

9612

SEASER VALLEY

WHONOCK

FILE NO. 9612

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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: TAKEUCHI Minoru

HOME ADDRESS: R. R. #1, Whonock, B. C. (25th Ave.)

REGISTRATION NUMBER 13575 / SEX: male AGE: 22

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? no

NAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: ---

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Title #144174E. 10 acres

Sub-div. 3, lot 432, map 12, map 1208, in the District of Maple Ridge.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 shacks.

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

4. TAXES (Amount and where payable) \$24.00 1941 paid to Maple Ridge, B. C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to: Mr. Arkell, Abbotsford, B. C. for \$350.00 for 1st year.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. At home
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none
9. IF FARM LAND STATE CROPS SOWN 2 3/4 acres strawberries, 3/4 acres raspberries, 3/4 acres rhubarb. *See Mr. I. Arnes, address*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 25th Ave., Whonook, B. C.
Living with father - 9 roomed 2 storied wooden frame house.
2. LANDLORD'S NAME AND ADDRESS. Father--same address

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. Rent free

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: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: Owing to: Royal Columbian Hospital, about \$80.00 *Ad*
12-7-43

2. 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 19th day of May 1942.

(Signature)

M. L. Ketchum

Adeline M. Ketchum
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE July 8/43

File No. 9612

Name TAKEUCHI, Minoru
(Surname in Block Letters)

Registration No. 13575 Male - Female
(Check) Age Nov. 10, 1919

Former Address R.R. #1, Whonnock, B. C.

Date Evacuated Int. June 19/42 Naturalized - Canadian-Born - National
(Check)

Present Address Toronto, Ont. died at Sunnyside, Nov. 6/45
Summerville Hotel, Summerville, Ont.

Married - Single
(Check)

Name of Wife

Name of Husband

Name of Mother nee (SHIMODA) Jitsu #13572 Name of Father Yonekichi #13569

Names of Children under 16

Requested by Pat Hodgson Registered with Custodian yes
(Yes or No)

Additional Information Farmer

56/5

File No. 9612

TAKESCHI, Minoru

Reg. No. 13575

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



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

FIRE INSURANCE SUMMARY

File No. 9612.

Minoru TAKEUCHI - Reg. No. 13575.

The above named Japanese declared on his JP Form signed 19th May 1942 that he carried no Fire Insurance, and as the building was not worth insuring none was placed by the Custodian.

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

February 24th, 1947.

DAC:JB

D. A. Craver
D. A. CRAVER.

LIABILITY SUMMARY

File No. 9612.

Minoru TAKEUCHI - Reg. No. 13575.

The above named Japanese declared on his JP Form signed 19th May 1942 that he owed a Personal Debt to Royal Columbian Hospital, about \$80.00.

1. The Royal Columbian Hospital lodged a claim on October 31st, 1942, for \$85.35. Paid July 12th, 1943.
2. Dr. M. UCHIDA lodged a claim for \$25.00, August 1942. This claim was withdrawn by Dr. UCHIDA.

Minoru TAKEUCHI having died on November 6th, 1945, the Department of Labour, Japanese Division, lodged a claim of \$80.00 against his Estate for funeral expenses. A cheque for \$80.00 was forwarded to this office by J.M. Streight, Official Administrator, to cover funeral expenses. Our cheque for \$80.00 was made out to Receiver General of Canada, March 22nd, 1946, and forwarded to Department of Labour, Japanese Division.

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

February 24th, 1947.


D. A. CRAMER.

DAC:JS

REAL PROPERTY SUMMARY

JAPANESE NAME: Minoru TAKEUCHI Reg. No. 13575 File No. 9612.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
First Offer BC/169-P.

PROPERTY ADDRESS: N.W. Corner of 3rd Road and 25th Avenue, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 35 of Lot 432, Group 1, Map 1208, Mun. of Maple Ridge, D. N. W.

TITLE: Registered in the name of Minoru TAKEUCHI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24617, dated 16th September 1942.

ASSESSED VALUES: Land \$700.00 Taxes - \$24.52.
Improvements \$150.00 - \$850.00.

CLASSIFICATION: This is a small fruit farm with only 3 shacks thereon.
The Custodian's representative reported March 18th, 1942, that this property had an area of 9.67 acres, 5 acres cleared and planted to the following crops: 3 acres strawberries, $\frac{1}{2}$ acre raspberries.
2 old packing sheds and old frame for another. On Mr. TAKEUCHI'S JP Form he declared there was also $\frac{3}{4}$ acre rhubarb.
From a photo on file of two shacks they are not worth tearing down.

HISTORY OF ADMINISTRATION: This property was leased by Minoru TAKEUCHI, 6th May 1942, to Robert Arkell for a term of 9 months from 1st May 1942 with option to extend lease for 1943, arrangements to be made with Pacific Co-Operative Union. Consideration \$350.00 paid. Rental for 1943 and subsequent years \$175.
Lease extended by Collateral Agreement to September 30th, 1943. \$65.00 payable August 31st, 1943.
Lease and Collateral Agreement given to The Director, The Veterans' Land Act, August 13th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$460.00 as at January 1st, 1943.
Approval of Advisory Committee - June 1st, 1943.
Funds released to the credit of Minoru TAKEUCHI as at April 17th, 1944, against which were the following charges: Registration Fees \$3.00, Legal Fees \$15.00, Arrears of Taxes \$28.05 = \$46.05, leaving a net credit of \$413.95 from said transaction.

Minoru TAKEUCHI died 6th November 1945 at New Denver, B.C., Intestate, and on February 8th, 1946, Jack Milton Streight, Official Administrator.

DC-169-P

Farm Appraisal Report

File No. JL-134

Land Description Lot 35 of Lot 432, Gp.1, Map 1208, N.W.D.
Containing 9.67 Acres

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

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

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

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

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

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

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

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

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

Employment opportunity Poor, extremely limited.

