

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					369.00		183.13			183.13
220.00										
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 & 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			
87.00	20.25	6.07 6.07	23.27%	10.00	2.32	35.00	4.20	12.59		
TOTAL RECOMMENDATION									415.72	

CASE NO. 549.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 9th, 1948.

IN THE MATTER OF THE CLAIM OF

KOHEI TAGUCHI.

PROCEEDINGS AT HEARING.

*The within transcript contains an accurate
record of the evidence adduced before me
L.H. Stock
J.P.C. Commissioner*

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
 (HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 August 9th, 1948.

IN THE MATTER OF THE CLAIM OF
KOHEI TAGUCHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C., appearing for the
 Dominion Government.

W.E. HUCKVALE, Esq., appearing for the
 claimant.

MISS LILLIE THOMAS, Secretary.
 MRS. LUCIE HANDFORD, Official Interpreter.
 S.R. HOWARD, Esq., Official Reporter.

30

K. Taguchi,
In Chief.

THE SECRETARY: Case No. 549, Kohei Taguchi.

MR. HUCKVALE: If you will refer to the original claim in this matter, sir, I want to make some amendments to it. You will note the amount at which the Custodian sold the property -- I am referring to real property -- in the claim reads \$422.38. That should read \$369.00. There is therefore an increase in the claim of \$53.38. Now you will observe that there was a claim for rental of \$50.00 which we will have to abandon, so that reduces the total claim as amended by \$50.00, leaving a net increase of \$3.38.

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Now I want to increase the value of the buildings claimed for to \$1400.00 which is an increase of \$350.00, making a total increase in the claim of \$353.38.

KOHEI TAGUCHI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

20 DIRECT EXAMINATION BY MR. HUCKVALE:

Q Now, Mr. Taguchi, you have a claim with respect to farmlands? A: Yes.

Q And those lands are described as Lot 1, Block 4 of Lot 133, Group 2, Map 5332, in the District of New Westminster? A: Yes.

Q Now with respect to that farm property I want to show you this form (indicating).

A Yes.

Q Have you read that form or had it read over to you? A: Yes.

30

K. Taguchi,
In Chief.

Q And have you signed it? A: Yes.

Q And are the particulars contained in it true and correct to the best of your knowledge, information and belief?

A Yes, it is true.

MR. HUCKVALE: I will tender this as Exhibit 1, sir.
(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: I will ask my friend if he will file on behalf of the Crown the real property appraisal.
(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

10

MR. HUCKVALE: Q: And you also claim, Mr. Taguchi, with respect to certain personal chattels?

A Yes.

Q I want to show you that form (indicating).

A Yes.

Q Have you read that over or had it read over to you?

A Yes.

Q And have you signed it? A: Yes.

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

20

A Yes.

MR. HUCKVALE: I tender that, sir.
(STATEMENT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: And perhaps my friend would file on behalf of the Crown the analysis of personal property.
(ANALYSIS MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Now, Mr. Taguchi, you claim with respect to a small table, a wash stand and a heater?

A Yes.

30

Q What condition were those articles in at the date

K. Taguchi,
In Chief.

you left the place? A: They
were in good condition.

Q You think you could have sold them yourself had you
been given that opportunity?

A Yes, I would have been able to sell them.

Q Now you claimed with respect to two cartons or boxes;
do you remember that? A: Yes.

Q What was in those cartons?

A Books.

10 Q Roughly how many books were in those cartons?

A Approximately around 100 or a little more.

Q Were they Japanese or English?

A There were some Japanese and some English books.

Q What about, half and half?

A There were some English books, more English books
than Japanese.

Q What shape were they in?

A They were fairly old books.

Q Well were they broken or torn?

20 A No, they weren't broken or torn.

Q Now you claim with respect to two Japanese baskets?

A Yes.

Q What were those baskets made of?

A They were made of willow.

Q And what shape were they in?

A They were in good condition.

Q Were these other articles that you are claiming for
all in good shape?

A Yes, they were all in good condition.

30 Q Will you answer Mr. Rice, please?

MR. RICE: I am submitting, your Honour, that the real estate was sold at its fair value. I am submitting that the chattels which came into the possession of the Custodian were sold at their fair value. I am submitting that this property, when it was leased there were certain chattels left that were owned by the claimant that never came into the possession of the Custodian and the Custodian is not responsible for them, and if he is, the price claimed for the same is exorbitant.

