

8620

FRASER VALLEY

FORM "JP"

Strawberry Hill
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

862

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: TAKAHASHI Shoyemon
HOME ADDRESS: Sunbury R.R. #1., New Westminster B.C.
REGISTRATION NUMBER 05494 SEX: Male AGE: 60
OCCUPATION: (Fisherman) 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: (Deceased)

ADDRESS OF WIFE OR HUSBAND: -----

NAMES OF ANY LIVING CHILDREN: Chiyako (M) Hashime (f) Mistue (F)

ADDRESS OF CHILDREN: 24, 34, 28.

AGE OF CHILDREN: Mistue--Kennedy B.C.
Chiyako and Hashime--Sunbury R.R. #1., New Westm.

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

1. LOCATION AND DESCRIPTION: "A" Block 1, Lot 132, Group 2, Map 826.

"B" Block 1, Lot 133, Group 2, Map 852. Municipality of Delta

~~XX~~ District of New Westminster B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling
house 6 Rooms on "A" 1 Storey wooden frame dwelling house 3 Rooms "B".
"A" 5 Chicken houses, Wood Shed, Incubator House, Brooder house.
"B" Net House. 1 Float.

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

4. TAXES (Amount and where payable) "A" Taxes \$50.01. Payable at Delta.
"B" \$24.10. Payable at Delta. 1941 Paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present
Lensed to William Houchen. R. R. #1., New Westminster B.C.
Monthly rental of \$20.00.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. ~~XXXXXXXXXXXXXXXXXXXX~~
New Westminster B.C.
Harry G. Johnston, Notary Public Etc.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none
9. IF FARM LAND STATE CROPS SOWN
Rhubarb, Asparagus, Brift Treas
Raspberries, Black Berries,
Current

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.

2. LANDLORD'S NAME AND ADDRESS: none

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

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.

Kitchen Range, Stove, 4 tables, 5 chairs, rocking chair, Gramap

Gramophone, Beds, Kitchen Utensils and China Ware.

Farming Tools and implements. ~~Incubator, House Sewing Jack~~

1 Row Boat, Fish Net Rack. All to be left at house

Subbury R.R. #1, New Westminster B.C.

~~Subbury R.R. #1, New Westminster B.C.~~ 19/1/45 D. Discharge

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: none5. 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)

\$50.00 Victory Bond In declarants possession8. BANK ACCOUNTS: none9. LIFE INSURANCE: none10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none2. TRADE DEBTS: none

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

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

Dated this 7th day of May 1942.

(Signature)

S. TakahashiJ. T. Williams
Witness

FOR DEPARTMENTAL USE

P.D.
INFORMATION FROM R.C.M.P.

Date

July 17/43.

ur File No.

8620

Full Name

TAKAHASHI

(Surname in Block Letters)

Shayeman.

Registration No.

05494

Male - Female
(check)

Age

Mar. 5, 1881.

Former Address

Sunbury, R.R. #1, New Westminster, B.C.

Date Evacuated

9/6/42.

Naturalized - Canadian-Born - National
(check)

Present Address

c/o Louis Triscle,
Magath, Alta.

WIDOWER
Married - Single
(check)

Name of Wife

TAKAHASHI, MATSUE

Name of Husband

Name of Father

Name of Mother

Names of Children under 16

Requested by

EEI

Registered with Custodian (Yes or No)

Additional Information

REAL PROPERTY SUMMARY

JAPANESE NAME: Shoyemon TAKAHASHI Reg. No. 05494 File No. 8620.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/605-P. First Offer.

PROPERTY ADDRESS: 1080 River Road, New Westminster, B. C.

LEGAL DESCRIPTION: Block 1 of Lot 132, Group 2, Map 826, Mun. of Delta, D. N. W.
and
Block 1 of Lot 133, Group 2, Map 852, Mun. of Delta, D. N. W.

TITLES: Registered in the name of Shoimon TAKAHASHI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 26245, covering Blk. 1 of Lot 132, etc.
dated September 17th, 1943.
Vesting Order filed No. 25340, covering Blk. 1 of Lot 133, etc.
dated January 26th, 1943.

ASSESSED VALUES:

Blk.1/132.	Land	- \$1200.00		
	Improvements	- \$1000.00	\$2200.00.	Taxes - \$39.11
Blk.1/133.	Land	- \$ 576.00		
	Improvements	- \$ 500.00	\$1076.00.	Taxes - \$19.00
			\$3276.00	\$58.11

CLASSIFICATION: This is a small Fruit and Chicken Farm with 2 houses and out-buildings.
The Custodian's representative reported July 13th, 1942, separately on the two Blocks. A & B.
The first report covering A. Block 1 of Lot 132 - this property has an area of 15 acres, planted to the following crops: $\frac{1}{2}$ acre black currants, 5 short rows of raspberries, some fruit trees.
(The owner stated on his JP Form that he had planted raspberries, black currants, rhubarb, asparagus and fruit trees).
1 - $1\frac{1}{2}$ storey 6 room dwelling 30' x 34' in fair condition. 1 chicken house and bath house combined 70'. 1 small shed. 1 woodshed.
1 packing shed - poor. 1 chicken house 200'.
The second report covering B. Block 1 of Lot 133 - this property has an area of 7.20 acres, practically all of this land is grown over, no crops.
1 - $1\frac{1}{2}$ storey 3 room and attic dwelling 18' x 24'. House in fair condition. 1 small woodshed, very poor condition. 1 boat shed and ways. net house 20' x 50' in fair condition.

HISTORY OF ADMINISTRATION: This property was leased by Shoimon TAKAHASHI on 25th April, 1942, to William Houchen, for a term of 1 year from 1st May, 1942, with option to extend lease. Consideration - \$240.00, payable \$20.00 monthly

on first of each month, in advance. Commencing 1st May, 1942. Same terms to apply on extension of Lease. This covers both properties, viz., Blk. 1 of Lot 132, Gp. 2, Map 826, Mun. of Delta, D.N.W. and Blk. 1 of Lot 133, Gp. 2, Map 852, Mun. of Delta, D.N.W., being 1080 River Road, Mun. of Delta.

The above Lease was replaced by Lease No. 180, given by the Custodian to William Houchen, on 12th February, 1943, for a term of 1 year from 1st November, 1942, to 31st October, 1943. Consideration \$180.00, payable \$15.00 monthly. First payment on November 1st, 1942, and further payment of \$15.00 on the first day of each and every month thereafter, until the said term has been completed.

SOLD:

To The Director, The Veterans' Land Act for \$777.00 as at 1st January, 1943.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Shoyemon TAKAHASHI as at May 19th, 1944, against which were charges for Registration Fees - \$6.00, Legal Fees - \$15.00, Arrears of Taxes - \$18.11, leaving a net credit of \$737.89 from said transaction.

In view of the Custodian having collected \$40.00 of the 1943 rents, a cheque covering same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

OLD CERTIFICATES OF TITLE:

Nos. 67140-E and 67142-E. Shoyemon TAKAHASHI declared on his JP Form, signed 7th May, 1942, that the Title Documents were in Mr. Harry G. Johnston's, K.C. Office at New Westminster. I phoned to Mr. Johnston, June 27th, 1946, re these Titles and he promised to deposit them with the Registrar, Land Registry Office, New Westminster.

NOTE:

Mr. Harry G. Johnston, K.C., Shoyemon TAKAHASHI'S Solicitor, writes to us as follows re the various ways of spelling Shoyemon TAKAHASHI'S name: "I may say Shoimon Takahashi spells his Christian name in different ways. On his Certificate of Naturalization it is Shoeman Takahashi with an affidavit attached showing the spelling Shoyemon Takahashi. The spelling on the lease "Shoimon Takahashi" corresponds with the Certificates of Title covering the property leased."

Certificates of Title Nos. 170950-E and 170951-E in the name of The Director, The Veterans' Land Act.

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

July 4th, 1946.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Delta.

Date: July 13, 1942.

NAME: TAKAHASHI, Shoyemon.

REGISTRATION NO. 05494.

ADDRESS: 1080 River Rd. New Westminster, B.C.

PROPERTY: Lot "B"

ACREAGE: 7.20 Practically all of the land is grown over.

KIND OF CROPS: None.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1½ Storey. VACANT: OCCUPIED Yes.

DESCRIPTION Frame, shack. ROOF: Shingle, new.

SIZE: 18 x 24. NO. OF ROOMS 3rooms & an attic.

CONDITION: Fair.

OTHER BUILDINGS: Small woodshed, very poor, boat-shed & ways, net hse. 20x50.
fair.

NAME OF LESSEE OR RENTOR: Wm. Houchen. living on Lot "A"

TERMS: Included in the \$20.00 per month rent with Lot "A"

WATER: None. ON: OFF:

LIGHT: Yes. ON: No. OFF:

REMARKS: Inside poorly painted, new shingles recently put on. House occupied at present by 2 men who are working at the Peat Farm. House will be permanently rented soon.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house.

2 Cook stoves. (old)

Round table.

2 Kitchen chairs.

In Net house.