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

Describe Fencing and its condition: Nil Value \$

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

BUILDINGS ON FARM

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

Total present day value \$ nil

Total Value Buildings add to farm \$
Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys:
No. rooms downstairs? Upstairs? How finished
Are buildings painted? Condition of paint
Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.00	Gently sloping to the South	10" to 12" Lt. loam to gravelly loam.	Hard-pan clay	Small fruits, etc.	75.	375.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
4.67	Gently sloping to the South	10"-12" Lt. l. to grav. lm.	Hard- pan clay	Lt. bush - no merchantable timber.	150.00 per acre	20.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.				NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 468.40

Total added by buildings to value of farm \$ nil

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

Total value of farm \$ 468.40

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

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

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

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

Noxious weeds:

Canadian thistles bad.

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

Maple Ridge Municipality, Haney, B.C.

Land assessed at \$700.00

Improvements at 150.00

1942 Taxes-\$24.52.

\$850.00

Date: 22nd May 1942.

Place: New Westminster, B.C.

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

Inspector's Signature

"L.B. PLUMBLY"

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

JL-134 - M. TAKEUCHI

Farm Appraisal Report**Remarks:**

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

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

NIL

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

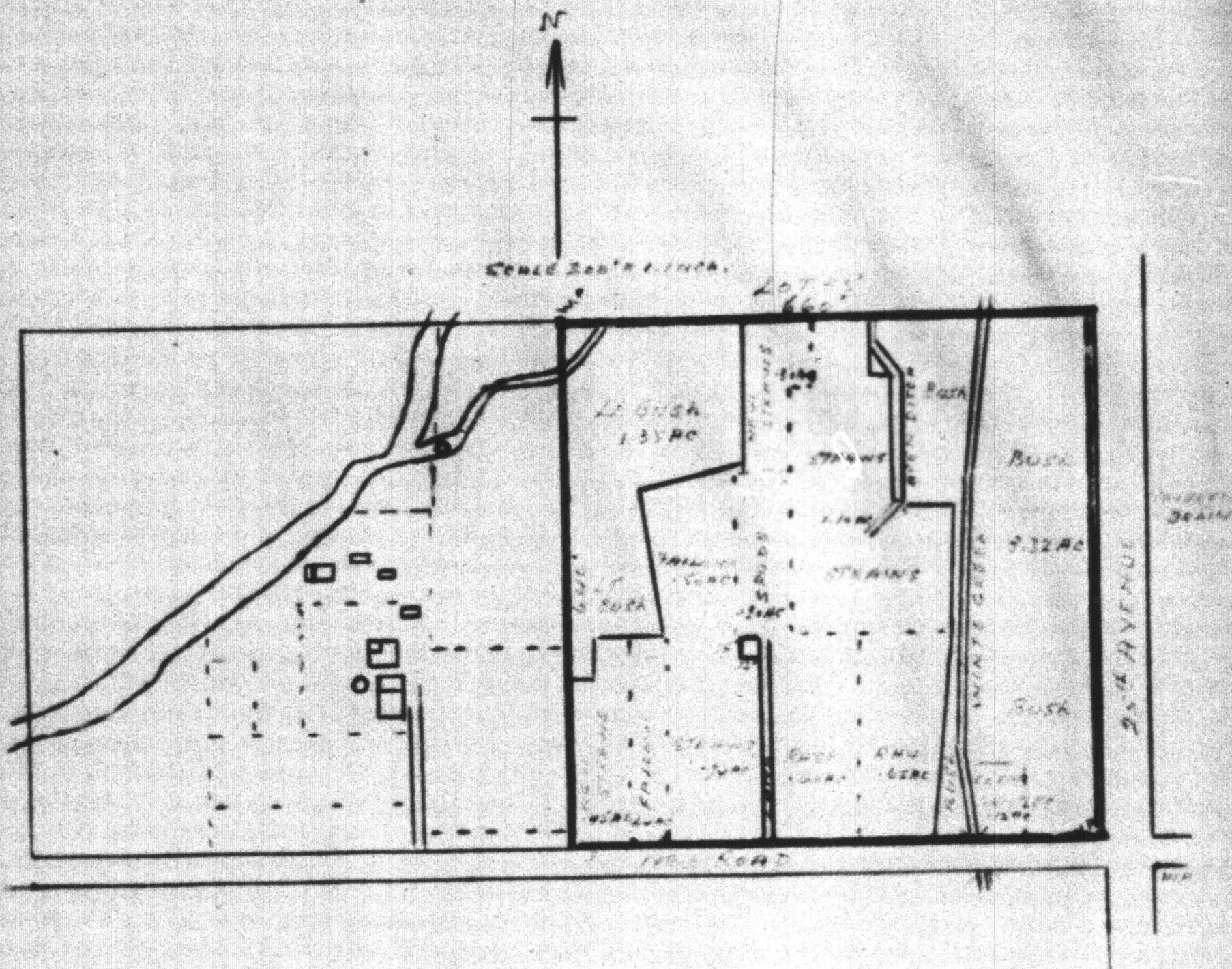
1.84 acs.	strawberries, 1st & 2nd year planting.	\$	
.75 "	new planting straws.	\$	Included
.60 "	raspberries	\$	in
.65 "	rhubarb	\$	Land Value
.30 "	spuds	\$	
.74 "	fallow	\$	
.12 "	clear-Thistles.	\$	
5.00 "	Balance bush.	\$	

Total \$

Amount fruit trees add to value of farm \$

MINORU TAKEUCHI.

MINORU TAKEUCHI. WINCHESTER BC.
Lot 35 of Lot 432, GR1 MAR 1201 N.Y.D.



Date 26th May 19 42.

"I.T. BARNET"

District Superintendent.

