Name of Claimant, TAKAHASHI, Shoyemoh Case 504

Custodian File 8620

REAL PROPERTY											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% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					777		1254.82				1254.82

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
			46%	159.25	73.25	16.00	1.92	75.17

TOTAL RECOMMENDATION 1329.99

1540

CASE NO: 504.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

April 2nd, 1948.

IN THE MATTER OF THE CLAIM OF

SHOYEMON TAKAHASHI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 504.

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 Lethbridge, Alberta,

April 2nd, 1948.

IN THE MATTER OF THE CLAIM OF

SHOYEMON TAKAHASHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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

30

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:

Q Mr. Takahashi, you own two pieces of property described 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: nYes.

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

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).

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

Takahashi? A: I was growing currants.

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

MR. HUNTER: Yes.

(APPRAISAL MARKED EXHIBIT NO. 2).

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. H UNTER: 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 this time.

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.

Q And are they both true and correct, according to

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

30 oath. A: Yes.

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.

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 cps?

A No.

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?

A Yes.

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

Q The peevee 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

w 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 those items could

10 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 boathouse or not?

A No, it is different.

Q It is a different building? A: Yes.

20 Q Thank you.

MR. HUCKVALE: The reason for that question, sir, the

b boathouse, 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 boathouse did collapse. The deduction is whether the boat was in there.

THE COMMISSIONER: All right, Mr. Hunter.

30 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.

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, 28 x 33". The other dwelling house that is mentioned is a very small building, 12 x 22, and of very little value, apparently.

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 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 received 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

tea trays, the flower vases, jugs, and the five dozen 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 those 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 asbroken. 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 boathouse at the time it collapsed. Anyway it is a minor item of a total of $5.00. That was a home-made boathouse. The summary atthe bottom of those items said to have been shipped, except for them possbly 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: Tha is all, thank you, Mr. Takahashi.

THE WITNESS: Thank you very much.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

"S.R. HOWARD"
Official Reporter.

Case 504 8620

NOV 22 1948

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

Lethbridge

49

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

(1) NAME TAKAHASHI (Print) Surname SHOYEMON Given Name (RCMP) Reg. No. 05494

(2) Pre-Evacuation Address R.R.#1, New Westminster, B.C. (Sunbury)

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

(4) REAL ESTATE

(a) Street Address (if any) _____ City or Municipality, _____ Province

(b) Legal description (lot number, block number, section number, etc.)

(1) Farm "A" Block one (1) of Lot 132, Map 826.
(2) Farm "B" Block one(1) of Lot 133, Map 852.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
~~(ii) Residence~~ Type of business _____
~~(iii) Business~~
~~(iv) Any other type of property~~ (describe) _____

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)

Sole Owner.

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $ 3590.00
(ii) Buildings See supplement/ - - - - - - $ ~~1200~~ 2000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 5595.00
(v) Amount at which Custodian sold property and credited your account - - $ 794.69
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 4800.31

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

Sunbury, B.C.

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

In incubator house.

(c) How stored or packed at time of evacuation

Packed in incubator and piled and boxed.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") In care of Custodian

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

1. Estimated Value $
2. See supplement. Estimated Value $225.00
3. Estimated Value $
4. Estimated Value $
5. Estimated Value $
6. Estimated Value $
7. Estimated Value $
8. Estimated Value $
9. Estimated Value $
10. Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $225.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $5025.00

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

Lethbridge.

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

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

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

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

Shoyemon Takahashi

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

8620

NOV 22 1947

Supplement.

Dwelling house --	12 x 22 ----------	$ 50.00
Brooder house --	16 x 84 ----------	200.00
Incubator house	14 x 18 ----------	100.00
Chicken house	20 x 210 ----------	1500.00
Fish net house	20 x 50 ---------	150.00
		$2000.00

Personal Property- supplement

1. Kitchen Range
2. Box stove.
3. 4 - tables
4. 5 - chairs.
5. 1 - rocking chair
6. 1 - gramaphone
7. 2 - double beds.
8. 5 - boxes packed with kitchen utensils and chinaware.
9. 2 - wedges.
10. 2 - sledge hammers.
11. 2 - brush scythe
12. 2 - hay forks
13. 1 - axe
14. 1 - 240-egg flat tol incubator.
15. 1 - cultivator
16, 1 - House jack
17. 50 lbs. soya beans.
18, 2 - 8-gal. crocks
19. 1 - peevee
20. 1 - fish-net rack
21. 1 - row boat.