I wish to tender, your Honour, a real property memorandum showing the assessment.

(MEMORANDUM MARKED EXHIBIT No. 5).

CROSS-EXAMINATION BY MR. RICE:

Q Why is it that you wish to amend your claim from a thousand dollars to \$1400.00 for the improvements on your property?

A Because I consider my original claim was rather low.

20 Q In 1947, in November, 1947, you swore the improvements on your property were worth \$950.00 and today you swear that the same improvements are worth \$1400.00.

A: That original estimate was just a rough estimate and I consider that I put certain improvements on the place which now makes it more valuable and I therefore put in a claim for \$1400.00.

30 Q Do you mean to say that the improvements are now more valuable than when you swore to their value in November, 1947, is that it?

A I consider that the \$1400.00 is the correct estimate.

Q That is today's value.

A I consider it as more valuable now.

Q You consider it as more valuable now?

A Excuse me, that is a slight error. The original, as I said before, was just a rough estimate.

Q It was a sworn estimate, just like the one today. What difference does it make, or is your oath a little different today?

10 MR. HUCKVALE: Let the Interpreter finish her statement.

A May I see the paper?

MR. HUCKVALE; Exhibit 1.

THE INTERPRETER: I think he means the sworn statement.

THE SECRETARY: Is that the one that he wants?

THE INTERPRETER: Yes, I think that is the one.

A When I estimated the buildings at \$950.00, I had not included labour in the estimate.

MR. RICE: Q: Why not? Did you include the nails and the shingles and the chimney and other things in the building?

20 A: I had omitted or I had forgotten to include the labour.

Q You weren't asked to include the labour; you were asked for the fair value of the buildings on the farm in that statement that you signed?

A Including my estimate of the cost of labour it will amount to \$1445.00.

Q It has taken you about 5 minutes to find that out.

30 These books that were abandoned, these two cases of books, you say part of them were Japanese and part of them were English. What books were they?

What kind of books?

A About 100 of those books were fish collecting books. The rest were various scrap books and such.

Q Such as magazines?

A Those things I am not claiming. There were over 100 fish collecting books. The other things were just -- I am not claiming the other books that I had left there.

10 Q Will you explain the expression "fish collecting books?" I don't quite understand that.

A They were really sort of a classification of the various kinds of salmon and fish caught of each fisherman who brought his fish in, and each fisherman was given these on which there was a description of his catch.

Q Then what it is, it is a description of the fish that he has caught?

20 A There were two copies of these sheets made, one of which was given to the fisherman who had caught so many fish, and the other copy was in my keeping, and the books I am claiming for were unused books.

Q Were they typewritten?

A They were printed and bound.

Q Printed and bound?

A: Yes.

Q And they were just forms to fill in when you caught a fish?

A: Yes,

and the fisherman was given one to keep and they had another copy.

30 Q And the other one was turned into the cannery or whoever took delivery of the fish, is that it?

K. Taguchi,
Cross-Exam.

- A No, not to the cannery. I kept them myself.
- Q Someone else got the other copy?
- A It had nothing to do with the cannery at all.
- Q Just records for yourself, is that it?
- A Just records for the fishermen and myself.
- Q And they were just forms, were they?
- A They were bound, unused forms.
- Q Bound, unused forms? A: Yes.
- Q How many of those would you say that there would be,
10 100 odd? A: Over 100 of them.
- Q And did you say part of these books were written in
Japanese and part in English?
- A I just included those, but those are just scrap.
I was asked to make an inventory of all the books I
had so that I included them as well.
- Q I see. You were asked to make an inventory so
that you just made an inventory of this scrap,
as you call it? A: I am not
claiming for the scrap.
- 20 Q You are not claiming for the scrap?
- A No.
- Q That includes the baskets, too, I take it?
- MR. HUCKVALE: What have the baskets got to do with the
books?
- MR. RICE: It is scrap.
- MR. HUCKVALE: That is what you say.
- A I am just speaking of the books when I say scrap.
- MR. RICE: Q: Now you rented your place, did you not,
before you left to one Robert Dietterle?
- 30 A Yes.