400' lumber.

Small quantity of fish net.

Old row boat tied at float.

Signed:

J. Morrison
H. Logan

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Delta.

Date: July 13, 1942.

NAME: TAKAHASHI, Shoyemon.

REGISTRATION NO. 05494.

ADDRESS: 1080 River Rd. New Westminster, B.C.

PROPERTY: Consists of 2 Lots "A" & "B"

ACREAGE: Lot "A" 15 acres.

KIND OF CROPS: Black Currants. Rasps. Fruit Trees.
5only

APPROXIMATE ACREAGE OF EACH: $\frac{1}{2}$ acre. (short rows) 1doz. mixed.

HOUSE: $1\frac{1}{2}$ Storey. VACANT: OCCUPIED Yes.

DESCRIPTION Frame. ROOF: Shingle.

SIZE: 30 x 34. NO. OF ROOMS 6.

CONDITION: Fair.

OTHER BUILDINGS: chicken house & bath house combined 70', small shed 14'x 18',
woodshed, packing shed (poor), 6'x 10', chicken house 200', across road-storage
NAME OF LESSEE OR RENTOR: Wm. Houchen. shed (poor), wooden float.

TERMS: \$20.00 per month rent. Will be paid to Custodian's office.

WATER: City main. ON: OFF:

LIGHT: Yes. ON: OFF:

REMARKS: Some of the chattels listed below will be moved to house on Lot "B"
as Mr. Houchen will rent it. House needs painting on outside. Front room
poorly finished, bed rooms poorly papered, kitchen finished in V joint, painted
Outside buildings in poor condition. Land becoming overgrown, weeds 6' high
INVENTORY OF CHATTELS LEFT ON PROPERTY around 200' chicken house. Tenants
will be responsible for chattels.

In house downstairs.
(being used)

Heater.
Rocking chair. (wicker) ST
Gramophone.
2 Tables. (small)
3 Kitchen chairs. 2 ST
Linoleum rug.
Kitchen table. ST
" range. ST
" cabinet.
Bureau.
2-8gal. stone crocks.

Upstairs.

2 Bedsteads.
Ctn. of books.
Table. (small)
Rocking chair.
2 Window screens.
Large tin bread box.

In woodshed.

Scythe.
Bdle. of garden tools.
2 large milk cans.
Hand cultivator.

In small shed.

Bedstead.
Incubator. (Buckeye)
2 Boxes of dishes.
3-5gal. oil cans.
 $\frac{1}{2}$ doz. bakelite dishes.
Box of kitchen utensils, & glassware
House jack.
Roll of electric light wire.
Gasoline camp stove. (portable.)
" " " (no case)
Wheelbarrow.

Signed:

J. Morrison
H. Logan

Farm Appraisal ReportFile No. J.L.711Land Description Blk.1 of 1.D. of D.L.133 Gp.2 Map 852 & of Lot 4 of D.L.133
Map 852; & Blk.1 of D.L.132 Gp.2 Map 826.House No. 1080 River Road.

Containing

22.26

Acres

Owner's Name TAKAHASHI, ShoimonPost Office Address R.R.#1, New Westminster, B.C.EXHIBIT NO. 504-2Nearest Rail Point New Westminster, B.C.

DATE

2 Apr 1948Distance 8 mi.

Market Town

FILED BY

J. W. HunterDistance 8 "Church (give denomination) " " all denominationsDistance 8 "Nearest School Sunbury Public SchoolDistance 1/2 "State how property was identified: Map location.

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

Has direct access to River Road; fair gravel road.Is this district a good one? Poor farming location; fair fishing area.Employment opportunity Industrial peat plant 1 mile; city industries 8 miles.Predominating Nationality and religion: Mixed nationals.Describe Fencing and its condition: No fences.

Value \$

Water supply: from Ladner municipal system.

Value \$

Electricity: power available; lights installed.**BUILDINGS ON FARM**

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 33	Frame	1 1/2	Shgl.	25	wood	poor	\$600.00
Henhouse	20 x 230	"	1	"	20	"	"	200.00
" "	15 x 60	"	1	"	20	"	fair	100.00
" "	"	"	"	"	"	"	"	50.00
SWIFT Shack	20 x 26	"	1	"	20	"	"	175.00
Net shed	18 x 44	"	1	"	20	"	"	
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 1125.00\$ 500.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? \$Describe the basement and chimneys: No basement; 2 brick chimneys on bracket.No. rooms downstairs? 4 Upstairs? 2 How finished wood.Are buildings painted? house only Condition of paint VERY POOR.Distance from nearest bush approximately 100 yards.

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

Cultivated Land

BC/605-P

Page 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.38	Level	Loam, 12 to 18"	Clay	Mainly black currants.	\$60.	\$82.80
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
20.88	Level	Loam to peat 12 to 18"	Clay.	Clearing, grubbing, breaking.	\$150. to \$175.	\$10. 208.80
Area Unsuited for Cultivation.						
	CHARACTER OF LAND E. G. WET, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 291.60

Total added by buildings to value of farm \$ 500.00

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

Total value of farm \$ 791.60

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property occupied by tenant. Growth indicates a fair state of fertility
but no active cultivation this year.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Not suitable for agricultural purposes.

Noxious weeds: Numerous low land weeds but few of serious nature.

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

Corporation of Delta.

Assessment: Land - \$1776.00

Imp. - 1500.00 Taxes: 1942 - \$75.75

Dyking, drainage and domestic water charges included
in above.

Date: July 31st, 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 30 day of July 19 42.

Inspector's Signature

"D. DODDING"

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

TAKAHASHI, S.

at the south.

Very little attempt at farming has been made at any time and there is every reason to think this has been the home of a fisherman. Owing to the low-lying nature of the land, its general character and its extended outlines, it is not adapted to agricultural purposes.

The buildings are old and of poor type and construction.
The property is rented to W.Houchen for the year at a rental
of \$20. a month.

(FOR ~~UNCLAS~~ LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
Low-lying land in Delta drainage and dyking area.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Dyking Charges \$3.33. Drainage Charges \$14.31. Domestic

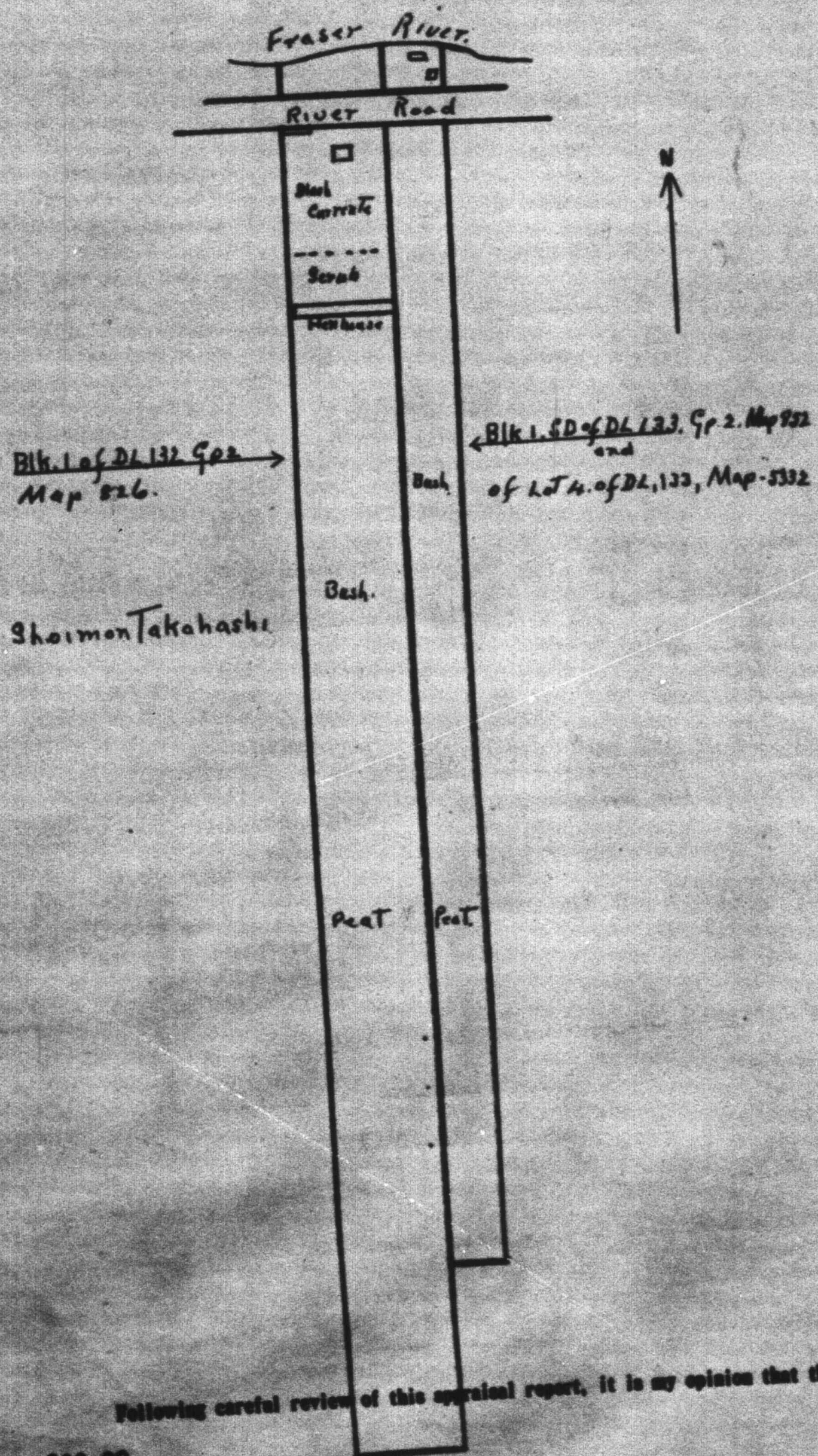
Water Charges \$17.06.