Value of the above listed items ------ $225.00

TAKAHASHI S.

(Claimant's Name)

REAL ESTATE
(Farm Land)

05494

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 18 acres approx.							
Cultivated not planted	22.26 ac.						
Cultivated and not in crop		1923	Not known	$3190.00 Inc. Interest & Commission Principal Paid was 2250.00	About ¼ acre was cleared. Rest bush.	House old barn (since demolished)	$5590.
List Crops							
Black currants 1.38 ac.							
Potatoes 2 " approx.							
Buildings & yards .50 " "							
Total 3.88							

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

Description	When Made	Cost
Cleared 3¾ acres.	1923032	$375.00
Made a walk to chicken house	1930	30.00
Also built bridge leading to the farm	1930	50.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling house	12 x 22	Drop siding	Bought by claimant in 1941.					50.00
Brooder house	16 x 84	Shiplap	1926	200.00	madeby self	100.00	100.00	200.00
2 storey Incubator house	14 x 18	Shiplap	1928	100.00	"	75.00	75.00	100.00
Chicken house	20 x 210	Shiplap	1928-29	1500.00	"	~~1000.~~ 500.00	~~1000.~~ 500.00	1500.00
Fish net house	20 x 50	Shiplap	1935	150.00	"	75.00	75.00	150.00
Old dwelling	28 x 33	Frame	Before 1923 - bought with land. Since purchased spent $150. in improving					600.00

EXHIBIT No. 504-1
DATE 2 apl 1948
FILED BY
W.E. Huckvale

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

All buildings had electricity. Claimant made living as chicken farm and fisherman. Assessed values in 1943 are:

	Improvements	Land
15 acres	1000.00	1200.00
7.2 "	500.00	576.00
		1776.00
		1500.00
		3276.00

Whereas purchase price in 1923 was $3190. and appraiser fixes a $800. value.

S. Takahashi
Signature

BC-605-P

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

Farm Appraisal Report

File No. J.L.711

Land Description Blk.1 of S.D. of D.L.133 Gp.2 Map 852 ~~& of Lot 4 of D.L.133 Map 5332~~; & Blk.1 of D.L.132 Gp.2 Map 826.
House No.1080 River Road. Containing 22.26 Acres

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

Nearest Rail Point New Westminster, B.C. Distance 8 mi.

Market Town " " " Distance 8 "

Church (give denomination) " " all denominations Distance 8 "

Nearest School Sunbury Public School Distance ¼ "

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.

8620

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x33	Frame	1½	Shgl.	25	wood	poor	$600.00
Henhouse	20 x230	"	1	"	20	"	"	200.00
" "	15 x60	"	1	"	20	"	fair	100.00
~~BARN~~ Shack	20 x26	"	1	"	20	"	"	50.00
Net shed	18 x44	"	1	"	20	"	"	175.00
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 1125.00

Total Value Buildings add to farm $ 500.00

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 nearst bush approximately 100 yards.

EXHIBIT No. 504-2
DATE 2 apl 1948
FILED BY J.W.G. Hunter

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
1.38	Level	Loam, 12 to 18"	Clay	Mainly black currants.	$60.	$82.80

Area which can be cultivated without cost than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY			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	
20.88	Level	Loam to peat 12 to 18"	Clay.	Clearing, grubbing, breaking.	$150. to $175.	$10.	208.80

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 $ 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.)

Farm Appraisal Report

TAKAHASHI, S.

Remarks: This holding is situated on the low land of the Delta and extending in a narrow strip from the Fraser south into the peat land 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 ~~ORCHARD~~ 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.

