Witnesseth, that in consideration of the sum of

ONE THOUSAND

XX/100

Dollars

of lawful money of Canada, now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor Doth Grant and mortgage unto the said Mortgagee, his heirs and assigns for ever:

All and Singular that certain parcel or tract of land situate in the District of New Westminster, Province of British Columbia, more particularly known and described as Part Four (4) acres more or less of Lot Nine (9), of Lot Three Hundred and Sixty-seven (367), Group One (1), Map 609, and shown on Sketch deposited No. 2414, registered in the name of Sono Takahira, wife of Frank Rintaro Takahira.

AND all that certain parcel or tract of land situate in the District of New Westminster, Province of British Columbia, more particularly known and described as a 6.25 acre portion of Block Nine (9), District Lot Three Hundred and Sixty-seven (367), Group One (1), Map 609, and shown on Sketch deposited in the Land Registry Office at New Westminster, B.C. and numbered 14914, registered in the name of Frank Rintaro Takahira.



**Provided**

— this mortgage to be void on payment of — ONE THOUSAND —

of lawful money of Canada, with interest at EIGHT per cent. (8%) per annum as follows: The said principal sum to become due and payable on the 8th day of April, 1928.

And the interest as aforesaid on the said sum or so much thereof as remains unpaid as well after as before maturity, and as well after as before default until the said sum be paid, shall be payable quarterly on the 8th day of the months of January, April, July and October

in each and every year. The first of such day of August A.D. 1925, and Taxes and performance of Statute Labor, and also upon observance and performance by the Mortgagee of all covenants, provisions and conditions in these presents on his part to be observed and performed.

And the said Mortgagee COVENANTS with the said Mortgagee that the Mortgagee will pay the mortgage money and interest, and observe the above proviso, and will pay all present and future taxes, rates, assessments and outgoings in respect to the said lands and premises as and when the same become due.

That the Mortgagee has a good title in Fee Simple to the said lands and that he has the right to convey the said lands to the said Mortgagee; AND that on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.

And that the said Mortgagee will execute such further assurances of the said lands as may be requisite.

And that the said Mortgagee has done no act to encumber the said lands.

And that the said Mortgagee will insure and keep insured the buildings on the said lands to the amount of not less than Dollars currency, or the full insurable value thereof.

And (without prejudice to the foregoing statutory clause) it is further agreed that the Mortgagee may require any insurance on the said buildings to be cancelled, and a new insurance to be effected in a company to be named by the Mortgagee and that the Mortgagee may also of his own accord effect or maintain any insurance herein provided for, and any amount paid by the Mortgagee therefor shall forthwith be payable to the Mortgagee with interest at the rate aforesaid by the Mortgagee and shall be added to the principal moneys hereby secured and shall be a charge upon the land and shall bear interest and be recoverable accordingly. Provided always that all moneys which may be received by virtue of any such insurance as aforesaid shall, at the option of the Mortgagee, be applied either (a) in making good the loss or damage which may be sustained, or (b) in the discharge of the moneys secured by these Presents.

And that the Mortgagee will not remove any fixtures of any kind from the said land and premises and will keep all buildings, fixtures, gates, fences, drains and ditches for the time being subject to these Presents in good and substantial repair and also will keep the same and the said lands free from liens for work done or materials supplied, and that the Mortgagee may at his discretion enter upon the said premises from time to time in order to inspect, and may repair and keep in repair the said buildings, fixtures, gates, fences, drains and ditches without thereby becoming liable as a Mortgagee in possession and may pay off any claims for liens and that the expenses of doing all or any of the foregoing things shall be repaid to the Mortgagee by the Mortgagee forthwith and until so repaid shall be added to the principal money hereby secured and bear interest and be recoverable accordingly.

And that the said Mortgagee doth Release to the said Mortgagee all his claims upon the said lands subject to the said proviso.

And it is hereby agreed that if the said principal sum or any part thereof be not paid at maturity the Mortgagee shall not be at liberty to pay the same except after three months' notice in writing to the Mortgagee or upon payment of three months' interest in lieu of such notice.