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>
Black currants and buildings 1.38 acs.	\$ _____
Bush and scrub - <u>20.88 "</u>	\$ _____
<u>22.26 acs.</u>	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total \$ _____	\$ _____

Amount fruit trees add to value of farm \$.

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is \$ 600.00

Date 1st August 19 42

"I. T. BARNET"

District Superintendent.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 8620

Reg. No. 05494

506 Royal Bank Building,
Vancouver, B. C.

JUN 8 1944

Mr. Shoyemon TAKAHASHI,
c/o Louis Trisole,
Haggrath, Alberta.

Dear Sir:

Re: Mun. of Delta, Blk. 1 of Lot 132, Gp. 2, Map 826,
Dis. of New Westminster, C. of B. 52558.

AND

Blk. 1 of Lot 133, Gp. 2, Map 852, Dis. of New
Westminster, C. of B. 51003.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 777.00
--	-----------

Add:

Unexpired insurance premium as at January 1st, 1943	777.00
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Less:

Tax arrears to December 31st, 1942	18.11
Registration fee	6.00
Encumbrance—Principal	
—Interest	24.11
Net proceeds of sale	\$ 752.89 6

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

SR

1963		Debit		Credit		Balance	
Jan. 1	Balance brought forward		\$ 8.80		\$ 8.80 CR		
	Credit re Sale of Property			752.89			
	Land Registry Office C/E (2)		\$2.00				
Feb. 22	H. Houselin Rent			15.00			
May 7	" " "			15.00			
June 5	" " " to Dec. '62			5.00			
			\$2.00		\$796.69 CR	\$794.69	

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/605-P

(JL-711)

Vancouver, B.C.

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

TAKAHASHI, Shoyemon

Dear Sir:-

Re: Block 1 of Lot 132, Group 2, Map 826,
MUNICIPALITY OF DELTA, Cert. of Title
No. 170950-E

-and-

Block 1 of Lot 133, Group 2, Map 852,
MUNICIPALITY OF DELTA, Cert. of Title
No. 170951-E.

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

Included in the Veterans' Land Act cheque
for \$ 18,397.76, in favour of The Secretary of State,
forwarded to you and dated March 9th, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 777.00

Less arrears of taxes to
January 1st, 1943,

- \$ 18.11

Amount paid to Secretary of State

- \$ 758.89 ✓

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. Jodrick

T. Jodrick,
DISTRICT SOLICITOR

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

MAY 12 1944

Date

Solicitor for
The Secretary of State

This Indenture,Made in triplicate this twelfth day of February

A.D. 1943

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

THE SECRETARY OF STATE OF CANADA,
acting in his capacity as Custodian under and by
virtue of Order-in-Council P.C. 1665, and Amend-
ments thereto.

Hereinafter referred to as the
LESSOR OF THE FIRST PART.

And:

copy
WILLIAM HAUCHEN (Farmer) of R.R. No. 1,
New Westminster, in the Province of British
Columbia.

Hereinafter referred to as the
LESSEE OF THE SECOND PART.

Witnesseth, that in consideration of the rents reserved under the covenants and agreements hereinafter contained the Lessor doth demise and lease unto the Lessee, All and Singular that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Delta New Westminster District, in the Province of British Columbia, more particularly described as

(a) Block One (1) of Lot One Hundred and Thirty-Three (133) Group Two (2) according to a registered map or plan thereof deposited in the Land Registry office, City of New Westminster, Province of British Columbia and therein numbered Eight Hundred and Fifty-Two (852). New Westminster District. Certificate of TITLE NO. 67142 E.

(b) Block One (1) of Lot One Hundred and Thirty-Two (132) Group Two (2) according to a registered map or plan thereof deposited in the Land Registry Office, City of New Westminster, Province of British Columbia, and therein numbered Eight Hundred and Twenty-Six (826) New Westminster District. Certificate of TITLE NO. 67140 E. Also known as 1080 River Road.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining, saving and excepting thereout sufficient space to be reserved for the sole and exclusive use of the Lessor in storing certain chattels and effects now on the premises.

and reserved to the Lessor, and reserving also to the Lessor and to tenants of the Lessor occupying adjoining lands from time to time, their respective families and servants, and all other persons with the Lessor's or their permission, going to or from the said adjoining lands, free and uninterrupted right at all times hereafter and for all purposes to go, return, pass and repass with or without horses, cattle, and vehicles from and to any highway by crossing through and over the demised premises; and Doth Further Let on Hire the following chattels, namely:—

from the
the date hereof) for the term of
be determined on the
day of
November
A.D. 19 42, (or from
years thence ensuing and fully to
day of October, 1943.

Yielding during the said term therefor the clear (annual) rent of \$ 180.00

One Hundred and Eighty Dollars.

of lawful money of Canada, payable to the Lessor at the Office of the Custodian, Vancouver, British

Columbia, on the following days and times, that is to say:—Fifteen Dollars (\$15.00) monthly,

First payment on first day of November, 1942 and further payment of Fifteen Dollars

(\$15.00) on first day of each & every month thereafter until said term has been completed.

the first payment to be made on the first day of November, A.D. 1942

2. That the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay

rates and charges for water, electric light, gas and telephone. AND TO repair; and to keep up

ditches and drains clean, open and free from obstruction and in good working order; and to keep up

fences; and not to cut down timber; and to insure against fire in the joint names of the said Lessor

and the said Lessee, show receipts and to rebuild in case of fire; AND that the said Lessor may enter

and view state of repair, and that the said Lessee will repair according to notice, and that the said

right of entry and to view the state of repair shall extend to every person to whom may be delegated

any power or duty conferred or imposed on the Custodian and to every person authorized by the

Director of Soldier Settlement of Canada to act as an Inspector. AND will not assign without leave;

and will not sublet without leave; and that he will leave premises in good repair excepting only

reasonable wear and tear and damage by tempest; AND that he will not carry on any business on

the premises that shall be deemed a nuisance.

The foregoing words of this clause found in Column One (1) of the Short Form of Leases Act shall

be construed according to the extended form in Schedule Two (2) of that Act.

3. The Lessee Further Covenants and Agrees with the Lessor:—

(a) To manage, cultivate and manure the portions of the premises now or hereafter brought under

cultivation in a good and husbandmanlike manner and in accordance with the most approved method

of husbandry used in the district, and to use the said cultivated lands for the purpose of producing

the type of crops heretofore produced thereon, and to keep all arable lands clean and free from

weeds, and to protect, preserve, prune and manage all orchard, fruit, shade and ornamental trees on

the premises.

(b) To spread on the land in a husbandmanlike manner all manure produced on the said premises

and not to remove from the lands any manure on the expiration of the term.

(c) During the continuance of the term at his own expense to keep the said chattels in good and

substantial repair and condition and to keep the owner indemnified against all loss of, from and

against the said chattels from whatever cause it may arise, save only reasonable wear and tear.

(d) Upon the expiration of the term either by effluxion of time or by the Lessor under the right

reserved to that effect to deliver to the Lessor peaceably and at the Lessee's risk and expense the

said chattels at the said premises.

(e) Apart from the hired chattels, to warehouse and store upon the demised premises those chat-

tels and effects of the Lessor now upon the demised premises, hereinafter called the stored chattels,

by placing the said stored chattels in a place reasonably safe and to use reasonable care for the

protection thereof.

(f) From time to time to deliver up to the Lessor the stored chattels or such portions thereof as

the Lessor may demand and to re-deliver to the Lessor the hired chattels in the event of the Lessor

so demanding by reason of judgment obtained against the Lessee, or breach of any term of this

Lease, or by reason of the Lessor considering his right to the hired chattels to be endangered by

their continuing in the possession of the Lessee, of which the Lessor shall be the sole judge.

(g) At the request of the Lessor from time to time to deliver to the Lessor an order on any third

person to whom the Lessee may have marketed or delivered any of the crop from the demised

premises and in such form as the Lessor may request directing such third person to pay to the

Lessor from the proceeds of any crop or of any monies payable to the Lessee a sum equivalent to

the rental for the current year.