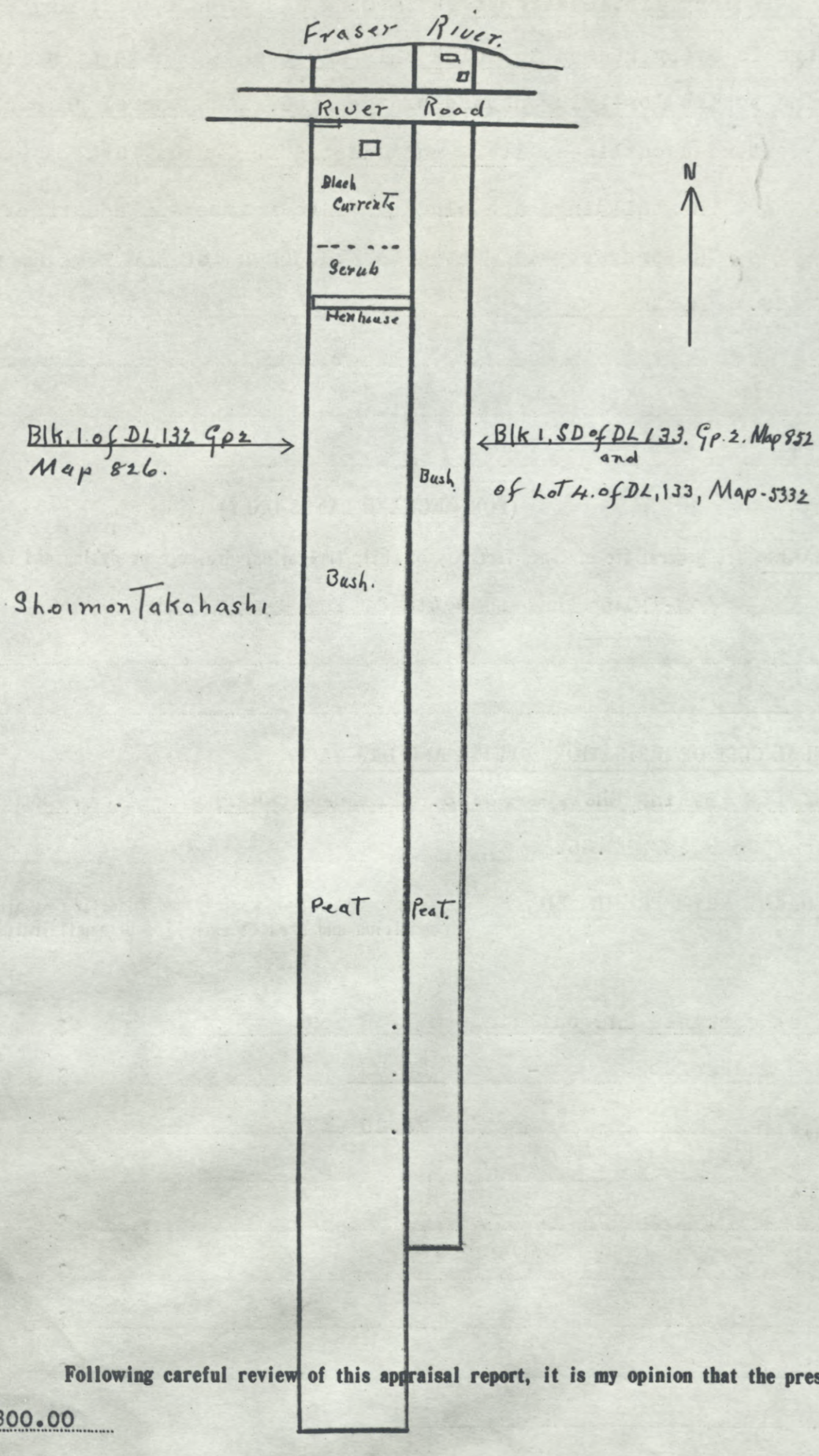
Dyking Charges $3.33. Drainage Charges $14.31. Domestic Water Charges $17.06.

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

		Present Value
Black currants and buildings	1.38 acs.	$
Bush and scrub -	20.88 "	$
	22.26 acs.	$
		$
		$
		$
		$
		$
		$
	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 $ 800.00

Date 1st August 19 42

"I.T.BARNET"

District Superintendent.