Provided, and it is hereby agreed that interest in arrear and premiums of insurance or other sums of money paid by the Mortgagee for the protection of this security, such as taxes, repairs, dower and other incumbrances, and all costs, charges and expenses connected therewith, including the costs of any abortive sale or sales, shall bear interest at the rate aforesaid and shall be compounded presents in each and every year until all arrears of principal and interest and such other sums are paid, and the whole being a charge upon the said lands until paid, in the same manner as all other moneys hereby secured.



**Provided** that the said Mortgagee, on default of payment for months may, on giving one month's notice, enter on and lease or sell the said lands. **And** that in case default be made in payment of either principal or interest, or any part thereof, for months after any payment of either falls due it shall be lawful for the Mortgagee

to exercise the said powers of entering and leasing or selling, or any of them, without giving any notice and notwithstanding any previous demand or forbearance.

**Provided** and it is expressly agreed that any demand or notice may be made upon or given to the said Mortgagor, his heirs, executors, administrators and assigns by writing signed or purporting to be signed by or on behalf of the Mortgagee, and either delivered to the Mortgagor or mailed under a prepaid registered cover addressed

and any demand or notice so made or given shall be deemed to have been duly made or given on the day on which it shall have been so delivered, or if mailed, then at the expiration of three days after it shall have been so mailed.

**And** that the Mortgagee may vary or rescind any contract of sale made by virtue of the within contained power, and may buy in and re-sell the said lands, or any part thereof, either by private sale or public auction, without being responsible for any loss or deficiency on or account of such re-sale, and that no purchaser under such power shall be bound to enquire into the legality or regularity of any sale under the said power or as to the application of the purchase money.

**Provided** that in case of neglect of the Mortgagor to observe his covenant to keep the said lands and buildings and improvements thereon in good condition and repair according to the nature and description thereof respectively, or if the Mortgagor or those claiming under him commit any act of waste on the said lands or make default as to any of the covenants or provisoes herein contained, the principal hereby secured shall at the option of the Mortgagee forthwith become due and payable, and in default of payment the powers of sale by these presents given and conferred may be exercised.

**And** that if default shall be made in payment of any interest or other moneys hereby secured as and when the same become due, or taxes as hereinbefore provided, the whole of the principal moneys hereby secured shall forthwith, at the option of the Mortgagee without further or any notice or demand, forthwith become due and payable and recoverable under the powers of sale hereinbefore contained or otherwise. **And** that the taking of a judgment on any of the covenants herein contained shall not operate as a merger of any such covenant or affect the Mortgagee's right to interest at the rate and times herein provided.

**And** that the Mortgagee may pay any taxes, rates, levies, assessments, charges or encumbrances on said lands and premises or pay property, mortgage or income tax imposed, or that may be imposed, on the Mortgagee or the Mortgagor in respect of the said lands and premises or this mortgage or the moneys secured hereby, and solicitors and other charges in connection with this mortgage, and valuers' fees, together with all costs and charges which may be incurred in connection with the collection or realization of any moneys hereby secured, including the costs of any abortive sale or sales, and all amounts so paid shall be added to the principal moneys hereby secured and shall bear interest and be recoverable accordingly.

**Provided Always**, and it is hereby agreed and declared by and between the parties hereto, that the Mortgagor duly observing and performing all the covenants and stipulations hereinbefore contained on his part shall be at liberty after the expiration of one year from the date hereof to pay off the said principal and other moneys hereby secured, paying at the same time a sum equal to month's interest by way of bonus for the privilege of making the prepayment.

**Provided** that neither the execution nor registration of this mortgage nor the advancing of any part of the principal moneys shall bind the mortgagee to advance the said money or any unadvanced portion thereof.

**Provided** that the Mortgagee may distrain for arrears of interest.

**Provided** that until default of payment the Mortgagor shall have quiet possession of the said lands. **And It Is Further Agreed** that the words in the hereinbefore contained covenants, provisoes, conditions and agreements which import the singular number shall be read and construed as applied to each and every Mortgagor or Mortgagee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Mortgagor, the said covenants, provisoes, conditions and agreements shall be construed and held to be several as well as joint.