319. TAKEUCHI MINORU

- 13575

C. N. D. A.
DEPARTMENT OF THE CUSTODIAN OF STAFF
Office of the custodian

Victoria Building, 7 O'Connor St.
Ottawa, Ont.

File No.....

Dear Sirs:

In order to assist this office in the administration of your property, kindly submit a complete statement covering the following with full particulars in each case; should you have nothing to report, insert the word "NIL", sign your name and please return this letter at once.

A BANK ACCOUNTS: 1. Name of Bank.....NIL.....

2. Branch.....

3. Cash Balance.....

B SECURITIES: 1 Description and quantity...NIL.....

C REAL ESTATE: 1. Description LOT 432 SUB 35 TWP 12

MAP 1208

2. Location BRITISH COLUMBIA

3. Municipality MAPLE RIDGE DIST NEW WESTMINSTER

D INSURANCE: 1. Name of Company...NIL.....

2. Number of policies.....

3. Amount of each.....

E CLAIMS: 1. Nature...NIL.....

2. Amount.....

3. Name and address of debtor.....

F DEBTS: 1. Nature...NIL.....

2. Amount.....

3. Name and address of creditor.....

Witness

Signature

If you have appointed a relative or a friend to look after your interests, kindly furnish his name and address.

NAME.....

ADDRESS.....

Yours very truly,

(A.H.Mathieu)
Assistant Deputy Custodian

To whom it may concern:

There is a cheque totalling one hundred and seventy-five dollars (175 dollars) which is made payable to me. I am giving this sum of money to my mother, so please kindly pay the full amount to Mrs. J. Takeuchi.

Thanking you in this regards, I remain,

Yours truly,

Signed by.

M. Takeuchi.

9410
10578
Int.1064✓

3rd February, 1943.

Mrs. E. Arkell,
Parksville,
Vancouver, B.C.

Dear Madam:

re: Minoru & Yonekichi TAKEUCHI
and Hichiro UYENO.

In reply to your letter of February 2nd, the following are the land descriptions of properties under lease to your husbands:-

Y. TAKEUCHI - Lot 34 of Section Lot 432 Township 12,
M. TAKEUCHI - Lot 35 of Section Lot 432 Township 12,
H. UYENO - North 8 chains of Lot 36 Section lot 432 Tp.12,
all in the Municipality of Maple Ridge.

We note that you have engaged a family to work on these farms for you on a crop share basis, and would refer to your remark that you are to receive "one-fifth of (gross) or net crop, which will work out close to a fifty-fifty basis". There is a good deal of difference between one-fifth of the gross crop and one-fifth of the net crop. One-fifth of the gross crop means that portion of the entire crop taken off before the expenses are deducted and which would amount to approximately 50% of the net crop. This apparently is the arrangement you refer to, and would point out that you should be very sure of your arrangements.

You state you have several other families that are capable and want berry farms, but do not wish to have anything to do with this office. We are at a loss to understand why anyone should not wish to do business with their own Government, and if they are of this frame of mind they do not really deserve consideration as the Government represent all Canadian people, and this department, while appointed trustee for Japanese properties, is very much interested in fair dealings for all.

In the last paragraph of your letter you state you are willing to offer \$950.00 for H. Uyeno's property but the terms are not very clearly set out and, therefore, we would appreciate receiving full details from you for our file No. 10578.

Yours truly,

H. D. Richardson,
Farm Department.

WEA:GF

Rec'd JUN 25 1943
 File No.
 Atty. Miss Grata
 Registered

912 Royal Bank Bldg,
 Vancouver, B.C.

Lenora Paul
 4000 B.C.
 June 22, 1943

Dear Sir,

Please send me my son's insurance
 cheque from the Pacific Co-operative
 Division. I'm wanting to put my
 father's teeth in a respect to get
 descent ones so could you please
 send it by money order.

and obliged

Yours truly

Myra J. Lankford

FILE NO 1064

have written to me and
told me to give that \$3.95
and give my father's bill in,
and with the remaining to
supply my own medicine
I will be waiting for

the cheque.

Very thanks

Sincerely yours
Wm. J. R. R. R.

cc'd AUG 2 1943
File No. 100
Ans. MRS. Wernick
Referred July 29/43

912, Royal Bank Bldg.
San Francisco,
Calif.

Dear Sir:

Many thanks for the
cheque, sum of \$50.00. But
my son, Eugene has stated
to me that he will give me
\$29.95 so please send the
remaining \$20.05. I am unwell
and I have bronchitis and
come from my husband's pay
cheque I can not afford my
real food, not only that
I have to supply my own
medicine and I am unable
to do that. My son, Eugene

Interim 1064

327

Extract from Lease.

File #2612.

Drawn by James M. Campbell.

333

Lessor: Minoru TAKEUCHI.

Lessee: Robert ARKELL.

Dates: 6th May, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943, arrangements to be made with P.C.U.

Consideration: \$350.00, paid. Rental for 1943 and subsequent years \$175.00.

Property:

Lands: Lot 35 of D.L.432 Tp.12 Map 1208 next to 3083 Third Road, Whonnock, B.C., containing 10 acres more or less. Municipality of Maple Ridge.

Houses: Included, also buildings.

Chattels: Livestock and farm implements, not specified.
no Schedule of Chattels in Lease.

P.D.G. #17509

*Lease extended by collateral agreement to Sept 30/43
6.500 Aug 31/43*

*Lease and Coll Agmt given to
SSC Aug 13/43*

C
O
P
Y

Nov. 3/45

Please forward all the proceeds of the sale of my land to
my sister Hatsumi Fujikawa for the debt of \$600 I borrowed
to pay General Hospital in Vancouver.

Witnesses

"S. TAKEUCHI"

"D. TAKAKI"

Signature

"M. TAKEUCHI"

File No. 9612 (Evac)

November 13, 1945

Minoru TAKEUCHI (Dec'd), Registration No. 13575, died at New Denver, B. C.
Canadian Born, Age - 26 years, - Single.