TAKAHASHI S.
(Claimant's Name)

PERSONAL CHATTELS

05494
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Kitchen Range	1935	New	92.00	Fair	40.00
1 box heater	1940	New	20.00	Fair	5.00
4 tables	Tables and chairs and			Not very good	5.00
1 rocking chair	rocking chair purchased			"	1.00
5 chairs	with house in 1923.			"	2.50
1 gramaphone	1937	Used	15.00	"	5.00
2 double bed set	1935	Used	50.00	Good	28.00
4 doz. Japanese bowls	1933	New	48.00	Fair	30.00
3 doz. Dinner plates	1933	New	15.00	Good	10.80
3 doz. Japanese side plates	1933	New	6.00	Good	5.40
5 tea trays	1933	New	6.25	Good	3.00
2 gas stoves	1937 & 1940	New	12.00 and 8.00	Good	10.00
40 cocktail cups	1933	New	6.00	Good	4.00
3 flower vases, jugs & 5 doz. jars	1933	New	not known	Good	3.60
2 wedges	Unknown (old)		2.00	Good & fair	1.00
2 sledge hammers	1940 and one old		240	Good and fair	2.00
					156.30

Description of Storage of Goods:

Household furniture was left in the house. The Kitchen utensils were left packed in 5 boxes and left in the incubator house. The wedge and hammers were left in the incubator house also.

EXHIBIT No. 504-3
DATE 2 apr 1948
FILED BY
W.E. Buckvale

General Statement as to Chattels not Described above:

The tables, rocking chair and other chairs were purchased with the house and therefore had no specific value. The kitchen utensils were mostly purchased for use at the daughter's wedding and seldom used.

Additional Comments, if any:

S. Takahashi
Signature

TAKAHASHI S.
(Claimant's Name)

PERSONAL CHATTELS

05494
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Tea cups, spoons and forks	1933	new	6.00	good	3.20
2 brush scythes	1935 & 1940	"	3.00	New and good	2.00
2 hay forks	1935	"	5.00	Not very good	2.00
1 axe	1930	"	2.00	Fair	1.00
1 incubator	1935	used	15.00	Good	7.50
1 cultivator	1940	new	8.50	Good - new	8.50
1 House jack	1935	used	7.50	Good	5.00
50 lbs. soya beans	1942	new	2.50		2.50
2 8 gal. crocks	1930	new	7.00	Good	5.00
1 peevee	1940	"	3.00	Excellent	2.00
1 fishing net raft	1920	"	75.00 (made)	Fair	25.00
1 rowboat	1935	"	made by self.	Not very good	5.00
					68.70
				Total from 1st page	156.30
				Total for allpersonal property	225.00

Description of Storage of Goods:

The farm implements were left unpacked in the incubator house.
The fishing net rack was left alone on the Fraser River across from the house.
The rowboat was left on the net rack.

General Statement as to Chattels not Described above:

The net~~ax~~ raft was made by the claimant.
The expenditures on the net raft ranged up to around $75.00.

Additional Comments, if any:

S. Takahashi
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. _____ EXHIBIT No. _____

NAME Shoyemon Takahashi

REG. No. _____

DATE	INVENTORY	DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION _____	TAKEN BY _____						
EVACUATION _____	DATE _____						
			$				
		1 Kitchen range	40 00				
		2. box heater	5 00				
		3. 4 tables	5 00		(2) 3 00		
		4. rocking chair	1 00		2 00		
		5. 5 chairs	2 50		(2) 1 00		(2) X
		6. gramaphone	5 00				
		7. 2 double bed set	28 00				
		8. 4 doz Japanese bowls	30 00				
		9. 3 doz dinner plates	10 80				
		10. 3 doz Japanese side plates	5 40				
		11. 5 tea trays	3 00				
		12. 2 gas stoves	10 00				
		13. 40 cocktail cups	4 00				
		14. 3 flower vases, jugs & 5 doz jars	3 60				
		15. 2 wedges	1 00				
		16 2 sledge hammers	2 00				
		17. tea cups spoons & forks	3 20				X
		18. 2 bush scythes	2 00				
		19. 2 hay forks	2 00				
		20. 1 axe	1 00				
		21. 1 incubator	7 50		5 00		
		22. 1 house jack	5 00				
		23. 50 lbs of soya beans	2 50				
		24. 2-8 gal crocks	5 00				
		25. 1 peevee	2 00				
		26. 1 fishing net raft	25 00				
		27. 1 rowboat	6 00				
		28. 1 cultivator	8 00		5 00		
			$225 00		16 00		4 20

Recapitulation

Goods valued by C
" " "
" " "
" " "
" " "
" " "