(h) To observe fully and at all times the right of way reserved to the Lessor and to tenants of the

Lessor occupying the adjoining lands for the time being, their respective families and servants,

and all other persons with the Lessor's or their permission going to or from the said adjoining lands.

(i) To put all plumbing works, sanitary arrangements and drains in condition to comply with the

requirements of the Municipal Health Officer and of the Board of Health of the Municipality and

to comply forthwith with all notices and requests of the Municipal Health Officer or of the Board

of Health of the Municipality.

4. Provided Always and it is expressly agreed that if the rent hereby reserved, or any part

thereof, shall be unpaid for fifteen (15) days after any of the dates after which the same ought to

have been paid although no formal demand shall have been made thereof, or in case of the breach

or non-performance of any of the covenants and agreements herein contained on the part of the said

Lessee, his heirs, executors, administrators and assigns, or if the term hereby granted shall be at

any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, or in the event of the Lessee failing to keep possession of any of the said chattels, then in any of such events the then current year's rent shall immediately become due and payable, and it shall also be lawful for the said Lessor, his successors in office or assigns, at any time thereafter, into and upon the said demised premises, or any part thereof, in the name of the whole to re-enter, and the same to have again, repossess and enjoy as of his or their former estate, anything herein contained to the contrary notwithstanding.

5. The Lessor covenants with the Lessee for quiet enjoyment.

The covenants of the Lessee and the reservations herein contained shall enure to the Lessor, his successors in office and assigns, and shall be binding upon the Lessee, his heirs, executors, administrators and assigns.

In Witness Whereof the Lessor as Custodian has executed these presents by his duly authorized deputy, and in witness whereof the hand and seal of the Lessee, all on the day and year first above written.

Signed by the said Lessor by his
authorized deputy, in the
presence of:—

Sarahy Harick

F. G. Shears

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian.

Signed by the said Lessee
in the presence of:—

Mrs Annie Houchen

W. Hallchen

Approved by the Director of Soldier
Settlement of Canada, as to land.

Extract from Lease.

Lease No. 180.

File No. 8620.

Lessor: Shoyemon TAKAHASHI.

Lessee: William HAUCHEN.

Date: 12th February, 1943.

Term: 1 year from 1st November, 1942 to 31st October, 1943.

Consideration: \$180.00, payable \$15.00 on 1st day of every month
commencing 1st November, 1942.
No Taxes.

Property:

- Land:
- a. Block 1 of Lot 133 Gp.2 Map 852, C. of T. 67142 E.
Municipality of Delta.
 - b. Block 1 of Lot 132 Gp.2 Map 826, C. of T. 67140 E.
Also known as 1080 River Road, Municipality of Delta.

Buildings: Included. Sufficient space reserved for storing chattels.

Chattels: Not included.

Lease handed to S.S.B. 28/7/43.

Extract from Lease.

File #8620.

Drawn by Harry G. Johnston.

Lessor: Shoimon TAKAHASHI.

Lessee: William HOUCHEN.

Date: 25th April, 1942.

Term: 1 year from 1st May, 1942, with option to extend lease.

Consideration: \$240.00, payable \$20.00 monthly on 1st each month in advance, commencing 1st May, 1942, same terms to apply on extension of lease.
No Taxes.

Property:

Land: Block 1 of Lot 132, Gp.2 Map 826, N.W.D., and
Block 1 of Lot 133 Gp.2 Map 852, N.W.D.
being 1080 River Road, Municipality of Delta.

House: Included.

Chattels: Not included.

*No Schedule of Chattels attached
to Lease*
/ / / / /

*Replaced by Lease No. 180 -
see extract of new lease.*

This Indenture

made the twenty-fifth day of April

in the year of our

Lord one thousand nine hundred and forty-twoOFFICE OF THE CUSTODIAN
JAPANESE SECTION

IN PURSUANCE OF THE "LEASEHOLDS ACT"

RECEIVED

BETWEEN

SHOIMON TAKAHASHI of Sunbury, in the
Province of British Columbia, FarmerState Full Name
Address and
Occupation

hereinafter called the Lessor of the FIRST PART;

AND

WILLIAM HOUGHEN of Sunbury, in the
Province of British Columbia, Peat
DiggerState Full Name
Address and
Occupation

hereinafter called the Lessee of the SECOND PART;

WITNESSETH, that in consideration of the yearly rents, covenants and conditions hereinafter respectively reserved and contained, the said Lessor doth demise and lease unto the said Lessee, ALL AND SINGULAR those

that certain parcels or tracts of land and premises situate lying and being in the Municipality of Delta, Province of British Columbia, more particularly known and described as:

Block One (1) of Lot One hundred and Thirty-two (132), Group Two
(2) Map 826, in the District of New Westminster, andBlock One (1) of Lot One hundred and Thirty-three (133) Group Two
(2) Map 852, in the District of New Westminster

and being 1080 River Road, Municipality of Delta.

From the First
one thousand nine hundred and forty-twoday of Mayof one (1) year next ensuingAND PAYING therefor to the said Lessor, the clear yearly rent or sum of Two hundred and Forty (\$240.00) Dollars of lawful
Canada, payable on the following days and times, that is to say: The sum of Twenty
on the 1st day of May A. D. 1942 and the sum of Twenty
(\$20.00) per month thereafter on the first day of each and
month payable in advance, during the said term.

bushes or other fruit plants or trees, or asparagus or rhubarb roots.

damage by fire and tempest excepted). AND that the said Lessor may enter and view state of repair;

AND that the said Lessee will repair according to notice (reasonable wear and tear, and damage by fire and tempest excepted).

AND will not assign or sub-let without leave;

any business that shall be deemed a nuisance on the said premises;

AND that he will leave the premises in good repair (reasonable wear and tear, and damage by fire and tempest excepted).

Immediately become due and payable and the said term shall immediately become forfeited and void.

abated until the said premises shall have been rebuilt or made fit for the purpose of the said

First day of each month, and subject in all other respects to terms of this lease.

PROVISO for re-entry by the said Lessor on non-payment of rent, whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

THE said LESSOR COVENANT with the said LESSEE for quiet enjoyment.

THIS INDENTURE shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

WHEREVER the singular and masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body politic or corporate where the context or the parties hereto so require.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals, the day and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE LESSOR IN THE PRESENCE OF

[Signature]

S. Takahashi

SIGNED, SEALED AND DELIVERED

BY THE LESSEE IN THE PRESENCE OF

[Signature]

W. Hauchen

I HEREBY CERTIFY that on the 25th day of April 1912
at New Westminster in the Province of British Columbia
SHOIMON TAKAHASHI

(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared before me and acknowledged
to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose
name is subscribed thereto as party and that he knows the contents thereof, and that he executed
the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at
New Westminster British Columbia, this 25th day
of April in the year of our Lord one thousand
nine hundred and forty-two

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

I HEREBY CERTIFY that on the _____ day of _____ in the _____ of _____
at _____
of _____
and acknowledged to me that he is the person who subscribed the name of _____
to the annexed instrument as the maker thereof, that the said _____
is the same person mentioned in the said instrument as _____
the maker thereof, and is still alive to the best of his belief, and that he, the said _____
knows the contents of the said instrument and subscribed the name of the said _____
thereto voluntarily as the free act and deed of the said _____
under authority of a power of attorney which has not been revoked.
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at _____
British Columbia, this _____ day
of _____ in the year of our Lord one thousand _____
nine hundred and _____

For
Attorney

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

SWORN before me at _____
in the Province of British Columbia, this _____ day of _____
1. I was personally present and did see the within instrument duly signed and executed by _____
of the _____
make oath and say:
2. The said instrument was executed at _____
and that _____
of the full age of twenty-one years.
3. I know the said part _____
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
I, _____
therein, for the _____
the part _____
of the _____
in the Province of British Columbia.

Declaration
of Witness

Dated April 25th 1942

SHOIMON TAKAHASHI

TO

WILLIAM HOUGHEN

R.C.L. FORM NO. 41A

Lease Form

HARRY G. JOHNSTON
BARRISTER AND SOLICITOR
NOTARY PUBLIC, ETC.
NEW WESTMINSTER, B. C.

MOSE, COVAT & LARTE, LTD., LEGAL FORM PRINTERS,
VANCOUVER AND PRINCE GEORGE, B. C.

SUMMARY TAKEN FROM VESSELS RECORDS

Date: March 18, 1942

Name: TAKAHASHI, Shoyemon

Reg. No. 05494

File: 8620

Boat File No.: JFVDC 159

Name of Vessel: "Sanuma" 30'x7'9"x3'6"(1940) Chrysler 65 HP

Lic. or Reg. No.: New Westminster 2561

Naval No.: NW.085-F

Owner's Valuation: \$1,100.00

JFVDC Valuation: None

Custodian Valuation: None

Date of Sale: March 23, 1942

Purchaser: David D. Grafton

Signature on Sales Papers: No copy

Selling Price: \$850.00

Paid to JFVDC ~~of \$1,100.00~~ 8.50

Supervision Costs: 841.50

Balance due Owner:

Paid to: S. Takahashi on March 27, 1942

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.:

Repairs: Star Shipyard Job 73 - \$185.93 (Paid)

Additional Information:

gm

FIRE INSURANCE SUMMARY

File No. 3620.