According to information on file, all liabilities of the above noted deceased have been taken care of. No information re funeral expenses.

Present credit balance amounts to \$438.95, derived from sale of farm property at Whonnock.

We are now in receipt of letter from Mrs. Hatsumi FUJIKAWA, sister of the deceased, claiming \$600.00 as a personal debt.

NEXT OF KIN of the deceased are as follows:

File No. 9410 - Yonekichi TAKEUCHI - Father - National
Registration No. 13569, Lemon Creek, Slocan, B. C.

File No. 9479 - Jitsu (Mrs. Yonekichi) TAKEUCHI - Mother - National
Registration No. 13572, Lemon Creek, Slocan, B. C.

File No. 6312 - Hatsumi (Mrs. Suyekichi) FUJIKAWA - Sister - Canadian Born
Registration No. 13325, Brookmere, B. C. - Age 21 years.

Lily TAKEUCHI - sister - age 19 years. - File No. 11034.
Tatsumi TAKEUCHI - brother - age 17 years.
Masaru TAKEUCHI - brother - age 16 years.
Seiji TAKEUCHI - brother - age 14 years.
Sumio TAKEUCHI - brother - age 12 years.
Jitsuo Clarence TAKEUCHI - brother - age 9 years.

JF

ENEMY SECTION

Rec'd NOV 21 1945

To No.

Ans'd

Refer'd

Brookline, Pa.

Nov 19, 1945

EVACUATION SECTION

Rec'd NOV 21 1945

File No. 6312

Ans'd

Refer'd

Office of the Consul
506 Royal Bank Bldg.
Vancouver, B.C.

#13325

Dear Sir

On Nov 7th instant I have send in
my claim from (Kinoshita Takeuchi) brother
Ref. No. 13575 File # 9612

Kindly send me the credit balance of \$453.95
as soon as possible. Kindly take the matter in
your quickest attention.

Thanking you

Reg 13325

Yours very truly
H. T. F. F. F.

File No. 9612, 9410, 9419, 6312.

Date: November 21, 1945

MEMORANDUM OF PARTICULARS IN CONNECTION WITH THE
ESTATE OF MINORU TAKEUCHI DECEASED.
Reg # 13575

- (1) Name and address of the deceased: Minoru Takeuchi, New Denver B.C.
- (2) Date of death: November 6, 1945
- (3) Cause of death: Tuberculosis
- (4) Place of death: New Denver Sanatorium
- (5) Age and Nationality: Age 25, 11 mos. 27 day. Canadian Born Japanese.
- (6) Did he leave a Will: Yes.
- (7) Name and address of employer: Unemployed.
- (8) Name of undertaker and his charge for services: Mr. J. DRAPER \$80.00
- (9) Who ordered services of the undertaker: Dept of Labor - Japanese Univ.
- (10) List of assets: \$453.95 credit with the Custodian
- (11) List of Liabilities: Owes Mrs. Hatanuma Fujikawa \$600.00 (six hundred)
(The deceased left a "Will" for this DEBT to be paid out of his Custodian's assets.) Will and CLAIM have been sent to Custodian, by Mrs. H. Fujikawa on Nov. 14, 1945 by "Reg. Mail"
- (12) List of next-of-kin showing names, addresses and ages: None
- Age 55 Father TAKEUCHI YONEKICHI #13569 LEMON CREEK B.C.
- Age 50 Mother TAKEUCHI JITSU #13572 LEMON CREEK B.C.

Lemon Creek, B.C.,
November 21, 1945

Mr. W. J. Johnston,
Administration Dept.,
Office of the Custodian,
Nanaimo, B.C.

ENEMY SECTION	
Rec'd	NOV 24 1945
File No.	
Ans'd	
Refer'd	

EVACUATION SECTION	
NOV 24 1945	
File No.	9612/9410/9472/6312
Referred	Johnston
9612-	sent to you
6312-	sent to Anderson

Dear Sir:

Re. MINORO TAKEUCHI DECEASED

In reply to your letter of November 16th, 1945 re administration of assets of the above mentioned. I herewith enclose, two completed copies of Memorandum of Particulars in connection of the deceased's estate, one for your files and one for the Official Administrator, Mr. J. M. Streight of New Westminster, B.C.

I trust this is the information required.

Yours truly,
Y. Takeuchi

YONERICH TAKEUCHI 7/3569.

Encl. 2.

9612, 9618,
9479, 9512
Evangelical Section

509 Royal Bank Building,
Vancouver, B. C.
November 28, 1945

Mr. & Mrs. Kaneichi Takemichi,
Registration Nos. 13569 & 13572,
Lanes Creek, B. C.

Re: Estate of Minoru TAKEMICHI, Dec'd,
Registration No. 13571

Dear Sir and Madam:

We are in receipt of your letter of the 21st instant, enclosing two copies of memorandum of particulars in connection with the above-mentioned Estate, for which please accept our thanks.

We note that your late son was indebted to Mrs. Natsumi Fujikawa in the sum of \$630.00, and wish to advise you that we have received a letter from your daughter in this connection. We are enclosing herewith a copy of our letter to Mrs. Fujikawa and wish to state that we will be forwarding a copy of this letter to her, for her information.

With further reference to our letter of November 16th, we wish to advise you that, in the event that you wish to have the claim of your daughter, Mrs. Natsumi Fujikawa, paid from funds in our hands, it will be necessary for you to write us a letter, which both of you should sign, stating that you relinquish any and all claims to any portion of your late son's Estate. Your joint letter should be duly dated and signed by two witnesses.

On receipt of the last-mentioned letter from you, we will be pleased to place this matter in the hands of the Official Administrator, Mr. J. W. Straight, New Westminster, B. C.

Yours truly,

V. J. Johnston
Administration Department

VJJ/JF
Encl.