ILE No. _____ EXHIBIT No. _____ CASE No. _____

EG. No. _____ VENUE _____

SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	Shipped	REMARKS
					X				valueless
	(2) 3 00					(2) X			
	2 00								
	(2) 1 00		(2) X			(1) X			damaged
								X	advised by tenant Wm Houchen that
								X	chinaware & glassware shipped to daughter
					[redacted]			X	Mrs. Fukushima
				X	[redacted]				
								X	ditto
								X	ditto
				X	[redacted]				
					X				
					X				
			X						declared in general terms only
					X				
					X				
					X				
	5 00								brand - Buckeye
					X				
						X			not declared
						X			
					X				
						X			float broke up in storm
						X			Boat house " " " " - Quaere whether rowboat destroyed or lost
	5 00								
	16 00		4 20	6 60	55 00	78 50		60 20	

Recapitulation

Goods valued by claimant at	$20.50	sold for $16 00
" " " " "	78 50	lost destroyed or stolen
" " " " "	55 00	abandoned
" " " " "	60 20	said to have been shipped
" " " " "	6 60	no record
" " " " "	4 20	declared not found.
	$225 00	

EXHIBIT No. 504-4
DATE 2 apl 1948
FILED BY J. W. G. Hunter

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8620 EXHIBIT No.

NAME Shoyemon TAKAHASHI REG. No. 05494

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 7/5/42	TAKEN BY Custodian representative			AUCTION	TENDER &c		
EVACUATION 9/6/42	DATE July 13/42.						
Kitchen Range	Heater	Kitchen Range)					
Stove	Rocking chair (wicker)	Box Stove)					
4 Tables	Gramophone	4 Tables)			3-		
5 Chairs	2 Tables (small)	5 Chairs)			1-		
Rocking Chair	3 Kitchen chairs	1 Rocking Chair)			2-		
Gramophone	Linoleum rug	1 Gramophone)					
Beds	Kitchen table	2 Double Beds)					
Kitchen Utensils	Kitchen Range	5 Boxes packed with)					
Chinaware	Kitchen Cabinet	kitchen utensils and)					
Farming tools and	Bureau	chinaware)					
Implements	2 - 8-gal. Stone Crocks	2 Wedges)					
Incubator	2 Bedsteads	2 Sledge Hammers)	$225.00				
House Screw Jack	Ctn. of Books	2 Brush Scythes)					
1 Rowboat	Table (small)	2 Hay Forks)					
Fish Net Rack	Rocking Chair	1 Axe)					
	2 Window Screens	1 - 240-egg flat to 1)					
	Large tin Bread Box	incubator)			5-		
	Scythe	1 Cultivator)			5-		
	Bdle. of Garden Tools	1 House Jack)					
	2 Large Milk Cans	50 lbs. Soya Beans)					
	Hand Cultivator	2 - 8-gal. Crocks)					
	Bedstead	1 Peavey)					
	Incubator (Buckeye)	1 Fish Net Rack broke up in storm)					
	2 Boxes Dishes	1 Rowboat home made)					
	3 - 5-gal. Oil Cans						
	½ doz. Bakelite Dishes	Amt. of Pers. Prop. claim	$225.00				
	Box Kitchen Utensils and Glassware						
	House Jack						
	Roll of Electric Light Wire						
	Gas Camp Stove (portable)						
	Gas Camp Stove (no case)	Summary of Sales by Tender:					
	Wheelbarrow						
		1 Wash stand			1-		
		Total - Tender Sales:			$ 17.-		

Vancouver, B. C., Mar. 6/48.

RGB/P.

FILE No. 8620 EXHIBIT No. CASE No.

REG. No. 05494 VENUE Lethbridge

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
					✓				
						✓			
	3-					✓			
	1-					✓			
	2-								
						✓			
						✓			
					}	✓			
					✓				
					✓				
					✓				
					✓				
					✓				
	5-								
	5-								
					✓				
Closed				✓					
						✓			
					✓				
						✓			
						✓			
	1-								
	$ 17.-								

7/8620.

File Mus

Sholgemon Takahashi file 862a

1080 SASAKI, K.

1087 River Road, New Westminster

File 5598 Reg. #04831

EXHIBIT No. 504-5
DATE 2 apl 1948
FILED BY
J. W. G. Hunter

K. SASAKI.

1887 River Rd. New Westminster