Shosun TAKASHI - Reg. No. 05494.

The above named Japanese declared on his JP Form, signed May 7th, 1942, that he carried no Fire Insurance on his property, and we have found this to be correct.

This summary is certified
to be in accordance with
information on file.

July 4th, 1946.

D. A. Cramer
D. A. CRAMER.

DAC:JS

Not Rec. 29/4.

Harry G. Johnston, N.C.
Barrister & Solicitor
Notary Public etc.

TELEPHONE 710
P.O. BOX 335

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 28 1942

Law Offices
Columbian Block
35 Sixth Street

New Westminster, British Columbia
Canada

April 27th. 1942

Custodian of Alien Properties
Japanese,
Vancouver, B.C.

The file
please

Dear Sir;

I enclose herewith lease dated April 25th. 1942, Shoimon Takahashi to William Houchen covering Block 1 of Lot 132, Group 2 Map 826 and Block 1 of Lot 133, Group 2 Map 852, being 1080 River Road, Municipality of Delta, District of New Westminster, so that you may have same on file should any question arise.

I may say Shoimon Takahashi spells his Christian name in different ways. On his Certificate of Naturalization it is Shoeman Takahashi with an affidavit attached showing the spelling Shoyeman Takahashi. The spelling on the lease "Shoimon Takahashi" corresponds with the Certificates of Title covering the property leased.

Yours truly,

Harry G. Johnston

HGJ:F

8620

May 5, 1942

Harry G. Johnston Esq., K. C.,
Barrister & Solicitor,
Columbian Block,
35 Sixth Street,
New Westminster, B. C.

Dear Sir:

Re: Shoimon or Shoeman or Shoyeman
Takahashi. N/R

Thank you for your letter of the 27th ultimo
with enclosed list.

Up to the present time we do not appear to
have any record of Mr. Takahashi's registration with
us and if he has not been evacuated he is free to
deal with his property.

I should point out however, that once Mr.
Takahashi is evacuated from the protected area or in
fact once he has registered his property with the
Custodian, it will be necessary for all payments to be
paid to the Custodian's office for him as his property
will then have vested in the Custodian.

Yours truly,

C. L. Drewry,
Manager.

CLD/PMH

8620

17th July, 1942.

Mr. William Homchen,
Sunbury, B.C.

Dear Sir:

re: Shovemon TAKAHASHI.

We have a copy of a lease drawn between you and the above Japanese, and note that the rental consideration on it states \$20.00 per month, payments commencing the 1st of May. We would appreciate receiving from you copies of your receipts to date, and wish to inform you that in future all payments are to be made to this office.

We understand that you are using certain chattels belonging to Mr. Takahashi, and request that you make a list of them and forward it to us, stating your responsibility for their safe-keeping.

Thanking you in anticipation, we are,

Yours truly,

Manager,
Farm Department.

WEA:GF

111

TAKAYASHI

Shimon

New Westminster, B.C.

Royal Bank of Canada

SEP 2 1942

VANCOUVER, B.C.

P. # 1.

Sept. 1, 1942.

8620

05494

Dear [redacted]

I did send you the money for the rent. But it came back yesterday. So I am sending it again. I hope you get it. O.K. I am sending \$20.00 now. And I would like to have the house fix up as it needs a lot of things done. It need painting and papering badly, and the windows are broken and no screens for doors and window. I sure hate to live in a place like this. When a person can't be comfortable. I don't mind fixing it up myself, as long as I can get the things to do it with. What do you think of it. Let me know. When you send me the receipt. You can ^{come} and see for your-
over.

all. And it is getting the time of
the year when the house should
be fit for the winter.
Because when it rains it can
not be done.
But I would like to do the
papering and painting with water
and can keep coming now. ^{thoroughly}
The room is finished.

State if any other person has
interest, none.

If farm land state crop grown
Raspberries, currants, fruit trees
asparagus and Rutab, Apple trees
Pears and cherry.

a Statement of Personal.

1- Kitchen Range, 1- Box stove
3- Tables 3- chairs 1- Rocking chair
1- Bedstead, (Kitchen ware Utensils and
China ware. 5- Box Packed.

2- Wedges, 2- Sledge Hammers.
2- Brick Hooks 2- Hay Hooks.

1- Axe 1- Cultivator 1- House screw
50 lbs soybeans. 2- 8 gallon crocks
1- Pervis, 1- Row Boat, fish net & rack.

(A House) I am using ^{with} rent,

1- Rocking chair, 3- Tables.

1- Congolument rug which is on the floor

1- Heater and 1- Range.

(House) That is rented and are
being, 1- Bedstead 1- table

2- Broken chairs.

New Westminster
10 P.O. R.R. 1
Oct 5, 1944

Richards

I have paid out \$6.20 for glass
And \$1.90 for door screen. And their
5 more windows glass to fit ~~it~~. yet
glass size needed 21X32 5 of them.
2 rooms to be papered and 2 rooms po
I think it will cost about 20 to \$25.00 -
this place up the way it should.
I know we are rent behind But I
send it next week as its pay day.
If there is any thing else you
like to know let me know.

I'll be glad to do the right - to
Sincerely,
Mrs Wm Houchen.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 7 1942

07.2

File 3620

October 13th, 1942.

MEMORANDUM TO THE FILE

Re: Shoremont TAKAHASHI

Mr. W. Houchen, tenant on the above Japanese property, called at this office Saturday, October 10th, stating that the boat shed had been blown down by the wind and in case of high water the entire building would wash away. He advised that this building should be cut in three pieces and moved back to higher ground.

He is willing to do this on his own so that no one could accuse him of neglect and he was authorized to go ahead and do as he see fit as the building is only worth \$30.00 to \$40.00.

WEA/EM

W. Houchen

3620

19th November, 1942.

Mr. W. Houchen,
B.R. #1,
New Westminster, B.C.

Dear Sir:

re: Shoveemon TAKAHASHI.

We have not heard from you since October 10th and would appreciate your advising us as to what progress you are making towards cleaning and decorating the interior of the house on the above Japanese property. As your receipts for such work represent rent on this property, we request that you forward same to this office as soon as possible.

At the present time your rental payments are only up to 30th September, and your co-operation in bringing and keeping these payments up to date when due will be greatly appreciated.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

5620

Mr R.D. Richardson



new. Westminster, B.C.

1000 R.R. 1

Nov. 25, 1942.

We are waiting for the man to come and do the cleaning up. Paper and painting. But they are at one of our neighbors and when they get through their, they will be done here. But just as soon as they come I'll know what it will cost me. And then I'll settle up with you. And I have the receipt of the glass. And I will know what it will cost. The hold thing.

But if it takes too long I'll send in some money as the rent will not be too far behind, as I intend to keep the rent up. I may be in Vancouver in a week or so. And if I have time I will drop in.

Sincerely,

Mr W. W. Toucher.

OFFICE OF THE CUSTODIAN
JAPANESE SECTIONRECEIVED
NOV 26 1942

C
O
P
Y

BRITISH COLUMBIA SECURITY COMMISSION

Alberta Representative

Suite A. Metcalfe Block
LETHBRIDGE, ALBERTA

November 28, 1942. # 8650 8620

B. C. Security Commission,
1130 Marine Bldg.,
VANCOUVER, B. C.

Dear Sirs:

Re: TAKAHASHI, S. #05494 - Serial #651
and " T. #12503

These people called today stating that they have some property rented at the Coast for which they have not received any rent since coming here, and as they are in very desperate circumstances we would appreciate anything you could do to have this investigated.

They state there is a five acre plot belonging to Tetsuo Takahashi, located in the Municipality of Delta, New Westminster, which is apparently rented at the rate of \$20.00 per month, and for which they have received nothing since May. They claim that a Mr. Wm. Page, c/o Bracken-Ker Milling Company, Front Street, New Westminster, has some Power of Attorney in this connection.

The father, S. Takahashi, also claims to have a small farm on River Road, which also is supposed to be rented, and for which they have received nothing.

We trust you will make enquiry through the proper authorities.

Yours very truly,

B. C. SECURITY COMMISSION

(Sgd.) A. E. Russell

A. E. Russell

7/14
C. Balce file
McQuinn received
fact and on lines

COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 100

8620
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 16 1942

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

December 15, 1942.

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

Attention Mr. Peers.

RE: S. TAKAHASHI.

Shoimon

Dear Sir:

Last week the writer discussed with you the possibility of selling the above man's property the legal description of which is: Lot 1, D.L. 133, Group 2, and Lot 1, D.L. 132, Group 2. It is located on the River Road at Sunbury, in the Municipality of Delta.

The party wishing to purchase this property was in this morning and he has assured us that Mr. Takahashi wished to make a sale before his evacuation. In the event that Mr. Takahashi wishes to sell, whatever price is settled upon will be paid in cash by our purchaser.