**In Witness Whereof** the parties hereto have hereunto set their hands and seals the day and year first above written:

**Signed, Sealed and Delivered**  
in the presence of:

" A. H. MACINTOSH "  
NEW WESTMINSTER, B.C.

NOTARY PUBLIC.

" FRANK R. TAKAHIRA "

" SONO TAKAHIRA "



COULTHARD, SUTHERLAND & CO., LTD.  
ESTATE AND INSURANCE AGENTS  
CAR FINANCING

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

TELEPHONE 106

RECEIVED  
JUL 3 1942

Shears

808 COLUMBIA STREET,  
NEW WESTMINSTER, B. C.

June 30, 1942.

*Copy  
for file 10021*

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

*279  
Takahira  
state 1-40  
will show us  
manipulation*

RE: Sono Takahira-File 10021.  
Kintaro Takahira - 1759.

Dear Sir:

This is to advise you that we have been handed a mortgage in favour of Hugh Radford filed against the above parties' properties. This mortgage is for \$700.00 and there is two years' accumulated interest at eight per cent due as at April 8th, 1942. This mortgage has been assigned to Fred F. Becott, 711 Third Avenue, this city, the number being 55465.

We note that this is not declared in either JP.  
Kindly advise us what steps Mr. Becott should take to protect his interests.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

*P. H. Coulthard*  
P. H. Coulthard.

FHC:VS



OFFICE OF THE CUSTOMS  
JAPANESE SECTION  
**RECEIVED**  
NOV 30 1942

*Donet*  
711 Third Ave.,  
New Westminster, B.C.,  
Nov. 28, 1942.

Mr. P. Donet,  
506 Royal Bank Bldg.,  
Hastings and Granville,  
Vancouver, B.C.

Dear Sir:

Re: Mr. and Mrs. Rintaro Takahiro  
File #1759 and 10021

The mortgage originally was for one thousand dollars made to the late Mr. H. Radford, who died in 1926, and left me his heir. When the will was probated my solicitor told me that Mr. Takahira had paid three hundred dollars on the principal, leaving seven hundred dollars to be paid at 8% interest. As for the 1940 Interest, it was not paid, as you see by the statement. Mr. Takahiro has a receipt for everything he has paid up to date.

Yours truly,

*Fred Russell*



COULTHARD, SUTHERLAND & CO., LTD.  
ESTATE AND INSURANCE AGENTS  
CAR FINANCING

609 COLUMBIA STREET.  
NEW WESTMINSTER, B.C.

TELEPHONE 106

|                      |
|----------------------|
| EVACUATION SECTION   |
| Rec'd FEB 26 1943    |
| File No. 17594/10021 |
| Ans. <i>Bowie</i>    |

Your Files: 1759 & 10021.

February 25, 1943.

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

Attention W. C. Bowie.  
RE: Miller Road Property.

Dear Sir:

Thank you for your letter of February 20th  
re the above. According to our records this property  
was leased from the owner, Sono Takahira, on June first  
of last year by Mr. Fred Zilke.

The small cottage which you refer to was  
adjacent to the main dwelling and in it were stored a  
few articles which included an old heater, an old bed and  
dresser, and a few pots and pans. At Mr. Zilke's request  
and under the writer's supervision, all these articles  
were boarded up in one room of the house and nailed  
securely. We believe this house is now occupied by  
Mr. Zilke's son and can assure you that everything is in  
good order.

Trusting this is the required information,

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

*F. H. Coulthard*  
F. H. Coulthard.

FHC:VLC



May 28th/ 43

INVENTORY OF CHATTELS BELONGING

TO

F.R. TAKAHIRA Miller Rd. Coquitlam Municipality  
R.R. #2 New Westminster, B.C.

Which have been left in the care of : Mrs. M.H. CHAPMAN  
Clarke Rd. (cont. of Norht Rd) facing Miller Rd.  
R.R. # 2 New Westminster, B.C.