K. Taguchi,
Cross-Exam.
Re-Direct Exam.

Q And your chattels you left in Mr. Dietterle's possession?

A Yes, I left them with Mr. Dietterle.

Q That was on the 4th of May, 1942?

A That is the date the agreement was made. I didn't leave the house until July of the same year.

Q But when you left, you left your chattels in Mr. Dietterle's care?

A Yes.

10

RE-DIRECT EXAMINATION BY MR. HUCKVALE:

Q And did you tell the Custodian where these chattels were going to be left?

A No, but when I was in Slocane, the Custodians communicated with me and told me where the various chattels had been placed.

Q You had correspondence with the Custodian then about the location of these chattels, is that right?

20 A The Custodians told me where the various things were left.

Q All right, thank you.

A Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S.R. Howard
"S.R. Howard"
OFFICIAL REPORTER.

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(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")

Robert Dieterle, under lease.

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

1.	<u>Furniture, bedding, etc. in house</u>	Estimated Value \$	<u>57.00</u>
2.	<u>Tools & equipment in Brooder house</u>	Estimated Value \$	<u>70.00</u>
3.	<u>Tools in garage</u>	Estimated Value \$	<u>5.00</u>
4.	<u>Equipment in wood house</u>	Estimated Value \$	<u>3.00</u>
5.	<u>Articles in trunk in bathhouse</u>	Estimated Value \$	<u>20.00</u>
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 155.00

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) - - - - - \$ 1332.62

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no Yes

Lethbridge

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,
Province of Alberta,
TO WIT:)

I, Hohei Taguchi of the Town
of Raymond 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 city)
of Lethbridge)
in the Province of Alberta)
this 18 day of November)
A.D. 1947. W. H. ...)

K. Taguchi

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.

REAL ESTATE
(Farm Land)

TAGUCHI K.
(Claimant's Name)

10552

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	338	1931	S. Takahashi	\$550.			
700 black surrant bushes) 2 apple trees) 2 pear trees) Garden)	Approx. 1 acre				$\frac{1}{4}$ acre cleared Balance bush.	Wood shed	
Total							

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

Description	When Made	Cost
Clearing approx. 1 acre	1932-38	\$170.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling	15 x 42	Frame	1932	\$400.		\$100.00	\$200.00	\$300.00
Chicken house	24 x 58	"	1934	400.		200.00	200.00	400.00
Chicken House	24 x 58	"	1937	400.		200.00	100.00	500.00
Brooder House	18 x 20	"	1933	175.		50.00	75.00	150.00
Garage	12 x 20	"	1931	25.		25.00	25.00	25.00
Wood shed	16 x 30	"	On place at date of purchase					
Bath House	12 x 20	"	1934	80.		25.00	25.00	70.00
								1445.00

EXHIBIT No. 549-1
DATE Aug. 9/48
FILLED BY W. R. Hucksale

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

Have had City water from New Westminster installed at cost of \$60. in 1936. House, both chickenhouses, brooder house, wood shed and bath house all had electricity installed.
Claimant says buildings were in good condition when he left. As the land cost \$550. in 1931, I do not think my valuation of \$600. for it is excessive as of the time of evacuation
Claim of \$50.00 for rental is abandoned.

K. Taguchi
Signature

BC-445-P
BC-2499-B

Farm Appraisal Report

File No. J.L. 599

Land Description Lot 1 of Lot 4, Sub-div. of D.L.133, Gp.2, Map 852 & Map 5332.
House No. 1089 - River Road.

Containing 3.38 Acres

Owner's Name - TAGUCHI, Kohei Post Office Address R.R.1, New Westminster, B.C.

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

Market Town New Westminster, B.C. Distance 8 "

Church (give denomination) New Westminster. All denominations. Distance 8 "

Nearest School Sunbury Public School Distance 1/2 mile.

State how property was identified: Map location.

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

Direct access to New Westminster & Ladner by River Road.

Is this district a good one? Poor farming area. Good fishing.

Employment opportunity Industrial Peat Plant 1/2 mile. City industries, 8 miles.

Dominating Nationality and religion: Japanese & Scandinavians.