It would appear that the next move would be for you to contact the owner, see if he wishes to sell, and if so at what price. Kindly obtain the figure on each parcel.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard
F. H. Coulthard.

FHC:VS

8620

January 12th, 1943.

Mr. William Houchen,
1080 River Road,
R. R. #1,
New Westminster, B. C.

Dear Sir:

Re: Shoveemon TAKAHASHI

Enclosed herewith please find receipt for rent for \$8.80 which, with the receipted bill for repairs amounting to \$6.20, will be credited as payment on account of October's rent.

We wish to draw to your attention that this payment representing \$15.00 is on account of rent for the month of October and the following is a statement of your account as it now stands:

October 1st to 31st, 1942	\$20.00
November 1st to 30th	15.00
December 1st to 31st	15.00
January 1st to 31st, 1943	15.00
Total	\$65.00
Less payment on acct. Dec. 30th	15.00
Balance	<u>\$50.00</u>

We trust you will find this statement correct and in accordance with our letter of December 23rd, asking for rental payments up to date and informing you that this office would take care of decorating account.

We request that you give this your prompt attention.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

P.O. Box 31 Miquila, Alta,
Feb. 18, 1943.

VACATION SECTION	
Rec'd	FEB 20 1943
File No.	8620
Ans.	
Referred	McClister

Mr. R. D. Richardson,
Farm Department,
506 Royal Bank Bldg.,
Hasting and Grenville,
Vancouver, B.C.

Dear Sir:

I have a letter from Mr. McClister, of Claims Department stating a claim against me of \$168.30 from Mooseburne Tragedy. I would like to pay but I have no cash on hand as I am on relief in Alberta.

I have a property rented to Mr. Wm. Hauchen, ^{\$202 month} which I am sure he pays his rent to this Department. ~~to~~ I do not know just how much money is in, but after paying for my taxes there should be some money rent that has been paid. Please pay for me to Mr. McClister of Claims Dept. as much as you have of my rent and what is not enough the monthly rent from now on until \$168.30 is paid in full. If this amount has been paid in full please let me know.

Instruction No. 05494

13-3-43

Yours truly,
Shoyemori Takahashi

MEMORANDUM

File No.: 8620

May 9th, 1944.

To: FILE

From: Mr. Green

Re: Shoyemon TAKAHASHI

Mr. Carlsen and the writer visited Sunbury on Monday, May 8th in order to establish just what buildings were affixed to the property and which might be regarded as movable and subject to arrangements other than those made with the land. Unfortunately, rainy weather prevented any photographs being taken.

1080 River Road, (J. L. 711). One float. This could not be found but from the appearance of some logs and lumber lying about, would seem to have broken up in a storm.

HFG:IF

EVACUATION SECTION

Rec'd JUN 21 1944 here

File No. 8670

Ans.

Referred

Westminster Bk.

June 19. 1944.

Dear

Sir.

Referred

Garrison

I received a letter from Takahashi
and they would like to have a few's
sent to them. They would like to
have two Coleman's gas stoves in green camp
stove type and the meat chopper
Can we send this with your O.K.
or not. As I am not sending out
with out your O.K. so let me know
As I could send the letter to you
so let me know by return mail.

Sincerely.

Mrs. Wm. Houchens,
1080 R. R. 1.

Anderson

1080 R. R. 1.

8620

June 27th, 1944.

Mrs. William Houchen,
1080 River Road,
R.R. # 1,
New Westminster, B. C.

Dear Madam:

RE: Shoveimon TAKAHASHI.

Answering your letter of June 19th, with reference to certain effects that the subject Japanese wishes you to ship.

The Custodian has no objection to your making this shipment, but please let us have a list of what you send, and of course there will be no expense chargeable to us.

Yours truly,

H.J. Iverson
Protection Department

WJI/ML

EVACUATION SECTION	
Rec'd	JUN 29 1944
File No.	8628
Ans.	W.C.A.
Referred	to Anderson

New Westminster B.C.
June 28. 1944.

Dear Sir—

I would like to know if you could pick up the net house [⊗] as its about to fall into the river and it needs looking after. We have ask the Soldier Settlement Mr Barber to look at it and he seems to say that they have nothing to do with it and its up to you.

And its to bad to let a good building go into the river. So would you come and have a look at it. And see what you think of it.

I am sending the letter of from the owner of this place asking for a few things. This girl is Mr Takahashi daughter and she got married. And she ask for the things.

Mrs J. Fukushima. so we will send on the things they ask for. I hope this fines every thing O.K.

Sincerely,

P.S. Mr Shopeman Place
Mrs Wm Hauken.
Takahashi

Mrs J. Fukushima W/R.
is his daughter.

⊗ W.C.A. says on paper -
should have \$20.30

Lt of places have been
sold but I ~~hope~~ ^{hope} you
are still at Glad's place.
Are there any place in
Sunderby that have been sold.
Hoping that I'm not
putting you into too
much trouble. Thank
you very much.

Sincerely
Langdon F. Fushman

Please write to me in
your spare time I will
try and answer as soon as

Did you like the canning
mark? Its quite steady
sometimes and get you down
I guess in through with
the canning now. Does
Mr. Havelin work there?

I would like to ask
you a favor if you could
send two of the Coleman
gas stoves here. One is a
green camp stove type and
the other is a cream and
brown gas stove. Also a
meat chopper I have up
stairs in that small house.

Could I trouble you in
having them sent out here
C.O. D and I will pay for
the freight and charges here.

8620

Your File BC/605P

July 6, 1944.

The Director,
Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Shoyemon TAKAHASHI.

The tenant on this property has applied to this office for permission to make expenditures necessary to repair a net house, otherwise it appears likely to fall into the Fraser River. It seems that the tenant contacted your Westminster office and was advised that we were responsible.

This would indicate that the net house, 20 x 50 feet, was not included in the appraisal covering the purchase of the property and we would appreciate your confirmation as, from our standpoint, some action will have to be taken before the net house washes away.

Your early attention to this matter would be appreciated.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

8620

July 19, 1944.

Mrs. William Houchen,
R. R. 1,
New Westminster, B. C.

Dear Madam:

Re: Shoyemon TAKAHASHI.

In reply to your letter of June 28th, regarding the condition of the net house, please be advised that we have contacted the Director of the Veterans' Land Act, who purchased this property, and we have now been advised by that department that the question of necessary repairs to the shed is receiving their attention.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

MEMORANDUM

File No.: 8620

Jan. 18th, 1945.

To: Mr. R. W. Anderson

From: Mr. W. J. Iverson

Re: Shoyemon TAKAHASHI
1080 River Rd. Sunbury
CHATELS

This is one of the places we checked for removal of effects to auction. Wm. Houchen is the tenant and it may be noted that he shipped two Coleman stoves and a meat chopper to Mrs. Fukushima (daughter of Takahashi) in June 1944.

There are two small houses on the property which was sold to the V. L. A. Mrs. Krisko or P. Peterson may be in one of them.

Mr. Houchen is supposed to be responsible for the chattels although he does not appear to have sent us a list of them; according to a memorandum on file, he purchased the incubator but there is no record of payment unless he paid it to Takahashi.

Attached are two reports on effects etc.

Enc.
WJI:IF

W. J. Iverson
Held

TELEPHONE 408

891 COLUMBIA STREET

NIGHT PHONES
GARAGE 1872
SALES 2696



TRAPP MOTORS LTD.

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS

PORT OF
NEW WESTMINSTER, B. C.



February 21st, 1945.

Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sir:

Under instructions from the Office of the Custodian
we have appraised and sold the following list of goods at
the Takahashi Estate, 1080 River Road to W. Houshen of the
same address:

Kitchen Table	\$2.00
2 Kitchen Chairs (dam.)	1.00
Rocking	2.00
Small table	1.00
Incubator	5.00
Wash stand	1.00
1 Electric Brooder	20.00
1 Hand Cultivator	5.00
	37.00
Less 10%	3.70
	\$33.30

Certified a just and fair appraisal as made by us
this 19th day of January, 1945.

Yours very truly,

TRAPP MOTORS LIMITED,
Auctioneers & Appraisers,

Passed by Board
Advisory Committee
1/24/45

Secretary.

CFDP/K

SALES - SERVICE - SATISFACTION
All that the term implies.

File 8620

Takahashi
Shoyemon

Regd 05494

MEMORANDUM

File No. 13566
8620

December 13th, 1945.

Re: Yasukichi GOTO, Reg. 12603
& Shoyemon TAKAHASHI, Reg. 05494

TO: Miss C. Girard
FROM: W. J. Iverson

Will you please transfer credit from Shoyemon Takahashi, File
8620 for

1 Electric brooder	\$20.00
Less appraisal	<u>2.00</u>
	\$18.00

to Yasukichi Goto, File 13566. This was sold on appraisal to W. Houchen
and should have been credited to Goto, Y. who owned it.

WJI:DF

Transferred 22/1/46
eq

W. J. Iverson

File No. 3620.