C
O
P
Y

Lemon Creek, B. C.
December 3, 1945

506 Royal Bank Bldg.,
Vancouver, B. C.

Re: Estate of Minoru TAKEUCHI, Dec'd
Registration No. 13575

Dear Sir:

We are in receipt of your letter of the 28th of
Nov. enclosing the letter copy to Mrs. Hatsumi Fujikawa, for
which please accept our thanks.

In reference to your letter. We have written a
letter signed by both the nearest of kin and the claimant.
Please find enclosed the same.

Yours truly,

"Y. TAKEUCHI"

(Y. TAKEUCHI)
#13569

C
O
P
Y

Brookmere, B. C.,

December 5, 1945

Department of Secretary of State,
(Office of the Custodian)
506 Royal Bank Bldg.,
Vancouver, B. C.

Re: Official Administrator,
Mr. J. M. Streight

Dear Sir:

I, Mr. Y. TAKEUCHI, and Mrs. Y. TAKEUCHI, of Lemon
Creek, B. C., relinquish all portion of our claim to the Estate
of my deceased son, Minoru TAKEUCHI, Reg. No. 13575, in order to
pay the debt of \$600. to my daughter, Mrs. Hatsumi FUJIKAWA of
Brookmere, B. C.

Duly signed before me this 5 day of December 1945.

Signature
Nearest of kin

WITNESS

1. "D. Takaki"

2. "Mrs. K. Hayakawa"

1. Mr. "Y. TAKEUCHI"

2. Mrs. "Y. TAKEUCHI"

Creditor

1. Mrs. "H. FUJIKAWA"

COPY FOR FILE 9612

C
O
P
Y

C
O
P
Y

DEPARTMENT OF LABOUR
Japanese Division

360 Homer Street,
Vancouver, B.C.,
27th February, 1946.

Attention Mr. W. E. Anderson.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir: Re: Mrs. Hatsumi FUJIKAWA
 Reg. No. 13325
 Your File No. 5989.

We enclose herewith a letter received
from the above-named woman, which we believe is intended
for your office.

Yours truly,

"M. L. Brown"

Office Manager

MMS/GM
Enc.1.

C
O
P
Y

Y
P
O
C

Brookmere, B.C.,
February 22, 1946.

Department of Labour,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

I would like to ask you if that paper which I had received sometime ago on account of connection with debt of (Minoru Takeuchi) brother. Which I had it witness to swear the proof before me. If that should be correct could you make a prompt payment for me.

Yours very truly,

"Mrs. H. Fujikawa"

#13325.

9612, 9410,
9479, 8312
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
April 5, 1946

Mrs. Hatsumi Fujikawa,
Registration No. 13325,
Brookmere, B. C.

Re: Estate of Minoru TAKEUCHI, Dec'd

Dear Madam:

We are in receipt of your undated letter, requesting payment of your claim against the above mentioned, and in reply wish to advise you that this matter has been placed in the hands of the Official Administrator, Mr. J. W. Streight of New Westminster, and until he completes the necessary formalities in connection with settling this Estate, it will be impossible for him to forward you a cheque.

You will, however, be communicated with as soon as possible.

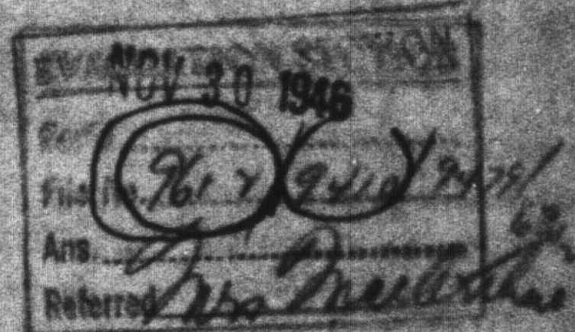
Yours truly,

W. J. Johnston
Administration Department

WJJ/JY

Blind Bay B.C.
Nov. 27, 1946

G. J. Johnston
Administration Dept.
279 Royal Building
Vancouver B.C.



Dear Sir,

I have had been waiting patiently to hear from Mr. J.M. Striegl of New Westminster B.C. for the payment for me from his late deceased brother Minoru, Iakenchi, who left the will to me. I wonder if you will be good enough to ask him to take this matter up soon as possible.
Thanking you.

File No.

9612, 9410

9479, 6312.

Reg. No 13325.

Formerly of Brookman, B.C.

Now, Blind Bay, B.C.

Yours very truly,
Mrs. Hatsuomi Orijikawa

Address - Notch Hill, B.C. - 3rd 17/47

March 17, 1947

W. C. Anderson,
Office of the Custodian
506 Kay? Bank Bldg
Vancouver B.C.

EVAL	SECTION
Rec'd FEB 20 1947	
File No.	940 9612
Ans.	
Refer	Anderson

F. L. L.
9612, 9410
747 M. 630
Kay 4/3335

Dear Sir

I wonder if you will be good enough to help me out with this matter. The record should be in the office, year 1945. Nov 3rd, my father-in-law passed away Nov 6, 1945. He left a will providing for property sale to me on account of his debt of \$100,000 his hundred, which I learned when he had to enter Van General Hospital 1941. I have wrote in your office in case of W.D. Johnston but I heard even that he had been in hands of Official Administrator W.D. McStright of New Westminster. I have wrote into him but I have had no reply whatever. I wonder if you will be kind enough to write to and ask him to attend to this matter for its two years and I feel that I need money badly. I do not understand why it has to delay for Minnie Ikench second brother is honestly my brother and there is nothing against it believe let for everything.

what they want to know. I will enclose
postage so please refer to Mr J M Struett
and regarding to this letter
I will appreciate your quickest attention.
Thanking you, much.

Yours very truly
Mr. H. Fujikawa.

9612, 6312

December 16, 1947.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Minoru Takeuchi, Deceased.