Describe Fencing and its condition: No fences. Value \$

Water supply: Domestic from Ladner Municipal System. Value \$

Electricity - Power available BUILDINGS ON FARM Lights installed.

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	15 x 42	frame	1 sty	shgl	20	wood & poles	poor	200.00
Garage	12 x 18	frame	1 sty	shke	20	wood	Y. "	-
BARN	X							
Shed	30 x 12	frame	1 sty	shgl	20	"	" "	-
BARN	X							
Shed	18 x 18	frame	1 sty	shgl	20	"	" "	-
GRANARY	X							
Shed	14 x 22	frame	1 sty	shgl	20	"	" "	-
	X							
Poultry	24 x 58	frame	1 sty	shgl	20	"	" "	50.00
Poultry	24 x 58	"	1 sty	shgl	20	"	" "	50.00

Total present day value \$ 300.00

Total Value Buildings add to farm \$ 300.00

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. Metal chimney

No. rooms downstairs? 4 Upstairs? -- How finished wood lined.

Are buildings painted? No Condition of paint -

Distance from nearest bush No exposure.

EXHIBIT No. 549-2
DATE Aug 9/48
FILLED BY W. A. Rice

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
.85	Level	loam 10 to 15	peat	Black currants, Garden & buildings.	60.00	51.00
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.						
2.53	Level	loam to peat	peat	Clearing, ditching & Breaking	\$75.00 to \$125.00	10.00
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 \$ 76.30

Total added by buildings to value of farm \$300.00

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

Total value of farm \$376.30

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

Occupied by tenant. Very little farming activity. Growth on acreage under cultivation indicates fair soil fertility.

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

Not suitable for agriculture.

Noxious weeds: Numerous annuals - and a showing of Canadian Thistle.

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

Corporation of Delta.
Ass't Land - \$270 1942 Tax - \$20.53
Imp. - \$1000

Date: July 23rd, 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 22nd day of July, 19 42.

Inspector's Signature

"H. L. Sinclair"

Diagram of Property

*Diagram
insert to be attached*

Following careful review of this appraisal report, it is my opinion that the present value is \$ 500

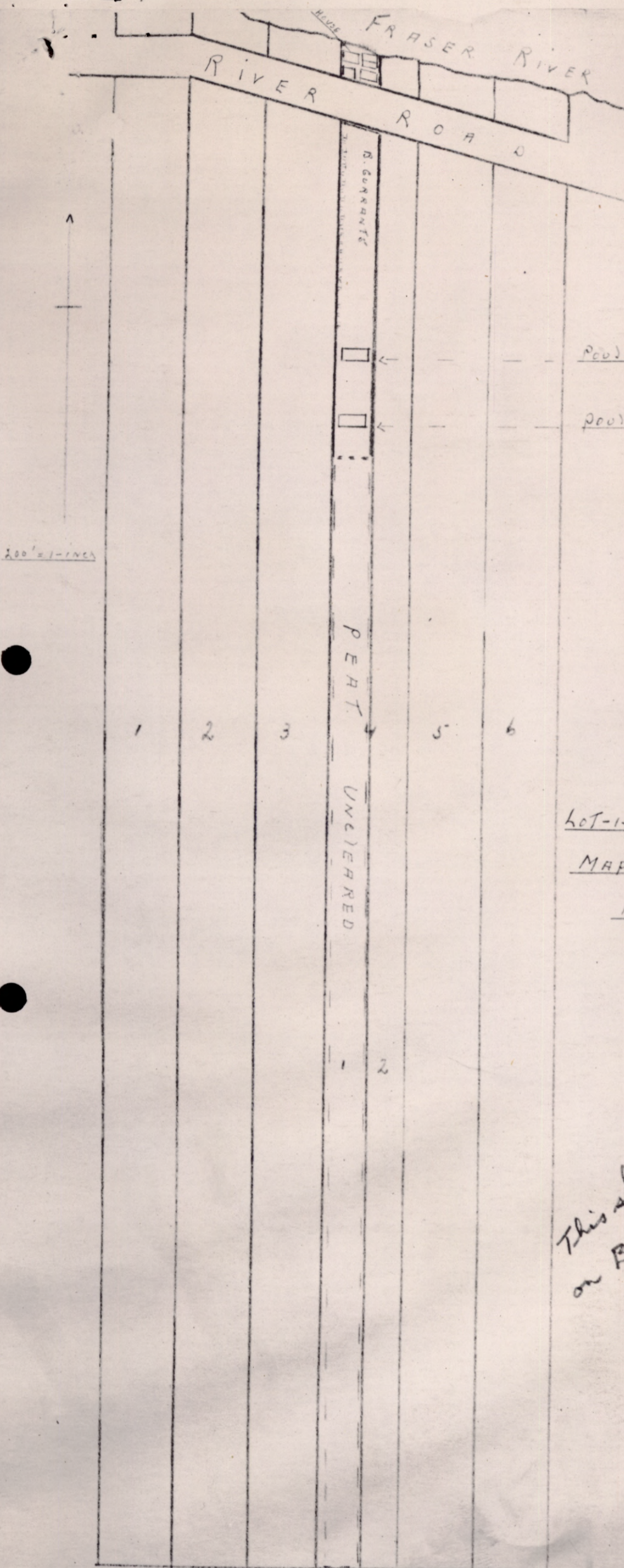
Date 24th July, 1942.