MEMO

TO: Mr. Anderson

FROM: Mr. Cramer

Mosaburo TERAGUCHI filed a claim for \$168.38 against Shioemon TAKAHASHI, February 9th, 1943. Shoyemon TAKAHASHI acknowledged this claim and in his letter of February 18th, 1943, authorized payment when there are funds on hand.

DAG:JS

D. A. Cramer
D. A. CRAMER.

Pd

June 1st, 1945.

Mr. Wm. Hanchen,
1080 River Rd.,
Queensborough, B.C.

Dear Sir:

In going over our records with respect to the subject Japanese, we find the following items which were left in your care, unaccounted for. So that we can complete this file will you kindly let us have any information in this regard that will enable us to do so.

The items are:

- ✓ A gramophone
- ✓ Heater
- 2 Beds
- SK Bureau and cabinet
- Kitchen utensils and chinaware *shipped.*
- Farming tools and implements
- ✓ A row boat
- 2 Crocks *shipped*

Your attention in this matter will be appreciated.

Yours truly,

W. J. Iverson
Protection Department

WJI:LBH

MEMORANDUM

File No. 8620

June 16/45.

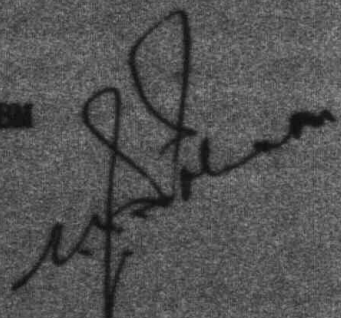
TO: The File

FROM: Mr. W. J. Iverson

RE: Shoyemon TAKAHASHI
Chattels

Mr. Hanchen called at the office today and checked over the list of chattels referred to in our letter to him of June 1st. He does not remember what things he sent to TAKAHASHI but thinks everything called for in the letter from Mrs. FUKUSHIMA (TAKAHASHI's daughter), were sent. Items 1, 2 and 7 were removed, he states, to our auction sale and the farming tools were worthless. We are asking Mr. Anderson for a report on the latter.

WJI:LEW



MEMORANDUM

File 8620

March 7th, 1945.

TO: Mr. W. J. Iverson

FROM: Mr. R. M. Anderson

RE: Shovemon TAKAHASHI #05494

In this case I had no inventory to go by but the tenant, Mr. Hanchen, had a signed copy mailed to him by this office, and I felt it quite safe to go by this.

If the inventory is checked I am sure it will be found that all the items are fairly well accounted for.

I have examined the following effects and am convinced that they have no commercial value. They have therefore been abandoned.

- ✓ 1 Old range ✓
- ✓ 1 Old brooder ✓
- ✓ 1 Jack - broken ✓
- ✓ 1 Incubator (purchase by above)
- Small quantity of lumber
- ✓ Small quantity broken tools.

RMA:LEW

R. M. Anderson



TRAPP MOTORS LTD.

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS

PORT OF

NEW WESTMINSTER, B. C.



February 21st, 1945.

Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B. C.

*File 8620
Takahashi Shoyen
Regd 05494*

Dear Sir:

Under instructions from the Office of the Custodian we have appraised and sold the following list of goods at the Takahashi Estate, 1080 River Road to W. Houchen of the same address:

Kitchen Table	\$2.00	
2 Kitchen Chairs (dam.)	1.00	
Rocker	2.00	
Small table	1.00	
Incubator	5.00	
Wash stand	1.00	
1 Electric Brooder	20.00	
1 Hand Cultivator	5.00	
	<u>37.00</u>	
Less 10%	<u>3.70</u>	\$33.30

*Transferred to
#13566.*

Certified a just and fair appraisal as made by us
this 19th day of January, 1945.

Yours very truly,

TRAPP MOTORS LIMITED,
Auctioneers & Appraisers,

*OK.
Passed by Rural
Advisory Committee.
April 6, 1945*

✓ CFDP/k

C. J. Trapp
Secretary.

SALES - SERVICE - SATISFACTION
All that the term implies.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

8620

FILE NO:
Shoyemon TAKAHASHI

NAME:

DATE ADVERTISED:
(or other information) 1945, Motors Ltd.

APPRAISER'S NAME: \$17.00

VALUATION:
\$17.00

PURCHASE PRICE:

April 6, 1945.

COMMITTEE'S APPROVAL:

Mr. W. Houchen

PURCHASER'S FULL NAME:

1080 River Road, New Westminster, B.C.

ADDRESS:

OCCUPATION:

XXXX

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

YES

Paid in full.

NO

ENCUMBRANCES, IF ANY:

Nil.

LIST OF CHATTELS SOLD:

Kitchen table	\$2.00 ✓
2 Kitchen chairs	1.00 ✓
Rocker	2.00 ✓
Small table	1.00 ✓
Incubator	5.00 ✓
Wash stand	1.00 ✓
Hand cultivator	5.00 ✓
	\$17.00

File No. 8620
Reg. No. 05494

Shoyemon TAKAHASHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 13	Taxes	\$ 60.00		
December 30	Purchase of glass	6.20	75.00	
	Rents collected		752.89	
1943 January 1	Credit re Sale of Property	2.00	15.00	
February 22	Land Registry Office - Certificate of Encumbrance (2)		15.00	
May 7	" " "		5.00	
June 5	" " to Dec /42		15.30	
February 26	Sale of chattels	15.00		
April 23	Legal fees re sale of property	168.38		
1946 July 9	Payment of claim M. Teraguchi	\$ 251.58	\$ 878.19	

CR \$ 626.61

Accounting Department
March 2nd, 1948

DEFENCE BRIEF
Shoyemon TAKAHASHI
File No. 8620
Case No. 504^

CHATTELS.
V.L.A. (2 Properties)
Lethbridge, Alta.
2 April 1948

REAL PROPERTY CLAIMS

<u>1. Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$5,590.00	\$791.60	\$777.00

(a) WITNESS - D. Dodding, V.L.A. Appraiser-^
Question of fair value only.

There are 2 parcels of land here - they are treated as one.

Legal Description of Property -

Block 1 of Lot 132, Group 2, Map 826,
Mun. of Delta, D.N.W.
and Block 1 of Lot 133 Group 2, Map 852,
Mun. of Delta, D.N.W.

Farm was a current farm.

(b) Property owned wholly by claimant.

PERSONAL PROPERTY CLAIM

<u>2. Chattel Claim</u>	<u>Sale Price</u>
\$225.00	\$16.00

- (a) Goods valued at \$20.50 sold by tender for \$16.00.
- (b) Goods valued at \$78.50 lost, destroyed or stolen.
- (c) Goods valued at \$55.00 abandoned.
- (d) Goods valued at \$6.60 No record at any time.
- (e) Goods valued at \$60.20 shipped.
- (f) Goods valued at \$4.20 declared, not found.

NOTE: Chattels listed as sold by tender were sold to one W. HOUGHEN, the lessee of the property. They were appraised by Trapp Motors-^

Defence submission is that chattels that were sold, were sold for fair market value. Claims for those not sold is excessive.

Specific chattels referred to are:

1. Bowls, plates, etc. P.5. These may have been shipped by claimant to his daughter. ✓
2. 2 Gas stoves (P.5). These may also have been shipped to daughter. Shipping question referred to at P.8.
3. Item 11 - 5 tea trays. Item 14 - flower vases, etc.
Suggestion by counsel for Japanese that these may have been included in the declaration of chinaware and kitchen utensils.
4. Rowboat - claim of \$5.00 - may have been destroyed when boathouse collapsed. P.6, 7, 9.

SUMMARY DEFENCE WITNESSES -

JLG/mw

WITNESS -

D. DODDING

TRAPP NOTES -

WHERE REQUIRED -

1(c)

2.

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Lethbridge, Alberta,
April 2nd, 1948.

IN THE MATTER OF THE CLAIM OF
SHOJENON TAKAHASHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

W.R. HUCKVALE, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.
D.J. HANDFORD, Esq., Official Interpreter.
S.R. HOWARD, Esq., Official Reporter.

30

2
S. Takahashi,
In Chief.

MR. HUCKVALE: The next case is Shoyemon Takahashi, sir,
No. 49 on the list.

THE SECRETARY: Case No. 504, Shoyemon Takahashi.

SHOYEMON TAKAHASHI, the claimant herein, being
first duly sworn, testified through the
interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

10 Q Mr. Takahashi, you own two pieces of property des-
cribed as Block 1 of Lot 132, Map 826, and Block 1
of Lot 133, Map 852; is that correct?

A Yes.

Q Were they adjoining pieces of property?

A Yes.

Q And with respect to both of those pieces of property
you have asked me to prepare that form?

A Yes.

Q And you have signed it? A: Yes.

Q And is it true and correct, according to the best
of your knowledge? A: Yes.

20 Q In preparing this form you originally told me you
paid \$3190.00 for that land.

A Yes, but after I told you this price I remembered
that we had brought in the electricity and also
the water pipes.

Q So the real property, or the real price is \$2250.00?
and that was correct, was it?

A Yes.

MR. HUCKVALE: I put that in, sir, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1).