We have to acknowledge your letter of December 9, advising that you have completed administration in the above Estate and attaching a copy of your statement.

We note that payment is to be made to Mrs. Hatsumi Fujikawa in the sum of \$278.95 in settlement of her claim against the Estate. In this case we have not requested that these funds be sent to this office and, since this woman has no open account with us, we would ask you to please send these funds direct to her.

The last known address which we have for Mrs. Fujikawa is Notch Hill, B. C. as indicated on the enclosed stamped envelope received with her last letter. This address may be checked with the Department of Labour.

We consider it more satisfactory for you to deal direct as far as possible with the creditors and heirs of these estates and, unless funds are particularly requested to be sent to this office, we are interested only in a statement of receipts and disbursements for our file records.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. envelope.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

607 COLUMBIA STREET

NEW WESTMINSTER, B. C.

December 18th, 1947.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	DEC 20 1947
File No.	9612 / 6312
Ans.	
Referred	McArthur

6312 - sent to you

Re: Estate of Minoru Takeuchi, ded'd
Your File No. 9612, 6312

Dear Sir:

With reference to your letter of December 16th. I beg to advise you that a cheque has already been vouchered for to Mrs. Hatsumi Fujikawa for \$278.95.

When you receive same, kindly return it to this office and I will send it on to her direct.

Yours very truly,

OFFICIAL ADMINISTRATOR

JMS:EM

9612, 6312

December 22, 1947.

J. M. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Estate of Minoru Takeuchi, #13575, Deceased.

As requested in your letter of December 18, we enclose
Provincial Government cheque in the sum of \$278.95, payable to
Mrs. Hatsumi Fujikawa.

In order that our file record may be complete, we would
appreciate receiving a copy of your letter forwarding this cheque
to Mrs. Fujikawa.

Yours very truly,

/AC
Enc. Prov. Govt. cheque \$278.95

A. G. McArthur,
Office of the Custodian.

File No. 9612
Reg. No. 13575

MINOR TAKESHEET

Date	Particulars	Debit	Credit	Balance
1943 January 1	Credit re Sale of Property Land Registry Office - Certificate of Encumbrance	1.00	\$ 428.95	
April 30	Pacific Co-Op Union cheque	85.35	175.00	
July 12	Royal Columbian Hospital - claim paid	50.00		
July 13	Cheque to you	13.65		
August 11		15.00		
1945 April 23	Legal fees re sale of property	438.95		
1946 February 21	Balance of funds to Official Administrator		80.00	
March 22	Received from	80.00		
	Funeral expenses paid	\$ 683.95	\$ 683.95	

NTL

Accounting Department
March 13th, 1948

Extract from Lease.

File #9612.

Drawn by James M. Campbell.

Lessor: Minoru TAKEUCHI.

Lessee: Robert ARKELL.

Date: 6th May, 1942.

Term: 9 months from 1st May, 1942, with option to extend
lease for 1943, arrangements to be made with P.C.U.

Consideration: \$350.00, paid. Rental for 1943 and subsequent
years \$175.00.

Property:

Land: Lot 35 of D.L.432 Tp.12 Map 1208 next to 3083 Third
Road, Whonnock, B.C., containing 10 acres more or
less. Municipality of Maple Ridge.

House: Included, also buildings.

Chattels: Livestock and farm implements, not specified.

In the Supreme Court of British Columbia

In the matter of Minoru Takeuchi, deceased,
and

In the matter of the "Administration Act."

DATED THE 8th DAY OF February, A.D. 19 46

UPON reading the petition and
affidavits of Jack Milton Streight

, it is ordered,

that Jack Milton Streight

, Official Administrator for the

County of Westminster

, shall be Administrator of all and singular

the estate of Minoru Takeuchi

died at New Denver, British Columbia on November 6th 1945, deceased,* intestate who

and that notice of this Order be published in one
issue of a newspaper circulating in the district in which the deceased resided.

R.G. Kell
Deputy District Registrar

Value of Estate \$438.95
Extracted by A.L. Lewis, Esq.
Solicitor
Issued pursuant to Sec. 25
Administration Act

CERTIFIED A TRUE COPY

District Registrar



This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.

May 31, 1947.

Statement re:

Estate of Minoru Takeuchi.

	Dr.	Cr.
From Feb. 1946 to May 1947		
By Cash, Custodian		438.95
To Cash, Funeral	80.00	
" " Legal	58.05	
" " Expenses this office	21.95	
To Balance in Treasury	278.95	
	438.95	438.95
1947 May 31		
By Balance in Treasury		278.95

E.&O.E.
This is my statement,
J.M. Streight,
Official Administrator.

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No. 9612
Reg. No. 13575

Mr. Minoru TAKEUCHI,
Summerville Hotel,
Summerville, Ontario.

MAY 10 1944

Dear Sir:

Re: Municipality of Maple Ridge, Lot 35 of Lot 432,
Op. 1, Map 1208, District of New Westminster,
C. of E. 51414.

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	\$ 460.00
--	-----------

Add:

Unexpired insurance premium as at January 1st, 1943	460.00
---	--------

Less:

Tax arrears to December 31st, 1942	\$ 28.05
------------------------------------	----------

Registration fee	3.00
------------------	------

Encumbrance—Principal	
-----------------------	--

—Interest	
-----------	--

Net proceeds of sale	31.05
----------------------	-------

	428.95
--	--------

	415.95
--	--------

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.