- 1 3 piece Chesterfield & 2 Satin cushions
- 1 Bridge lamp
- 1 Table lamp
- 1 Chesterfield table
- 1 End table
- 1 6 piece Dinette suite
- 1 Singer sewing machine
- 2 Large platters
- 1 Electric clock
- 3 Rolls floor covering (1 small)
- 4 Cactus plants & 1 Palm tree

Mrs. Chapman wants the above moved as soon as possible as she is selling her property and expects to move shortly.

She has also released the following to the above. *of which he has taken*

- Shawson  
shipped to him*
- 1 Roll oil clothe, 1 hand cultivator, 1 Waterless cooker
  - 1 Fruit juice container, 1 Basket cont. something heavy.

Signed

*S. Carlson*

The above chattels are like new and if stored where they would be neglected, will be ruined.



COPY

## Farm Appraisal Report

File No. J.L.490

Land Description Part 6.26 acres of Lot 9 of Lot 367, Grp.1, Map 609, Sketch 5996  
District of Coquitlam

Containing 6.26 Acres

Owner's Name Frank Rintaro-Takahira Post Office Address R.R.2, New Westminster, B.C.

Nearest Rail Point Port Moody, B.C. Distance 1 1/2 miles

Market Town New Westminster, B.C. Distance 5 "

Church (give denomination) All Denominations, Port Moody Distance 1 1/2 "

Nearest School Mountain View School Distance 1 1/2 "

State how property was identified: Corner Posts and map location

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

Only access to this property is through part 4 acres of Lot 9 of Lot 367 owned by Sono Takahira  
wife of F.R.Takahira

Is this district a good one? Poor from an agricultural standpoint.

Employment opportunity Good - Sawmill at Port Moody, 3 mills at Millardville.

Predominating Nationality and religion: Mainly British - mixed religion.

Describe Fencing and its condition: No fences Value \$

Water supply: No supply Value \$  
Electric power available from power line on road.

## BUILDINGS ON FARM

1759

| BUILDINGS | DIMENSIONS | MATERIAL | HEIGHT | ROOF | AGE | Foundation | REPAIR | VALUATION |
|-----------|------------|----------|--------|------|-----|------------|--------|-----------|
| HOUSE     | X          | H        |        |      |     |            |        |           |
|           | X          | O        |        |      |     |            |        |           |
| BARN      | X          | B        |        |      |     |            |        |           |
|           | X          | U        |        |      |     |            |        |           |
| BARN      | X          | I        |        |      |     |            |        |           |
|           | X          | L        |        |      |     |            |        |           |
| GRANARY   | X          | D        |        |      |     |            |        |           |
|           | X          | I        |        |      |     |            |        |           |
|           | X          | H        |        |      |     |            |        |           |
|           | X          | O        |        |      |     |            |        |           |
|           | X          |          |        |      |     |            |        |           |
|           | X          |          |        |      |     |            |        |           |

Total present day value \$

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

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



## Cultivated Land

BC/273-P

| ACRES                                                                                                | LEVEL, UNDULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)     | SUB-<br>SOIL                 | KIND AND<br>QUALITY OF CROP                       | VALUE<br>PER ACRE         | TOTAL     |
|------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------|------------------------------|---------------------------------------------------|---------------------------|-----------|
| 2.13                                                                                                 | Undulating                             | Sandy loam<br>8 - 15 ins. | Gravel and<br>hardpan        | Mixed                                             | \$60                      | \$ 127.80 |
| Area which can be cultivated without cost other than for breaking.                                   |                                        |                           |                              |                                                   |                           |           |
|                                                                                                      | LEVEL, UNDULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)     | SUB-<br>SOIL                 |                                                   | VALUE<br>PER ACRE         |           |
|                                                                                                      |                                        |                           |                              |                                                   |                           |           |
| Area which can be cultivated after a reasonable amount of clearing timber,<br>stones, drainage, etc. |                                        |                           |                              |                                                   |                           |           |
| 4.13                                                                                                 | Undulating                             | Sandy<br>loam<br>8-15"    | Sand,<br>gravel &<br>hardpan | Clearing scrub, bush<br>and stumps.               | \$75 to<br>\$150          | \$10      |
| Area Unsuitable for Cultivation.                                                                     |                                        |                           |                              |                                                   |                           |           |
| CHARACTER OF LAND E. G.<br>HILLY, SWAMPY, ROCKY.                                                     |                                        |                           |                              | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE | VALUE OF LAND<br>PER ACRE |           |
| As there is no legal access to this<br>to carry the above values forward.                            |                                        |                           |                              | property I am unable                              |                           |           |