30 MR. HUCKVALE: Q: What did you do on that farm, Mr.

S. Takahashi,
In Chief.

Takahashi? -

A: I was growing

currents.

MR. HUCKVALE: Would you file your appraisal form now,
please, Mr. Hunter?

MR. HUNTER: Yes.

(APPRAISAL MARKED EXHIBIT NO. 2).

10 MR. HUCKVALE: And the assessment, sir, if my learned
friend would admit that now, on the one piece the
land was \$576.00, the improvements, \$500.00; and on
the other piece of land, \$1200.00 for the land and
the improvements, \$1000.00.

MR. HUNTER: That is correct, my lord.

THE COMMISSIONER: Again that was for 1942, was it?

MR. HUNTER: Yes, my lord.

MR. HUCKVALE: I have it for 1943. I have the notices,
sir, and I take it they are the same for 1942.

MR. HUNTER: I think they are the same.

MR. HUCKVALE: I see it is stated in my form for 1943
which is the actual notices I have before me at
20 this time.

20 Q Now you also filed a claim with respect to your
personal chattels, Mr. Takahashi?

A Yes.

Q And are those two pages the information you gave me?

A Yes.

Q You gave me that to prepare that form?

A Yes.

Q And have you signed both pages?

A Yes.

30 Q And are they both true and correct, according to

S. Takahashi,
In Chief.

Discussion.

the best of your information and belief?

A Yes.

MR. HUCKVALE: I will file that, sir, and it contains the whole list that he is claiming for.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: If my learned friend will file the claims analysis, I will turn the witness over to him.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. HUNTER: My lord, the original claim showed no values, just the total, and there were certain items added so that I am putting in the original analysis to show the inventory taken, and I am putting in a new analysis which I made last night so that there will be two sheets to it.

MR. HUCKVALE: I have never seen the new analysis. That is the position I am in, my lord.

THE COMMISSIONER: Would you like to have a recess and give you an opportunity to look at it now and decide whether you want to re-examine him?

20 MR. HUCKVALE: I can't do it until I do see it.

THE COMMISSIONER: Well I will give you a few minutes recess to look at it.

MR. HUCKVALE: All right, thank you, sir.

(PROCEEDINGS RESUMED AFTER SHORT RECESS)

THE COMMISSIONER: Are you ready now, Mr. Huckvale?

MR. HUCKVALE: Yes, sir, there are one or two items on this I want to ask about.

THE COMMISSIONER: Yes, very well.

MR. HUCKVALE: Q: Mr. Takahashi, you are still under oath.

A: Yes.

S. Takahashi,
In Chief.

Q According to the analysis, Mr. Takahashi, that my friend has just produced, it shows that some four dozen Japanese bowls, 3 dozen dinner plates, and 3 dozen Japanese side plates may have been shipped by the tenant to your daughter. Have you seen your daughter recently?

A Yes.

Q That is those three items there, 8, 9 and 10.

10 A Yes, I have met her recently and she says definitely that she has not received them.

Q Now I believe your daughter wrote and asked for the gas stoves? A: Yes, two gas stoves.

Q To be sent, is that correct?

A Yes.

Q Did she ever receive them, so far as you know?

A No, she didn't receive them.

Q Did she ever receive 40 cocktail ops?

A No.

20 MR. HUCKVALE: Now I think the kitchen range, which is the first item on here that he has described on the form here, sir, and it is now shown on this new analysis as abandoned, and he has described it so that I won't go into it. I also think he has described the wedges and sledge hammers. The bush scythes, the hay forks, and the axe he has described in his form.

Q Did you own a house jack?

A Yes.

Q Was it in working shape when you left or not?

30 A Yes.

6
S. Takahashi,
In Chief.

Q And did you own a peevet? A: Yes,
the peevet was new.

Q The peevet was new? A: Yes.

MR. HUCKVALE: Now, sir, my friend shows in this, there
is item 11, which is 5 tea trays, and item 14
which are some flower vases, jugs, and 5 dozen
jars, he shows no record of at any time. I merely
point out that he declared kitchen utensils and
chinaware, and I suggest that these items could
come within that description.

There is one problem, I think, sir, that both
my friend and I would like to get clarified, dealing
with the real property.

MR. HUCKVALE: Q: You describe in your form fish-net
house, on your real property form.

A Yes.

Q Is that the same building as the beathouse or not?

A No, it is different.

Q It is a different building? A: Yes.

Q Thank you.

MR. HUCKVALE: The reason for that question, sir, the
beathouse, my learned friend, simply by deduction,
deducts that it might have collapsed in a storm
and I wanted to ascertain whether it is the same thing
or not.

MR. HUNTER: That is no deduction, my lord, the beathouse
did collapse. The deduction is whether the boat
was in there.

THE COMMISSIONER: All right, Mr. Hunter.

MR. HUNTER: It is submitted that the real property was

sold for its fair market value. It is submitted that the chattels sold were sold for their fair market value. It is submitted that claims made for chattels not sold are excessive.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is that a photograph of your house (indicating)?

A Yes.

Q And this is the rowboat that you are claiming?

10 A Yes.

Q And the building just above the rowboat, is that the boathouse or the fish-net house?

A It is the brooder house.

Q Now, where, in connection with the dock and house, would the boathouse and the net-house be?

A There was a nethouse and another dwelling house here (indicating on photograph).

Q Do you mean at the end of the dock or just to the left of the dock on the land?

20 A This main house is on the 15 acre lot, and the net-house and another dwelling house were on the 7 acre lot over to the left.

Q I see. What about the boathouse? Where was it on the dock?

A: It was right beside the nethouse, along on the left there.

Q I see. I will file that as an exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

THE COMMISSIONER: Is this the chicken house, \$1500.00; is that correct?

30 MR. HUCKVALE: Yes, sir, it is 20 x 210 feet, sir.

8
S. Takahashi,
Cross-Exam.
Discussion.

THE COMMISSIONER: Q: Is it a single storey; what is
the chicken house? A: One storey.

MR. HUNTER: The dwelling house shown on the photograph, my
lord, would appear to be the one shown at the bottom
of Exhibit 1 under the heading of "old dwelling,
26 x 33". The other dwelling house that is mentioned
is a very small building, 12 x 22, and of very little
value, apparently.

10 Reference is made to the analysis, my lord,
Exhibit 3, 5 chairs were damaged when found and
were sold damaged, that is the ones that were sold.
As my friend has said, with regard to this shipping
business, my lord, I don't care to be too definite
because I couldn't be sure from the file, but what
happened was that the tenant wrote in and said he
had this request and enclosed the copy of the
letter from the daughter asking for these things,
and whether it would be in order to ship them, and
the Custodian wrote back and said it would be in
20 order and the tenant intimated that he had shipped
them, but there is nothing on the file. There was
a memo there to the effect that there was nothing
definite from the tenant and if they haven't re-
ceived them, of course they will have to be shown
as lost, destroyed or stolen.

THE COMMISSIONER: Yes.

MR. HUNTER: The declaration, as your Lordship will notice,
is in very general terms and I suppose you could
almost get anything in there under some of those
categories. My friend has pointed out that the
30

9
S. Takahashi,
Discussion.

10 tea trays, the flower vases, jugs, and the five
down jars could well come under that. I do not
quite agree with him but I could see how it would
be possible to so consider it. The tools, I have shown
these as missing or at least as abandoned. There
is nothing there to show the individual tools as
being abandoned. There is a blanket statement
there saying that the tools are all old and abandoned,
and I thought it only fair to point that out,
because there may have been some better ones, but
I could only show it that way, my lord. The jack
was definitely shown as broken. The fishing net
raft broke up in a storm and I suppose it could be
considered personal property and could be considered
as having been destroyed. As I mentioned before
with reference to the rowboat being destroyed,
that is an inference and it could or could not be
true. It could have been in the bathhouse at the
time it collapsed. Anyway it is a minor item of
20 a total of \$5.00. That was a home-made bathhouse.
The summary at the bottom of those items said to
have been shipped, except for them possibly going
under the heading of being lost, destroyed or
stolen, I think is fairly conclusive.

THE COMMISSIONER: All right. Any re-examination, Mr.
Huckvale?

MR. HUCKVALE: None, sir.

THE COMMISSIONER: That is all, thank you, Mr. Takahashi.

THE WITNESS: Thank you very much.

(Witness aside)
(PROCEEDINGS ADJOURNED SINE DIE)

30 Certified a true and accurate transcript.

S. M. Howard
"S. M. HOWARD"
Official Reporter.

Name of Claimant, **TAKAHASHI, Shoyunoh**
 Custodian File **8620**

Case **504**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					777	1254.00				1254.00
<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 & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATELS</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			
			40%	159.25	75.25	16.00		1.92	75.27	
TOTAL RECOMMENDATION										1389.99

October 12th, 1950.

Mr. Shoyemon TAKAHASHI,
Hagrath, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 504

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$1,329.99.

Cheque in your favour is enclosed for \$1,303.31
and we have paid the Co-Operative Committee .. \$ 26.68
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.