1963					
Jan. 1		Credit re Sale of Property	\$ 1.00		
		Land Registry Office c/z			
		P. O. U. cheque	175.00		
July 12	Royal Columbian Hospital		85.35		
13	Cheque to you		50.00		
Aug. 11	Date		13.65		
			\$150.00	\$603.95	CR \$453.95

Debits Credits Balance

MINORI TAKEUCHI

Accounting Department
March 13th, 1948

<u>Debit</u>	<u>Credit</u>
	\$ 428.95
1.00	175.00
85.35	
50.00	
13.65	
15.00	
438.95	80.00
80.00	
\$ 683.95	\$ 683.95

ANALYSIS OF REAL PROPERTY CLAIM

File No. 9612

CLAIMANT: ESTATE OF MINORU TAKEUCHI, Deceased.
Yonekichi Takeuchi, father and next-of-kin.

LEGAL DESCRIPTION: Municipality of Maple Ridge, Lot 35 of
Lot 432, Group 1, Map 1208, District of
New Westminster.

DETAILS OF CLAIM:

Land	\$2,000.00
Less sale price	460.00
Claim	\$1,540.00

TITLE: Registered in the name of Minoru Takeuchi

ENCUMBRANCES: Custodian Vesting filed No. 24617, dated September 16, 1942.

ASSESSED VALUE:	Land	\$700.00	
	Improvements	150.00	
		850.00	Taxes - \$24.52

APPRAISAL: Soldier Settlement Board - \$468.40

SOLD: With the approval of the Advisory Committee to the
Director, Veterans Land Act as at January 1, 1943,
for \$460.00.

NOTE: Minoru Takeuchi died on November 6, 1945 at New Denver, B. C.
Letters of Administration were granted on February 8, 1946,
to Jack Milton Streight, Official Administrator, (certified
copy on Claim File) and on February 19, 1946, Custodian
cheque in the sum of \$438.95, which represented all the funds
on hand in this office to the credit of the deceased was
forwarded to the Official Administrator.

ANALYSIS OF REAL PROPERTY CLAIM

File No. 9612

CLAIMANT: ESTATE OF MINORU TAKEUCHI, Deceased.
Yonekichi Takeuchi, father and next-of-kin.

LEGAL DESCRIPTION: Municipality of Maple Ridge, Lot 35 of
Lot 432, Group 1, Map 1208, District of
New Westminster.

DETAILS OF CLAIM:

Land	\$2,000.00
Less sale price	460.00
Claim	\$1,540.00

TITLE: Registered in the name of Minoru Takeuchi

ENCUMBRANCES: Custodian Vesting filed No. 24617, dated September 16, 1942.

ASSESSED VALUE:	Land	\$700.00	
	Improvements	150.00	
		850.00	Taxes - \$24.52

APPRAISAL: Soldier Settlement Board - \$468.40 (no other)

SOLD: With the approval of the Advisory Committee to the
Director, Veterans Land Act as at January 1, 1943,
for \$460.00.

NOTE: Minoru Takeuchi died on November 6, 1945 at New Denver, B. C.
Letters of Administration were granted on February 8, 1946,
to Jack Milton Streight, Official Administrator, (certified
copy on Claim File) and on February 19, 1946, Custodian
cheque in the sum of \$438.95, which represented all the funds
on hand in this office to the credit of the deceased was
forwarded to the Official Administrator.

Mr. Hunter:

Minoru Takeuchi was interned on June 19, 1942, but was
conditionally released on August 25, 1943. Both parents are
Japanese Nationals.

Minoru Takeuchi leased his property to Robert Arkell for
a term of 9 months from May 1, 1942 with option to extend the lease
for 1943 (extract of lease on claim file). The lease was extended
by Collateral Agreement to September 30, 1943. \$65.00 payable August 13, 1943.
Lease and Collateral Agreement given to the Director, Veterans Land Act,
August 13, 1943.

BRIEF

Notes in Defence

WINNIPEG
Apr. 14, 1948
V.L.A.

Estate Minoru TAKEUCHI deceased

Files 9612 & 9410.

Case No. 838

Claims:-

1. Real Property, being Lot 35 of Lot 432, Group 1, Map 1208, Municipality of Maple Ridge, in the District of New Westminster.

Claim 1:-

A straight question of valuation. See Mr. Hunter's submission on page 3. No complications appear. Deceased was an internee. See real property summary and analysis in envelope.

FRS/mw
June 16/48

November 20, 1950.

R.J. McMaster, Esq.,
Barrister & Solicitor,
1408 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 838

We enclose herein a special Form of Release in connection with the above case.

This you will notice, is to be completed by Mr. J.M. Streight who is Administrator of this Estate.

Letter of Authorization for Payment of Legal Fees is also enclosed for his signature.

We presume that you will write to Mr. Streight in connection with this case.

Yours very truly,

F.G. Shears,
Director.

FCS/GW
Encls.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

EVACUATION SECTION	
Rec'd	DEC 12 1950
File No.	
Ans.	
Noted	

TELEPHONE
703

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.

6th December 1950.

Custodian of Enemy Property,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: Estate of Minoru TAKEUCHI,
Deceased; Japanese Claims
Case #838

I enclose herewith Release, duly completed,
together with Authority to pay fees to the Co-Operative
Committee on Japanese Canadians.

Yours very truly,


OFFICIAL ADMINISTRATOR.

JMS:bm
encls.

cc: Japanese Canadian Citizens Assn.
61 College Street, Toronto 2, Ont.

Miss M.K. Boos, Secretary
Co-Op. Committee of Japanese Canadians
Apt. 28, 94 Homewood Ave., Toronto 5, Ont.

December 15, 1950.

J.M. Streight, Esq.,
Official Administrator,
607 Columbia St.,
New Westminster, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 838 -

We are in receipt of your letter of December 6th enclosing completed Release form covering award in the amount of \$600.08 in the above case.

We enclose our cheque in your favour as Administrator of the Estate of Minoru Takauchi for \$580.77, and cheque for \$19.31 covering legal fees has been sent to the Co-Operative Committee.

Yours truly,

F.G. S bears,
Director.

FOS/ON
Encl.

9612

December 15, 1950.