Total value of Land \$

Total added by buildings to value of farm \$

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

Total value of farm \$

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Property in poor condition. Crop growth gives definite indications of low  
state of soil fertility.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
Not suitable in its present undeveloped state for agricultural purposes and, if cleared,  
only in limited way.

Noxious weeds:

None of consequence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:  
1942 - Tax, \$44.16  
District of Coquitlam.

Date: July 7th, 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 4th day of July 1942.

Inspector's Signature

"H. L. SINCLAIR"

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



Farm Appraisal Report

**Remarks:** This small undeveloped property is situated on the rise of land between Coquitlan and Port Moody. The soil on this parcel is of a light sandy nature over gravel and hardpan, and its possibilities as an agricultural proposition is very limited. There is no direct access to this property. It is being operated in conjunction with part 4 of Lot 9, owned by Sono Takahiro, wife of F.R. Takahiro. There is a 30' strip of land on the west running through part 4 acres of lot 9 - said strip is in second growth and slash. This strip is apparently intended for road purposes. It will be noted that this property carries the assessment for improvements, whilst the improvements should be assessed to Pt. 4 acres of Lot 9 in the name of Sono Takahira. There are no buildings on the F.R. Takahira property. As there is no legal access to this property values placed on land have not been concluded in the total value of land.

**(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.

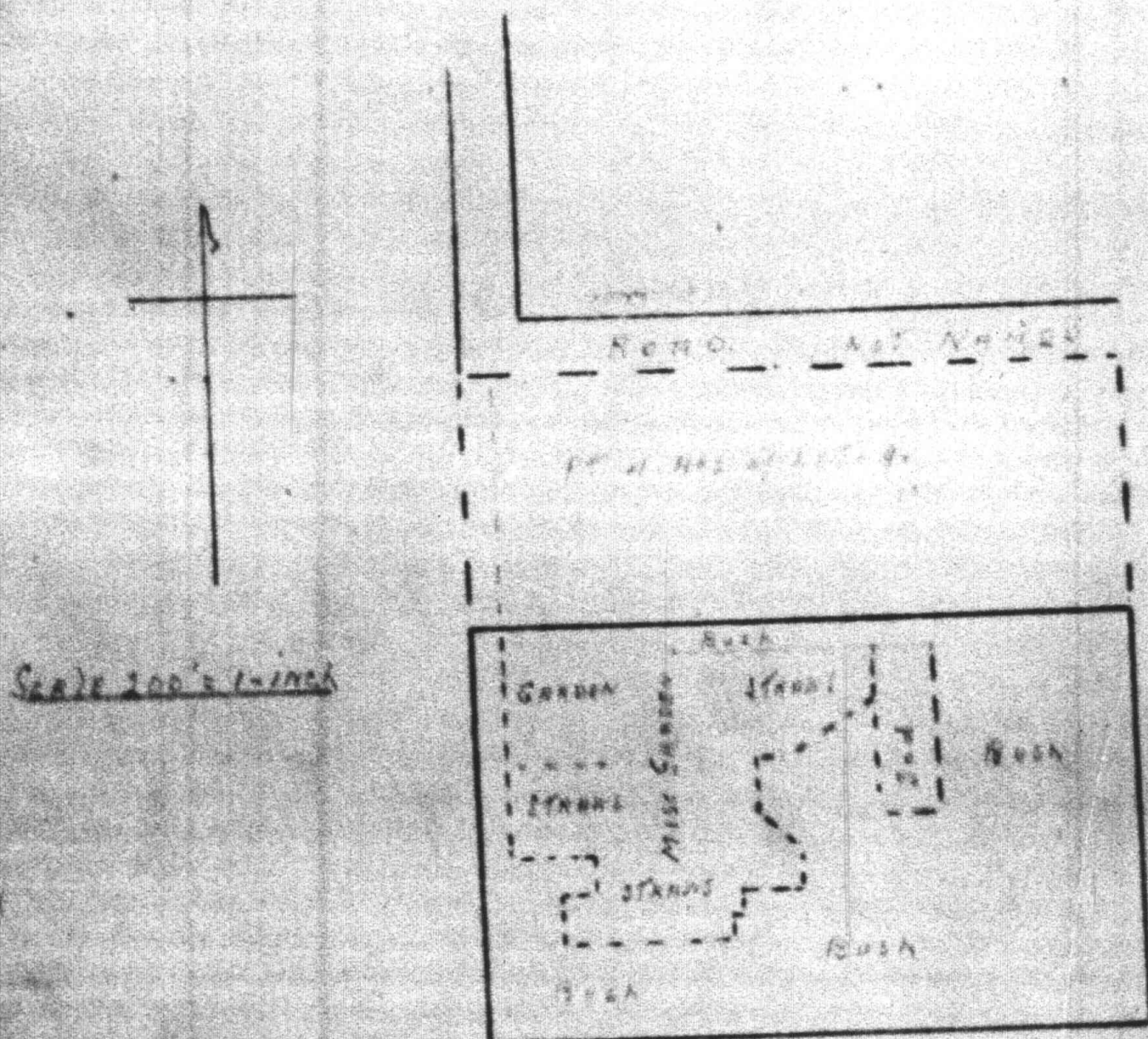
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