(SIGNED) I. T. Barnet.
District Superintendent.

BC/445-P

BC/2499-B

Page 4



LOT-1 of LOT-4-Sub-Div. of D.L. 133-5412

MAP 852 and MAP 5332

KOHEI-TAGUCHI

3.38 Acs

*This sheet to be inserted
 on BC/445-P
 BC/2499-B
 page 4*

(Claimant's Name)

Reg. No.

<u>Description of Major Items</u> (and particularly of goods lost, stolen or destroyed)	<u>Approximate</u> <u>Date Purchase</u>	<u>New or Used</u> <u>When Purchased</u>	<u>Price Paid</u>	<u>Condition when</u> <u>Evacuated</u>	<u>Estimated value</u> <u>at Date of Evacuation</u>
2 Bedsteads and springs	1936-39	Used	\$35.00	Good	\$20.00
1 Kitchen Range	1939	"	45.00	"	30.00
1 Wardrobe	1939	"	25.00	"	15.00
1 Jubilee Incubator	1932	New	125.00	"	50.00
100' 1" Rope	1939	"	7.00	"	3.50
Sledge Hammer	1933	"	2.50	"	1.25
Trunk	1928	"	35.00	"	20.00

Description of Storage of Goods:

All chattels left on property and list given to Custodian.

General Statement as to Chattels not Described above:

From P.P. analysis it appears that a number of articles have been stolen and it is likely some were taken before inventory was made by Custodian.

Additional Comments, if any:

EXHIBIT No. 549-3
DATE Aug 9/48
FILLED BY W. H. Kuchale

K. Taguchi

Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8625

EXHIBIT No. _____

Kohei TAGUCHI

NAME _____

REG. No. 10552

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>May 7/42</u>	TAKEN BY _____					
EVACUATION <u>Mar. 11/42</u>	DATE <u>Sept. 14/42</u>					
<u>In the house at R.R.No.1, New Westminster, B. C.</u>		Furniture, Bedding etc. in house 57.00				
1 Heater		Tools & equipment in Brooder house 70.00				
1 Kitchen range		Tools in garage 5.00				
2 Bedsteads and springs		Equipment in wood house 3.00				
7 Kitchen chairs		Articles in trunk in bath- house 20.00				
Kitchen table						
Incubator						
2 Jacks	<u>1089 River Rd., New Westminster, B.C.</u>	TOTAL CLAIM: 155.00				
20 Gal. jar	<u>In House:</u>					
2 Storage batteries	1 Bed complete			F 8.00		
3 Anchors	1 Wardrobe		F 3.00			
1 Anchor chain	6 Chairs		F 2.00			
1 propellor	1 High chair			F 1.00		
1 Cross cut saw 6' long	1 Small table					
1 Single beam scale	1 Wash stand					
1 Anchor rope	1 Heater					
	1 Kitchen range			F 19.00		
	1 kitchen table			F 2.00		
	1 kitchen cupboard					
	1 10-gal. crock			K 4.00		x
	<u>In Attic:</u>					
	1 compressor tank		M 1.00			
	9 Japanese lanterns		Misc. 5.00			
	1 box Xmas decorations		Misc.			
	2 cartons books					
	2 Japanese baskets					
	<u>In Brooder House:</u>					
	1 Cypher Incubator		M .25			
	1 Jubilee Incubator		M 1.00			
	1 Propeller					
	1 Table					
	3 Chairs		F			
	1 gas lantern					
	1 Japanese tub		Misc.			
	30 lbs. lime					
	2 benches		Misc.			
	5 Japanese tubs					
	1 1-gal. gas can		Misc.			
	100' 1 inch rope					
	<u>In garage:</u>					
	1 Sledge hammer	}				
	1 Crow bar					
	3 cycles (small) (Sickles)		T 2.00			
	2 wedges					
	1 shovel					
	3' 2" rubber hose		M .50			
	1 pickeroon	}				
	1 hoe		T 1.00			
	2 batteries		Misc.			
	1 shoe rack		Misc.			
	<u>Wood Shed:</u>					
	1 Brooder top					
	13 Berrie crates					
	<u>In Bath-house:</u>					
	1 Trunk containing:		F 4.50			
	2 lanterns			M 1.00		
	1 picture with frame					
	1 pair bicycle tube					
	2 1/2" - 1 1/2"					
	1/2 doz. different kinds of drillers					
TOTALS				<u>\$20.25</u>	<u>\$35.00</u>	

TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
							<u>RECAP:</u> Goods valued by Claimant at \$155.00 were disposed of as follows: 1. Sold at Auction.....\$20.25 2. Sold to tenant.....35.00 - Total \$55.25 3. Abandoned as valueless. 4. A few were missing. 5. One item was a built in fixture.
8.00							
1.00				x			
				x			
				x			
19.00							
2.00	x						Fixture
4.00							
							Sold with sundries for \$5.00. Sold with sundries for \$5.00
				x			
				x			
					x		Not Sold.
				x			Sold at Auction with above 6 chairs
					x		Sold with sundries for \$5.00.
				x			Sold with sundries for \$5.00.
				x			Sold with sundries Very poor condition
							} Lot of Tools
							} Lot of tools Sold with sundries Sold with sundries
				x			
				x			
1.00							
					x		
					x		
					x		

\$35.00

EXHIBIT No. 549-4
DATE Aug. 9/48
FILLED BY G. E. A. Rice

Mr. W. J. Johnston.

DATE Aug. 9/48
FILED BY _____

G. E. A. Rice

File No. 8625

May 27, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Kohei TAGUCHI
Registration No. 10552

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 1, Block 4, of Lot 133, Group 2, Map 5332,
Municipality of Delta in the District of New Westminster.

Assessment: (1943)

Taxes: \$20.53.

Land	\$270.00
Improvements	1000.00
<u>TOTAL</u>	<u>\$1270.00</u>

Soldier Settlement Board Valuation:

Land	\$ 76.30
Improvements	300.00
<u>TOTAL</u>	<u>\$ 376.30</u>

Sold to Director, Veterans' Land Act for \$369.00.

Claimant's Valuation:

Land.....	\$ 600.00
Buildings	950.00
<u>TOTAL</u>	<u>\$1550.00</u>

Note: Mr. Taguchi is claiming \$50.00 for 5 months rent. From our records it appears that Mr. Taguchi leased his property to Mr. Robert Diatterle for \$10.00 monthly and received the rents up to August 13, 1942. Mr. Diatterle then forwarded \$10.00 rent each month to our Office where it was credited to Mr. Taguchi's account as follows:

August 13 to September 12, 1942.....	\$10.00
September 13 to October 12, 1942.....	10.00
October 13 to November 12, 1942.....	10.00
November 13 to December 12, 1942.....	10.00
★ December 13 to January 12, 1943.....	<u>10.00</u>
	<u>\$50.00</u> - " <u>Abandoned</u> "

★ In view of the fact that the property was sold to the Director, Veterans' Land Act as at January 1, 1943, \$5.00 of the rent for December 13 to January 12, 1943, was forwarded to said Director.

Mrs. Taguchi and family occupied the house till July, 1942, when they were evacuated.

Relative documents attached to Claim ^File.

WJJ/HMS

....."W. J. Johnston".....

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

Sept. 14, 1948.

E. Robertson