J.M. Streight, Esq.,
Official Administrator,
607 Columbia St.,
New Westminster, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 538 -

We are in receipt of your letter of December 6th enclosing completed Release form covering award in the amount of \$600.08 in the above case.

We enclose our cheque in your favour as Administrator of the Estate of Minoru Takeuchi for \$580.77, and cheque for \$19.31 covering legal fees has been sent to the Co-Operative Committee.

Yours truly,

F.G. S hears,
Director.

FCS/GM
Encl.

EVACUATION SECTION	
Rec'd	MAY 29 1951
File No.	9410 & 9612
Ans.	
Referred	

1183 Henderson Bldg,
 Winnipeg, Man.
 May 28, 1951.

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

Dear Sir:

I am inquiring about my son Masamune
 Takeuchi's claim case no 838.

As I have not received any notice
 concerning the award I would like to
 know just what has become of it. As
 I got the notice for the award from
 you at the "Co-operative Committee on
 Japanese Canadians" in Toronto. If
 either one of you could send me the
 papers I would sign and return
 immediately and clear the case.

Sincerely,
 Official Address

Sincerely,
 Mr. G. Takeuchi.

CLAIM

File No. ~~9612~~

*Int.
1064*

DATE

October 31, 1942.

CREDITOR

Royal Columbian Hospital

DEBTOR

M. Takuchi
25th Avenue,
R. R. #1,
Whonnock, B. C.

AMOUNT OWING

\$85.35

AGENT

*Settled
12-7-43*

N11.

ORIGINAL FILE

G-68

Rec'd JAN 5 1943
File No. _____
Ans. _____
Referred _____

CLAIM

File No. 9612

Int. 1064

DATE

First List

CREDITOR

Dr. M. Uchida,
439 Powell St.,
Vancouver, B. C.

DEBTOR

Minoru Takeuchi
Box 222 Whonnock, B. C.

AMOUNT OWING

\$25.00

AGENT

Nil.

ORIGINAL FILE

G-68

by
withdrawn

EB

9612

30th May, 1951.

Mr. Yonekichi TAKEUCHI,
1183 Henderson Highway,
Winnipeg, Manitoba.

Dear Sir:

Replying to your letter of the 28th instant we wish to advise that the award granted by the Japanese Property Claims Commission in the amount of \$600.08 to the Estate of Minoru Takeuchi, Deceased, was paid to Mr. J.M. Streight, Official Administrator, New Westminster, who is administering the Estate of your late son, on the 15th December, 1950.

Mr. Streight will be making distribution to you from the Estate in due course.

Yours truly,



C.H. Reed,
Office of the Custodian.

CHR:HA

9612

31st May, 1951.

J.M. Streight, Esq.,
Official Administrator,
New Westminster, B.C.

Dear Sir:

Re: Estate of Minoru TAKEUCHI
Case No. 838

We attach hereto a copy of a letter from
Yonekichi Takeuchi enquiring about the funds paid from
the award which was sent to you on the 15th December,
1950. You will probably wish to write to Mr. Takeuchi.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR:HA
Encl.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

507 COLUMBIA STREET
NEW WESTMINSTER, B. C.

July 6th, 1951.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Estate of Minoru Takeuchi,
dec'd, Your File #9612.

I beg to advise you that you will be receiving from Victoria, this month, cheque for \$321.05 which is payable to Mrs. Hatsumi Fujikawa which is the balance owing by the above estate to this lady.

Kindly acknowledge receipt of same.

Yours truly,

J. M. Straight
Per WCM.

JMS/ss

OFFICIAL ADMINISTRATOR

EVACUATION SECTION	
Recd	JUL 9 1951
File No.	9612 - 6312
Ans.	
Referred	

6312 & 9612

17th July, 1951.

J.M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B.C.

Dear Sir:

Re: Estate of Minoru TAKEUCHI, Dec'd.

As advised in your letter of 6th instant we have now received Provincial Government cheque in favour of Mrs. Hatsumi Fujikawa for \$321.05, which we are enclosing in this letter.

In this connection we would ask you to refer to your letter of 18th December, 1947, and our reply of 22nd December, 1947. You will have a more recent address for Mrs. Fujikawa than appears on her file.

Kindly acknowledge receipt.

Yours truly,



C.H. Reed,
Office of the Custodian.

CHR:HA
Encl.

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

Case **838**

<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		
					460.00	600.00			600.00	
<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 CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										600.00

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Winnipeg, Manitoba,

April 14th, 1948.

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

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter (act-
ing as check interpreter).

K.K. HANADA, Esq.,

Interpreter.

H.M. LANGFIELD, Esq.,

Official Reporter.

30

Y. Takeuchi,
In Chief.

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

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

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

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

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

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

Direct EXAMINATION BY MR. CHERNIACK:

Q Mr. Takeuchi, I show you a written statement:
Was this prepared in accordance with your instructions?

A Yes.

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

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

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

(STATEMENT MARKED EXHIBIT NO. 1).

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

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: Exhibit 1, my lord, sets out this property was purchased in 1931 by the witness who later gave it to his son, the deceased. It was purchased for \$800.00 at which time it was not cleared. The witness states in this Exhibit 1 that six acres of land were cleared and in crop.
30 The appraisal, Exhibit 2, only mentions five acres

3
Y. Takeuchi,
In Chief.

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

20 THE COMMISSIONER: Yes.

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

30 THE COMMISSIONER: I see that is set out in Exhibit 2 as \$350.00.

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

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

A Yes.

Q What is it?
shed.

A: Packing

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

10 A Yes, that is one of them.

Q And is this the other at the left hand side of the photograph?

A: Yes, sir.

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

A Yes, sir.

Q Is that just a part of your land?

A Yes, sir.

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

THE SECRETARY: Exhibit 3, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

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

Y. Takeuchi,
Discussion.

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

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

H.N. Langfield

"H.N. LANGFIELD"

Official Reporter.

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