|                                                                     | <u>Present Value</u> |
|---------------------------------------------------------------------|----------------------|
| .50 acres mixed vegetables                                          | \$                   |
| 1.43 " strawberries                                                 | \$                   |
| .20 " sod                                                           | \$                   |
| 4.13 " bush                                                         | \$                   |
|                                                                     | \$                   |
|                                                                     | \$                   |
| This property is worked under lease by Robert Tilke in conjunction  |                      |
| with part 4 aca. of Lot 9, Sono Takahira, and is included in rental | \$                   |
| paid of \$25.00 per month.                                          | \$                   |
|                                                                     | \$                   |
|                                                                     | \$                   |
| <b>Total</b>                                                        | <b>\$</b>            |

Amount fruit trees add to value of farm \$



Diagram of Property



Scale 200' = 1" (1/4")

PART-6-36 RES of Lot 9 of Lot 367. Sp-1-Map No 7. Sheet 10746

636 RES

FRANK RINTARO-TAKANISHA

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

value is \$ 100

Date 15th July 19 42.

"I.T. BARNET"

District Superintendent.



File No. 10021-1759

February 29<sup>th</sup>, 1944.

Registered Mail

The Custodian of Enemy Property,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

|                    |                    |
|--------------------|--------------------|
| EVACUATION SECTION |                    |
| Rec'd              | MAR 3 1944         |
| File No.           | 10021-1759         |
| Ans.               |                    |
| Referred           | <i>[Signature]</i> |

Attention Ian Macpherson

Dear Sir:

- RE: (1) Part 4 acres more or less of Lot 9,  
of Lot 367, Gp. 1, Map 609, Sketch No.  
2414, Municipality of Coquitlam, N.W.D.
- (2) Part 6.26 acres more or less of Lot 9,  
of Lot 367, Gp. 1, Map 609, Sketch No.  
5996, Municipality of Coquitlam, N.W.D.

I, the holder of a Mortgage dated 8th April, 1925,  
covering the above described parcel of land given by Sono  
TAKAHIRA, certify that on the 29th of February, 1944, there  
will be owing to me in respect to said Mortgage, the sums below  
stated:

Unpaid balance of Principal \$700.00

Interest on \$700.00 @ 5%  
from July 9-1941  
to 29th February, 1944.

*2 years 8 mo*

\$149.33  
Total amount owing on Mortgage \$849.33

If you have paid any taxes or insurance to protect  
your interest in this property please add the amount to the  
above total, giving each payment separately.

*offer.*

Fred J. Brewitt

\$700.00  
Int. to June 30/44 168.00  
\$868.00

*[Signature]*



*Unfinished*

*width 33'*  
*120 AC.*  
*264.0'*  
*313 AC.*  
*413.16'*

ROBINSON ROAD (OPEN)

MILLER ROAD

660.0'

SKETCH 2414  
4.00 AC.  
SONO TAKAHIRA

SKETCH 5996  
6.26 AC.  
FRANK R. TAKAHIRA

628.1'

9

*Original Sketch sent to  
Soldier Sett. Board*

*W. Johnston*



1759  
20736

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

A. G. Duncan Crux, Esq.,  
Randall Building,  
535 West Georgia St.,  
Vancouver, B. C.

File No. BC/273P

Vancouver, B.C.

*TAKAHARA, Rintaro* (J.L. 490)

Dear Sir:-

Re: Part 6.26 acs. of Lot 9, of Lot 367,  
Gp. 1, Map 609, as shown on Sketch No.  
5996, N.W.D. MUN. OF COQUITLAM.

I beg to acknowledge receipt of Duplicate  
Certificate of Title No. 172829-E of the New Westminster  
Land Registry Office for the above parcel of land in the  
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque  
for \$ 166.00, in favour of The Secretary of State,  
dated June 14th, 1944, being the amount of the purchase  
price in full of the above land arrived at as follows:-

Purchase Price - \$ 166.00 ✓

Less arrears of taxes to  
January 1st, 1943, - \$ --

Amount paid to Secretary  
of State: - \$ 166.00

Will you kindly acknowledge receipt of the  
purchase price by signing the receipt on the duplicate hereof  
and return it to me.

Yours truly,

*T. Todrick*  
T. Todrick,  
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase price in  
full of the land above described.

JUN 21 1944

Date

Solicitor for The Secretary  
of State.

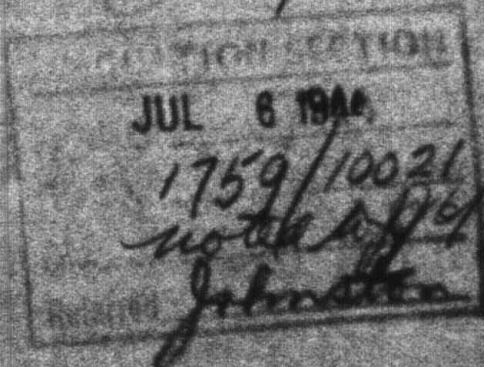


1759

New Westminster B.C.

July 4/44

Mr W. J. Johnston  
Vancouver B.C.



Dear Sir

Yours of June 28<sup>th</sup> enclosing  
check for \$868.<sup>00</sup> covering principal and interest  
in full received and I am very pleased that  
it is all settled.

Thanking you

I remain

Yours Truly  
F. J. Scott



Receipt for full payment of Ritzge.



NAME

TAKAHIRA, Rintaro Frank  
TAKAHIRA, Sono (Mr. Rintaro)

REGISTRATION NO.

00736  
00739

FILE NO.

1779  
10021

The following chattels were sold by public  
 auction at Hanoy, B. C. on August 24, 1944.

|                               |          |
|-------------------------------|----------|
| - 1 Dinette Suite             | \$ 58.00 |
| - Chesterfield suite          | 70.00    |
| - Electric clock              | 8.00     |
| - 2 Lamps and dishes etc.     | 2.50     |
| - Bed table                   | 7.00     |
| - 2 Rolls linoleum and wrench | 13.50    |

*transferred  
 the  
 owned by Mrs. Takahira*

*10021*

Total

Less Expenses:

Net Proceeds Credited:

(Auctioneer's Fees \$ 16.10  
 (Advertising 2.36  
 (Moving 3.57

|    |        |
|----|--------|
| \$ | 162.00 |
| \$ | 22.03  |
| \$ | 139.97 |

Members of Custodian Staff Present.

Mr. R. H. Anderson

Extracted from Auctioneering List No.

Hanoy 9.

Remarks.